

RECEIVED

NOV 14 2013

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.

APPLICANT

William Harrison
7644 Maltby Rd E
RR#1
Puslinch ON N0B 2J0

Table with 2 columns: Request type and Date. Rows include: TO J.B., Copy, Please Handle, For Your Information (checked), Council Agenda (Dec 4/13), File.

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 15
Concession 9

Proposed revised lot line adjustment is 60.24m x 112.13 = 0.68 hectares with no frontage (Parts 2 & 3 on sketch), existing vacant land to be added to abutting rural residential lot - William & Donna Harrison (Part 4 on sketch) Subject to easement benefitting Diodoro Enterprises Ltd. (B135/13)

Retained parcel is 112.06m fr x 168.36 = 1.89 hectares, existing and proposed rural residential use with existing house. (Part 1 on sketch)



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)

Two horizontal lines for providing section information.

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 _____

Horizontal line for specifying details.

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: B119/13

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

November 8, 2013

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.

REVISED APPLICATION SUBMITTED ON: October 31, 2013

FILE NO. B119/13

APPLICANT

William Harrison
7644 Maltby Rd E
RR#1
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 15
Concession 9

Proposed **revised lot line adjustment** is 60.24m x 112.13 = 0.68 hectares with no frontage (Parts 2 & 3 on sketch), existing vacant land to be added to abutting **rural residential lot – William & Donna Harrison** (Part 4 on sketch) Subject to easement benefitting Diodoro Enterprises Ltd. (B135/13)

Retained parcel is 112.06m fr x 168.36 = 1.89 hectares, existing and proposed rural residential use with existing house. (Part 1 on sketch)

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

December 11, 2013

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning County Treasury Department

Neighbouring Municipality – City of Guelph

GRCA Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 950
Fee Received: Oct 31/13

SECTION B File No. B119/13

Accepted as Complete on: Oct 31/13

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

SECTION B: Parcel from which land is being transferred

2. Name of Registered Owner(s) WILLIAM HARRISON

Address 7644 MALBY ROAD EAST, RRI PUSLINCH, ONTARIO
N0B 2J0

Phone No. Home: 519-823-9099 Business: 519-823-8761

Name and Address of Applicant (as authorized by Owner)

Phone No.

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

BRIAN BEATTY & BSRD LTD., 351 SPEEDVALE AVE. W.,
GUELPH, ONTARIO N1H 1C6

Phone No. 519-822-4031

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 to effect an addition to a lot

[] 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: WILLIAM HARRISON & DONNA HARRISON

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

PT. SW 1/2 LOT 15, CON. 9, PT'S 1 & 2, PLAN 61R-11206

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

Local Municipality: TOWNSHIP OF PUSLINCH

Concession 9 Lot No. PT. SW 1/2 LOT 15

Registered Plan No. 1 Lot No. 1

Reference Plan No. 61R-9771 Part No. 2

Civic Address 7640 MALBY ROAD EAST, PUSLINCH

(b) When was property acquired: APRIL 30, 2010 Registered Instrument No. WC276136

PARTS ② & ③ ON SKETCH

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 112.11 m

AREA 0.68 ha. ±

Depth 60.24 m

Existing Use(s) GOLF COURSE POND, JACANT SCRUBLAND

Existing Buildings or structures: NONE

Proposed Uses (s): ADDITION TO ADJACENT RESIDENTIAL PROPERTY # 7644.

Type of access (Check appropriate space)

Existing?

Proposed?

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

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

- Municipally owned and operated piped water system
- Well (specify whether individual or communal): N/A
- 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): N/A
- Pit Privy
- Other (Specify):

PART ① ON SKETCH

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 112.06 m

AREA 1.89 ha. ±

Depth 168.36 m

Existing Use(s) RESIDENTIAL

Existing Buildings or structures: 2 STOREY HOUSE

Proposed Uses (s): RESIDENTIAL

Type of access (Check appropriate space)

Existing?

Proposed?

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [✓]
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [✓]
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [✓]
- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

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

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [] NO [✓]
11. Is there any portion of the land to be severed or to be retained, located within a floodplain? YES [] NO [✓]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [✓]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [✓]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [✓]
15. Is there a noxious industrial use within 500 metres [1640']? YES [] NO [✓]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [✓]

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.** JAMES & BRENDA LALLEY, RESIDENTIAL, REMNANT OF B62/04, JUNE 10, 2004

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

YES [] NO [✓]

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

25. Is the subject land within an area of land designated under any provincial plan or plans?
 Greenbelt Plan Places to Grow Other _____
 If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES NO

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

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

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

 SECONDARY AGRICULTURE

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). N/A
 Amendment Number(s): _____ File Number(s): _____

28. Is the land covered by a zoning by-law? YES NO
 If YES, what is the zoning of the subject lands? AGRICULTURAL (A)

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES NO
 If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages just provide complete name and address of Mortgagee.

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

<u>Answer in Acres/Hectares</u>	<u>PRESENT LAND USES-Severed & Retained Lands</u>		<u>Answer with X</u>	<u>PROPOSED LAND USES</u>	
	<u>Severed</u>	<u>Retained</u>		<u>Severed</u>	<u>Retained</u>
Under Cultivation	_____	_____	Agricultural	[]	[]
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: N/A
 Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
 Units Number _____

October 31, 2013

Project No.: 13-9582

Corporation of the
County of Wellington
74 Woolwich Street,
Guelph, Ontario
N1H 3T9

Attn: Mrs. Deborah Turchet
Secretary-Treasurer,
Land Division Committee

Dear Mrs. Turchet:

Re: Re-filed of revised Lot Line Adjustment Application (B119/13), with Consent Application for Golf Course Easement, Part of Southwest Half Lot 15, Concession 9, Township of Puslinch, County of Wellington

As you are aware, we represent the interests of Bill Harrison, in matters pertaining to this re-filing of revised lot line adjustment application (B119/13) on the property at the above referenced location. The attached packet also contains a consent application relating to an easement to the golf course for the pond encroachment. Part 2 on the application sketch represents the proposed easement and should be considered by the Land Division Committee independent of their action on the lot line adjustment (Parts 2 and 3).

With this letter we are providing you with the following:

- An amended Lot Line Adjustment Application in the prescribed form
- A Consent Application in the prescribed form
- A cheque in the amount of the consent application fee
- A revised sketch dated October 30, which illustrates the lands to be severed and retained
- A copy of the deeds

The notification list of adjacent property owners has not be revised or resubmitted as part of this application re-filing.

At your earliest convenience, we would appreciate receiving the date and time that the application has been scheduled before the Committee.

Should you require further information or clarification on any matter, please do not hesitate to contact myself or Brian Beatty.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Ian Robinson, B.Sc, OLS, OLIP
Black, Shoemaker, Robinson & Donaldson Limited, Surveyors and Planners
351 Speedvale Avenue W., Guelph, Ontario N1H 1C6
P# 519-822-4031
F# 519-822-1220
E# ianr@bsrd.com

Encl.

cc Mr. Bill Harrison, 7644 Maltby Road East, R.R.1 Puslinch, Ontario N0B 2T0

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: N/A

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

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

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

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

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

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

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

N/A

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" of the local municipality 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. 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 on this matter.
6. 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.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM FOR LOT LINE ADJUSTMENTS ONLY.**

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, , WILLIAM JAMES HARRISON the Registered Owner of PART LOT 15, CON. 9 (PART 2, 61R-9771) Of the TWP. OF PUSLICH in the County/Region of WELLINGTON severally and jointly, solemnly declare that BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

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

W. J. Harrison

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (We) BRIAN BEATTY & BSRD LTD. 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 SW 1/2 LOT 15, CON 9 (PT 2, 61R-9771 & PTS 1 & 2, 61R-11206), TWP OF PUSLICH

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 30 day of OCT. 20 13

Nancy Shoemaker
Commissioner of Oaths

Brian Beatty

(Owner or Applicant)

Nancy Corinne Shoemaker, Commissioner, etc.,
Province of Ontario for
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
Expires August 10, 2014.

Printed Commissioner's, etc. Name

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. B119/13

Received: Oct 31/13

Accepted as Complete on: Oct 31/13

***** 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) WILLIAM HARRISON & DONNA HARRISON
Address 7644 MALBY ROAD EAST, PRI PUSLINTH, ONTARIO
NOB 2JO

Phone No. Home: 519-823-9099 Business: 519-823-8261

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

Phone No. _____

Name and Address of Owner's Authorized Agent (or authorized solicitor):
BRIAN BEATTY & BSRD LTD., 351 SPEEDVALE AVE. W.,
GUELPH, ONTARIO N1H1C6 Phone No. 519-822-4031

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

REGISTERED OWNER [] APPLICANT [] AGENT []

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

Local Municipality: TOWNSHIP OF PUSLINTH
Concession 9 Lot No. PT. SW 1/2 LOT 15
Registered Plan No. 1 Lot No. 1
Reference Plan No. 61R-11206 Part No. 1 & 2
Civic Address 7644 MALBY ROAD EAST, PUSLINTH

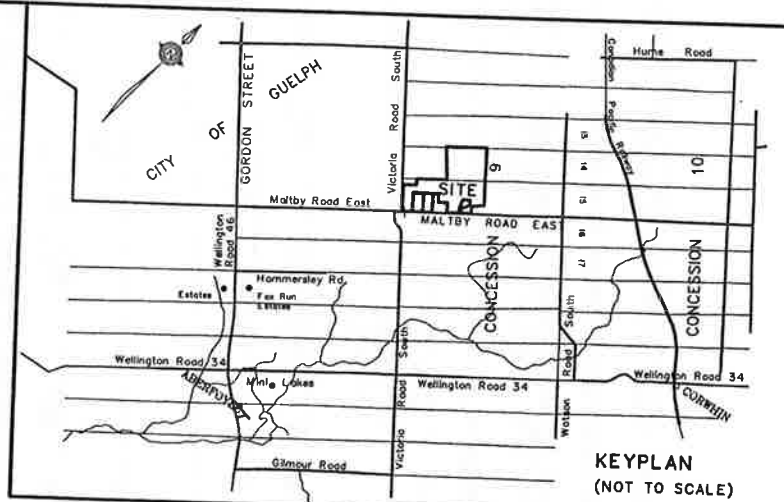
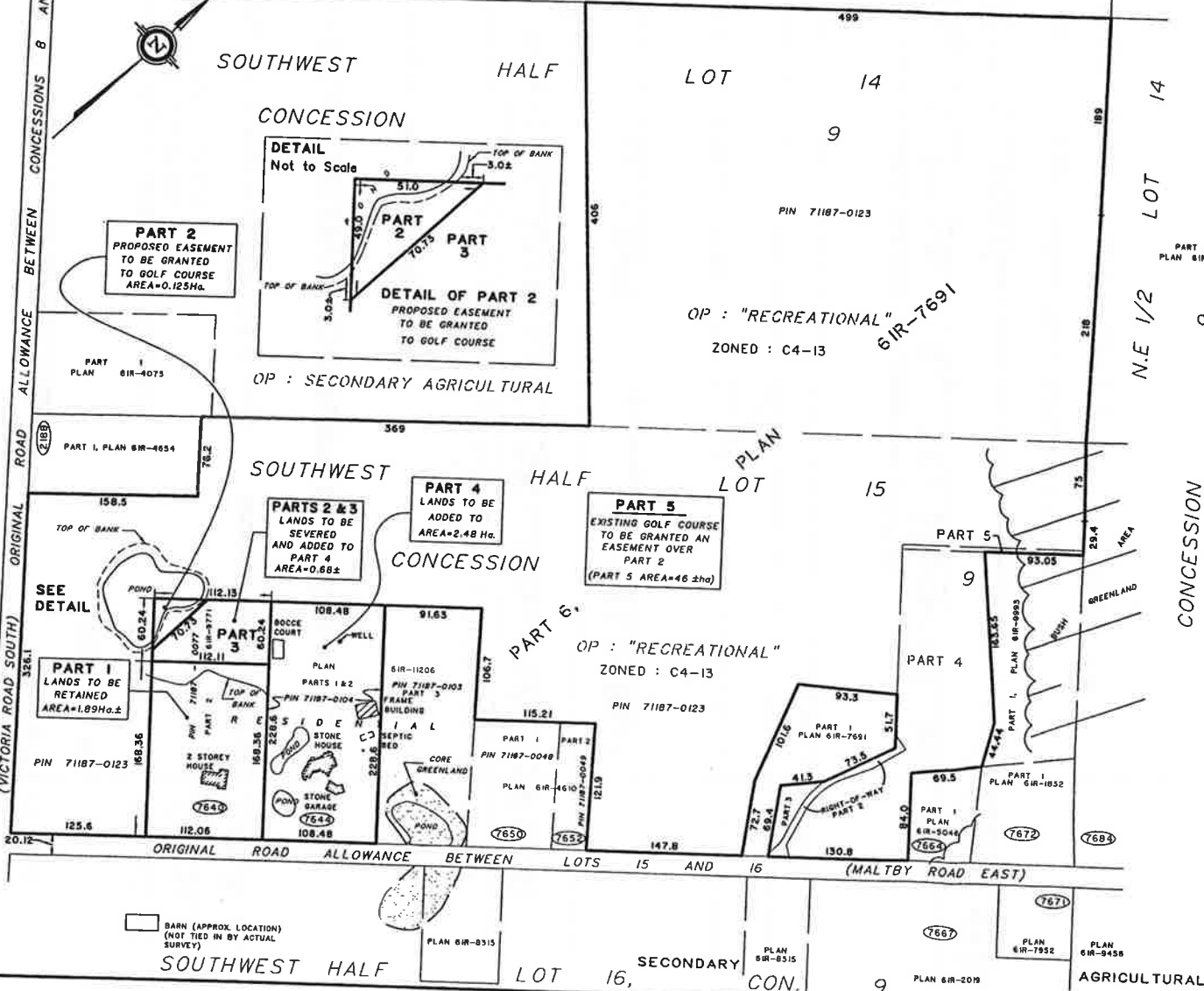
(b) When was property acquired: 2004, 2005, 2009 Registered Instrument No. WC74064
WC104072
WC259454

(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.]
By CONSENTS B62/04, B47/05, B51/09 Date Created: 2004, 2005, 2009

(d) How was the parcel from which land is being conveyed created?
REMNANT OF SEVERANCE B62/04 Date Created: JUNE 10, 2004

TOWNSHIP OF PUSLINCH

SOUTHWEST HALF LOT 13
PLAN 61R-3148



SKETCH
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

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. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND REGISTRY OFFICE RECORDS AND IS SUBJECT TO VERIFICATION BY A CURRENT FIELD SURVEY.
OFFICIAL PLAN: SEVERED & RETAINED PARCELS ARE "SECONDARY AGRICULTURAL"
ZONING : SEVERED & RETAINED PARCELS ARE "AGRICULTURAL"

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

I. D. Robinson
IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED
Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6
FAX: (519) 822-1220
TEL: (519) 822-4031

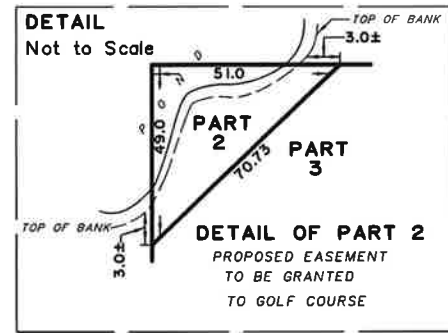
DATE: OCTOBER 30, 2013 BW PROJECT 13-9582-2

210/124B135/1

TOWNSHIP OF PUSLINCH

SOUTHWEST HALF LOT 13
PLAN 61R-3148

SOUTHWEST HALF LOT 14
CONCESSION 9



PART 2
PROPOSED EASEMENT
TO BE GRANTED
TO GOLF COURSE
AREA=0.125Ha.

OP : SECONDARY AGRICULTURAL

OP : "RECREATIONAL"
ZONED : C4-13

61R-7691

SOUTHWEST HALF LOT 15
PLAN 61R-4654

PARTS 2 & 3
LANDS TO BE
SEVERED
AND ADDED TO
PART 4
AREA=0.68±

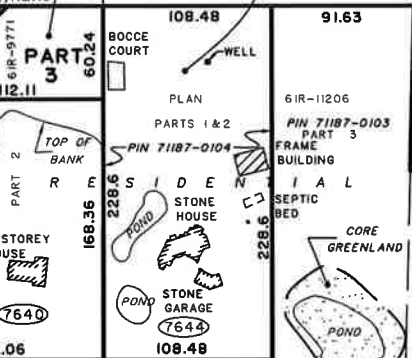
PART 4
LANDS TO BE
ADDED TO
AREA=2.48 Ha.

PART 5
EXISTING GOLF COURSE
TO BE GRANTED AN
EASEMENT OVER
PART 2
(PART 5 AREA=46 ±ha)

OP : "RECREATIONAL"
ZONED : C4-13

PIN 71187-0123

PART 1
LANDS TO BE
RETAINED
AREA=1.89Ha.±



BARN (APPROX. LOCATION)
(NOT TIED IN BY ACTUAL
SURVEY)

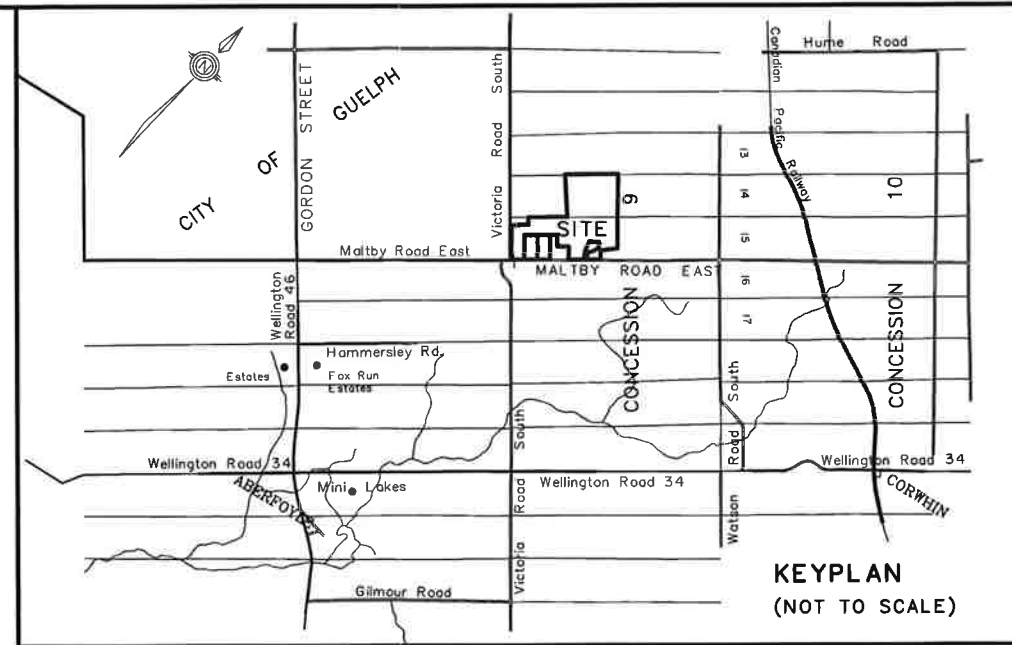
SOUTHWEST HALF

LOT 16,

SECONDARY CON.

9

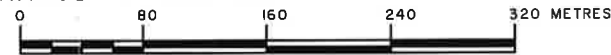
AGRICULTURAL



SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000



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. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND REGISTRY OFFICE RECORDS AND IS SUBJECT TO VERIFICATION BY A CURRENT FIELD SURVEY.

OFFICIAL PLAN: SEVERED & RETAINED PARCELS ARE "SECONDARY AGRICULTURAL"

ZONING : SEVERED & RETAINED PARCELS ARE "AGRICULTURAL"

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

I. D. Robinson

IAN D. ROBINSON
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

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

DATE: OCTOBER 30, 2013

BW

PROJECT 13-9582-2

RECEIVED

NOV 14 2013

MUNICIPALITY COMMENTING FORM

Township of Puslinch

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: B134/13

APPLICANT

L E L Farms Limited
Elaine Weber
4646 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

CLERK'S DEPARTMENT
TO J.B.
Copy
Please Handle
For Your Information: [checked]
Council Agenda: DEC 4/13
File

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 7
Concession 4

Proposed severance is 1.7 hectares with 67m frontage, existing and proposed agricultural use with existing grain bins and dryer. Subject to an easement 0.3 hectares with 14m frontage (B133/13) in favour of retained lands for driveway use.

Retained parcel is 39.6 hectares with 330m frontage, existing and proposed agricultural use with existing drive shed, generator building and 3 turkey barn buildings. Subject to an easement in favour of severed lands.

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:

I.G.# 8

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: B134/13

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

November 8, 2013

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: October 31, 2013

FILE NO. B134/13

APPLICANT

L E L Farms Limited
Elaine Weber
4646 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 7
Concession 4

Proposed severance is 1.7 hectares with 67m frontage, existing and proposed agricultural use with existing grain bins and dryer. Subject to an easement 0.3 hectares with 14m frontage (B133/13) in favour of retained lands for driveway use.

Retained parcel is 39.6 hectares with 330m frontage, existing and proposed agricultural use with existing drive shed, generator building and 3 turkey barn buildings. Subject to an easement in favour of severed lands.

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

December 11, 2013

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning County Treasury Department

Conservation Authority - GRCA

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 950
Fee Received: Oct 31/13

File No. B134/13

Accepted as Complete on: Oct 31/13

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

2. Name of Registered Owner(s) Elaine Weber of L E L Farms Limited

Address 4646 Sideroad 20 North, R.R. # 6, Guelph, N1H 6J3

Phone No. Home: 519-763-7353 x225 Business: _____

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

Name and Address of Owner's Authorized Agent (or authorized solicitor):
Jeff Buisman of VanHarten Surveying Inc., 423 Woolwich Street, Guelph, ON, N1H 3X3
Jeff.Buisman@vanharten.com T: 519-821-2763 x225

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

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

New lot for Agricultural purposes AND to create easement in favour of retained parcel.

OR

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

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

Future owner is to be another company of the owner.

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 7

Registered Plan No.

Lot No.

Reference Plan No. 61R-9629

Part No. 3 & 4

Civic Address 6679 Forestell Road

(b) When was property acquired: January 2004

Registered Instrument No. WC50912

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

Frontage/Width 67-85 ± AREA 1.7 ha ± (Easement 14m wide)

Depth 220 ± Existing Use(s) Grain Bins and Dryer

Existing Buildings or structures: Grain Bins and Dryer

Proposed Uses (s): No Change; Continued Cash Crop Processing

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): No Well Required
 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): No Septic System Required
 Pit Privy
 Other (Specify):

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

Frontage/Width 320-410 ± AREA 39.6 ha ±

Depth 1015 ± Existing Use(s) Turkey Barns and Cropping

Existing Buildings or structures: 3 Turkey Barn Buildings, Drive Shed, Generator Building

Proposed Uses (s): No Change

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

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

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

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

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

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): None Required
 Pit Privy
 Other (Specify):

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []
 If YES, specify the use and type of fuel(s) _____

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

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

Subject lands created by consent January 14, 2004 by Instrument WC50912; being a transfer from L E L Farms to L E L Farms

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 [X] NO []

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

25. Is the subject land within an area of land designated under any provincial plan or plans?
 Greenbelt Plan [] Places to Grow [X] Other [] _____
 If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES [X] NO []

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

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

b) What is the existing County Official Plan designation(s) of the subject land? [subject land means severed and retained]
PRIMARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS, & MINERAL AGGREGATE OVERLAY

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) PRESENT LAND USES-Severed & Retained Lands			PROPOSED LAND USES		
Answer in Acres/Hectares	Severed	Retained	Answer with X	Severed	Retained
Under Cultivation	0.8	19	Agricultural	[X]	[X]
Idle Agricultural Land	_____	_____	Surplus Farm House	[]	[]
Woodlot/Bushland	_____	20	Retirement Lot	[]	[]
Pasture	_____	_____	Farm-help Lot	[]	[]
Number of Buildings	_____	5	Non-Farm Residence	[]	[]
Area of Residence	0.8	1	Comm./Ind./Instit.	[]	[]
Other Uses (e.g. business)	_____	_____	Addition to a Lot	[]	[]

b) Existing Crops:
 Severed CASH CROP Retained CASH CROP

c) Proposed Crops:
 Severed NONE Retained CASH CROP

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

October 30, 2013
Jeff.Buisman@vanharten.com
21653-13

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**
6679 Forestell Road
Part of Lot 6, Concession 4
PIN 71210-0087
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, ownership confirmation, a cheque to Wellington County for \$ 1,900 and a cheque to GRCA for \$380.

Proposal

The proposal is to create a new agricultural parcel of about 1.7ha for the purpose of separating the significant infrastructure of a cash crop farm operation from a turkey barn operation. The infrastructure is part of the LEL farms cash crop farm operations and includes 3 large grain bins, a dryer and a hopper. This facility is not part of the turkey farm operations using the majority of this parcel.

An easement is required on the severed parcel in favour of the retained parcel. This easement encompasses the existing driveway which will be used by both properties.

An easement is also required on the retained parcel in favour of the severed parcel. This easement incorporates a number of features shared by both "properties" including:

- a gas line
- a hydro line
- a building with a generator
- a well
- guy wire supports for the hopper
- driveway.

This proposal will also require a zone change application to not allow a residence for two reasons. One is that the MDS requirements could not be met if a dwelling was constructed on the severed parcel. A second is that a new lot for a rural residence is not permitted in areas designated Primary Agricultural such as this one. A zone change will be submitted upon severance approval.

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. LEL Farms, Lloyd & Elaine Weber

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>20</u>	Length <u>120</u>	Area <u>2400</u>	Use <u>2 Turkey Grower Barns</u>
	Width <u>20</u>	Length <u>76</u>	Area <u>1520</u>	Use <u>Turkey Brooder Barn</u>
	Width <u>20</u>	Length <u>48</u>	Area <u>960</u>	Use <u>Drive Shed</u>
	Width <u>10</u>	Length <u>12</u>	Area <u>120</u>	Use <u>Generators</u>

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 [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:

The proposed severance is for the cash cropping business of the farmers. The desire is to separate it from the turkey barn operations

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), Elaine Weber of L E L Farms Limited the Registered Owners of
Part of Lot 6, Concession 4 Of the TOWNSHIP OF PUSLINCH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
Jeff Buisman of VanHarten Surveying Inc.

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

Elaine Weber

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 6, Concession 4, 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.

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

DECLARED before me at the

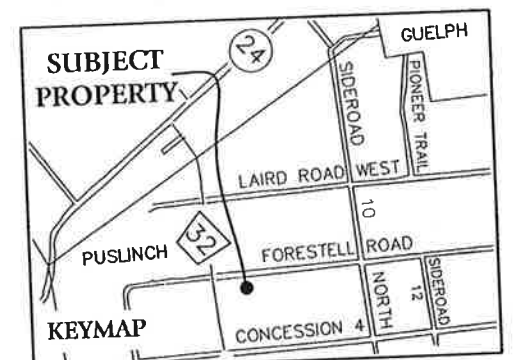
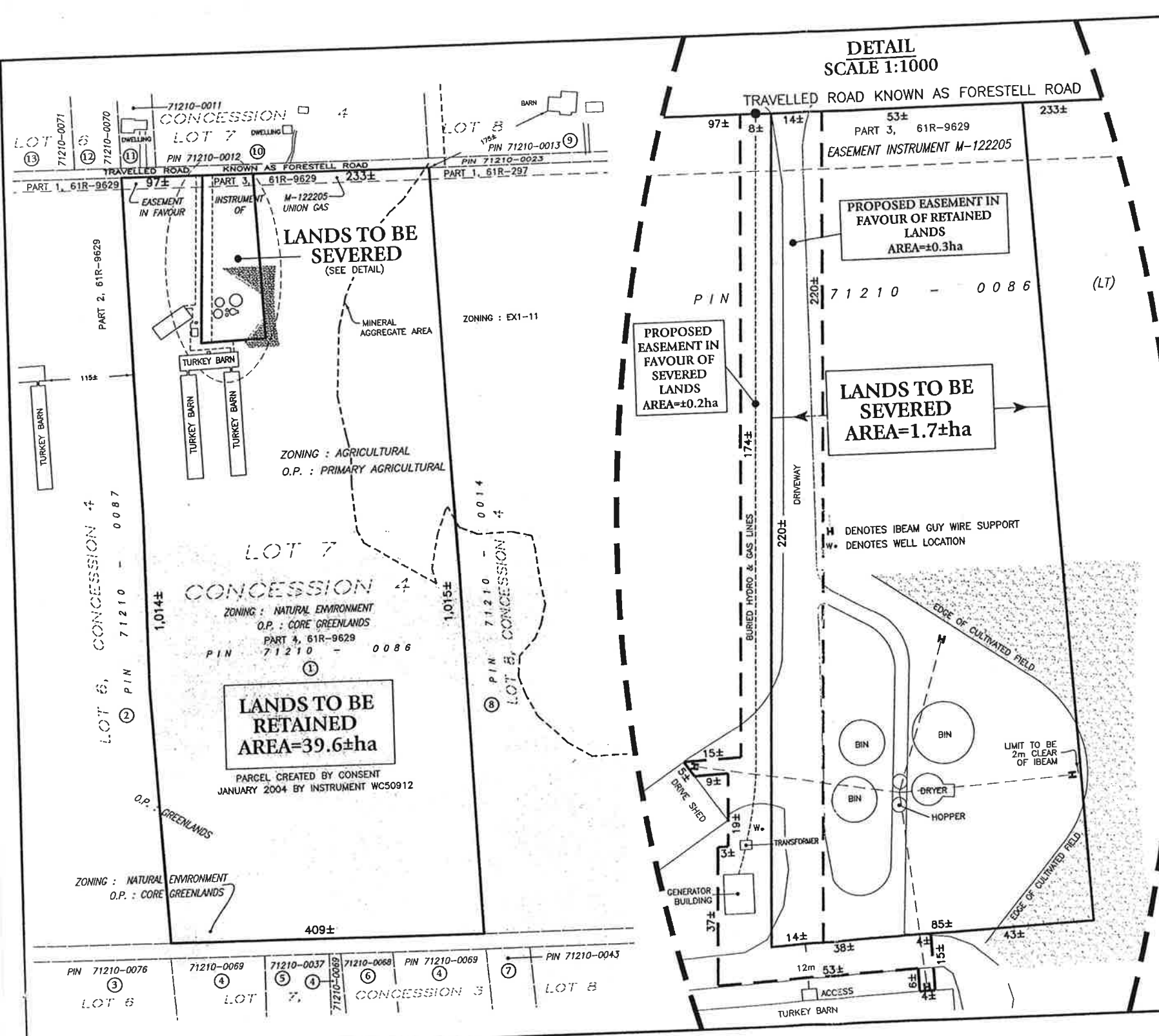
CITY Of
Guelph In the
County/Region of WELLINGTON

This 31 day of Oct 20 13

Jeff Buisman

(Owner or Applicant)

(Owner or Applicant)



SEVERANCE SKETCH
PART OF LOT 7, CONCESSION 4
TOWNSHIP OF PUSLINC
COUNTY OF WELLINGTON

SCALE 1 : 5000

0 25 50 100 200 300 metres

VAN HARTEN SURVEYING INC.

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURE & NATURAL ENVIRONMENT.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS WITH A MINERAL AGGREGATE OVERLAY.
 4. DISTANCES TO BARNs ARE TAKEN FROM WEB-BASED GIS SYSTEM.
 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.
- THIS SKETCH WAS PREPARED ON THE 23rd DAY OF OCTOBER, 2013.

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2783 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. 21653-13

Oct 23, 2013-4:07pm
 G:\PUSLINC\CON4\ACAD\SEV PT6-7(LEL FARMS).dwg

2122/13

RECEIVED

NOV 14 2013

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.

CLERK'S DEPT FILE NO: B133/13	
TO	J.B.
Copy	
Please Handle	
For Your Information	<input checked="" type="checkbox"/>
Council Agenda	Dec 4/13
File	

APPLICANT

L E L Farms Limited
Elaine Weber
4646 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 7
Concession 4

Proposed easement being 0.2 hectares with 8m frontage in favour of both the severed & retained parcels to encompass features to be shared by both parcels including gas & hydro lines, generator building, well, guy wire supports for the hopper & entrance.

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: B133/13

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

November 8, 2013

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: October 31, 2013

FILE NO. B133/13

APPLICANT

L E L Farms Limited
Elaine Weber
4646 Sideroad 20 N
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 7
Concession 4

Proposed easement being 0.2 hectares with 8m frontage in favour of both the severed & retained parcels to encompass features to be shared by both parcels including gas & hydro lines, generator building, well, guy wire supports for the hopper & entrance.

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

December 11, 2013

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning County Treasury Department
Conservation Authority - GRCA
Bell Canada County Clerk Roads
Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 950
Fee Received: Oct 31/13

File No. B138/13

Accepted as Complete on: Oct 31/13

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

2. Name of Registered Owner(s) Elaine Weber of L E L Farms Limited

Address 4646 Sideroad 20 North, R.R. # 6, Guelph, N1H 6J3

Phone No. Home: 519-763-7353 x225 Business: _____

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

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

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

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

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

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

OR

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

EASEMENT IN FAVOUR OF PARCEL BEING SEVERED

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

Future beneficiary of easement is to be another company of the owner.

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

Local Municipality: Township of Puslinch

Concession 4 Lot No. Part of Lot 7

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-9629 Part No. 3 & 4

Civic Address 6679 Forestell Road

(b) When was property acquired: January 2004 Registered Instrument No. WC50912

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

Frontage/Width 8-15 ± AREA 0.2 ha ±
Depth 230 ± Existing Use(s) Utilities for proposed severance

Existing Buildings or structures: Building with Generator

Proposed Uses (s): No Change; Continued Cash Crop Processing

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

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

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

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

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

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal): No Septic System Required
- Pit Privy
- Other (Specify):

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

Frontage/Width 320-410 ± AREA 39.6 ha ±
Depth 1015 ± Existing Use(s) Turkey Barns and Cropping

Existing Buildings or structures: 3 Turkey Barn Buildings, Drive Shed, Generator Building

Proposed Uses (s): No Change

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

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

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

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

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

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal): None Required
- Pit Privy
- Other (Specify):

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []
 If YES, specify the use and type of fuel(s) _____

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

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

Subject lands created by consent January 14, 2004 by Instrument WC50912; being a transfer from L E L Farms to L E L Farms

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 [X] NO []

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO []
25. Is the subject land within an area of land designated under any provincial plan or plans?
Greenbelt Plan [] Places to Grow [X] Other [] _____ 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]
PRIMARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS, & MINERAL AGGREGATE OVERLAY
- 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) **PRESENT LAND USES-Severed & Retained Lands**

Answer in Acres/Hectares	PROPOSED LAND USES	
	Severed	Retained
Under Cultivation	_____	19
Idle Agricultural Land	_____	_____
Woodlot/Bushland	_____	20
Pasture	_____	_____
Number of Buildings	_____	5
Area of Residence	_____	1
Other Uses (e.g. business)	_____	_____

Answer with X	Severed	Retained
Agricultural	[X]	[X]
Surplus Farm House	[]	[]
Retirement Lot	[]	[]
Farm-help Lot	[]	[]
Non-Farm Residence	[]	[]
Comm./Ind./Instit.	[]	[]
Addition to a Lot	[]	[]

- b) Existing Crops:
Severed CASH CROP Retained CASH CROP
- c) Proposed Crops:
Severed NONE Retained CASH CROP

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

October 30, 2013
Jeff.Buisman@vanharten.com
21653-13

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**
6679 Forestell Road
Part of Lot 6, Concession 4
PIN 71210-0087
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, ownership confirmation, a cheque to Wellington County for \$ 1,900 and a cheque to GRCA for \$380.

Proposal

The proposal is to create a new agricultural parcel of about 1.7ha for the purpose of separating the significant infrastructure of a cash crop farm operation from a turkey barn operation. The infrastructure is part of the LEL farms cash crop farm operations and includes 3 large grain bins, a dryer and a hopper. This facility is not part of the turkey farm operations using the majority of this parcel.

An easement is required on the severed parcel in favour of the retained parcel. This easement encompasses the existing driveway which will be used by both properties.

An easement is also required on the retained parcel in favour of the severed parcel. This easement incorporates a number of features shared by both "properties" including:

- a gas line
- a hydro line
- a building with a generator
- a well
- guy wire supports for the hopper
- driveway.

This proposal will also require a zone change application to not allow a residence for two reasons. One is that the MDS requirements could not be met if a dwelling was constructed on the severed parcel. A second is that a new lot for a rural residence is not permitted in areas designated Primary Agricultural such as this one. A zone change will be submitted upon severance approval.

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. LEL Farms, Lloyd & Elaine Weber

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>20</u>	Length <u>120</u>	Area <u>2400</u>	Use <u>2 Turkey Grower Barns</u>
	Width <u>20</u>	Length <u>76</u>	Area <u>1520</u>	Use <u>Turkey Brooder Barn</u>
	Width <u>20</u>	Length <u>48</u>	Area <u>960</u>	Use <u>Drive Shed</u>
	Width <u>10</u>	Length <u>12</u>	Area <u>120</u>	Use <u>Generators</u>

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 [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:

The proposed easement is for the benefit of proposed severance for the cash cropping business of the farmer.

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

Please see covering letter

NOTES:

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

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

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

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

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

I, (we), Elaine Weber of L E L Farms Limited the Registered Owners of
Part of Lot 6, Concession 4 Of the TOWNSHIP OF PUSLINCH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that

Jeff Buisman of VanHarten Surveying Inc.
Is authorized to submit an application for consent on my (our) behalf.

Elaine Weber

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 6, Concession 4, 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.

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

DECLARED before me at the

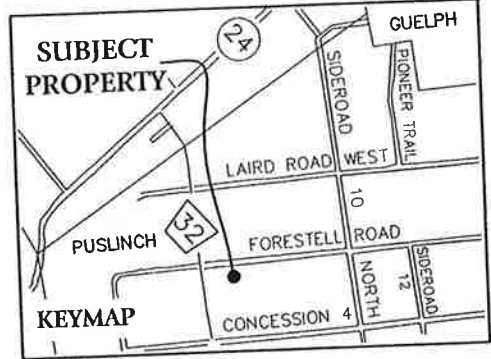
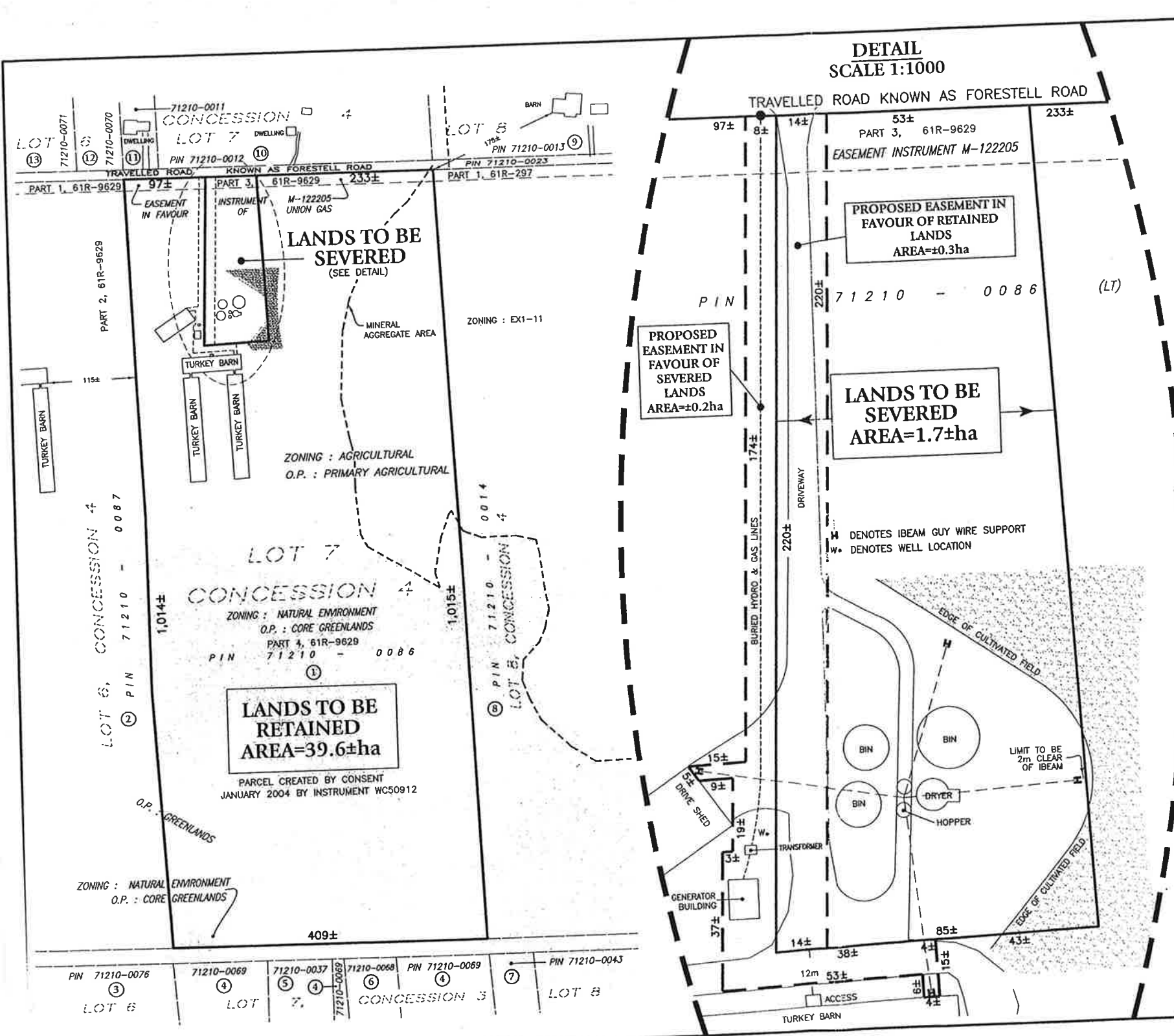
CITY Of
Guelph In the
County/Region of WELLINGTON

This 31 day of OCT 20 13

Jeff Buisman

(Owner or Applicant)

(Owner or Applicant)



SEVERANCE SKETCH
PART OF LOT 7, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
 SCALE 1 : 5000
 0 25 50 100 200 300 metres
 VAN HARTEN SURVEYING INC.

- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURE & NATURAL ENVIRONMENT.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS WITH A MINERAL AGGREGATE OVERLAY.
 4. DISTANCES TO BARNs ARE TAKEN FROM WEB-BASED GIS SYSTEM.
 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.

THIS SKETCH WAS PREPARED ON THE 23rd DAY OF OCTOBER, 2013.

Jeffrey E. Buisman
 JEFFREY 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

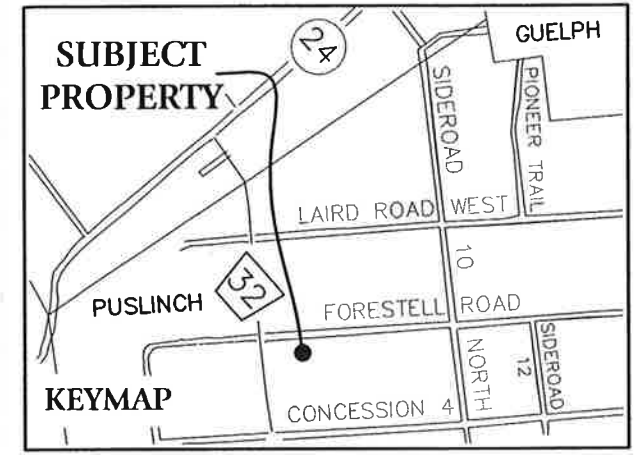
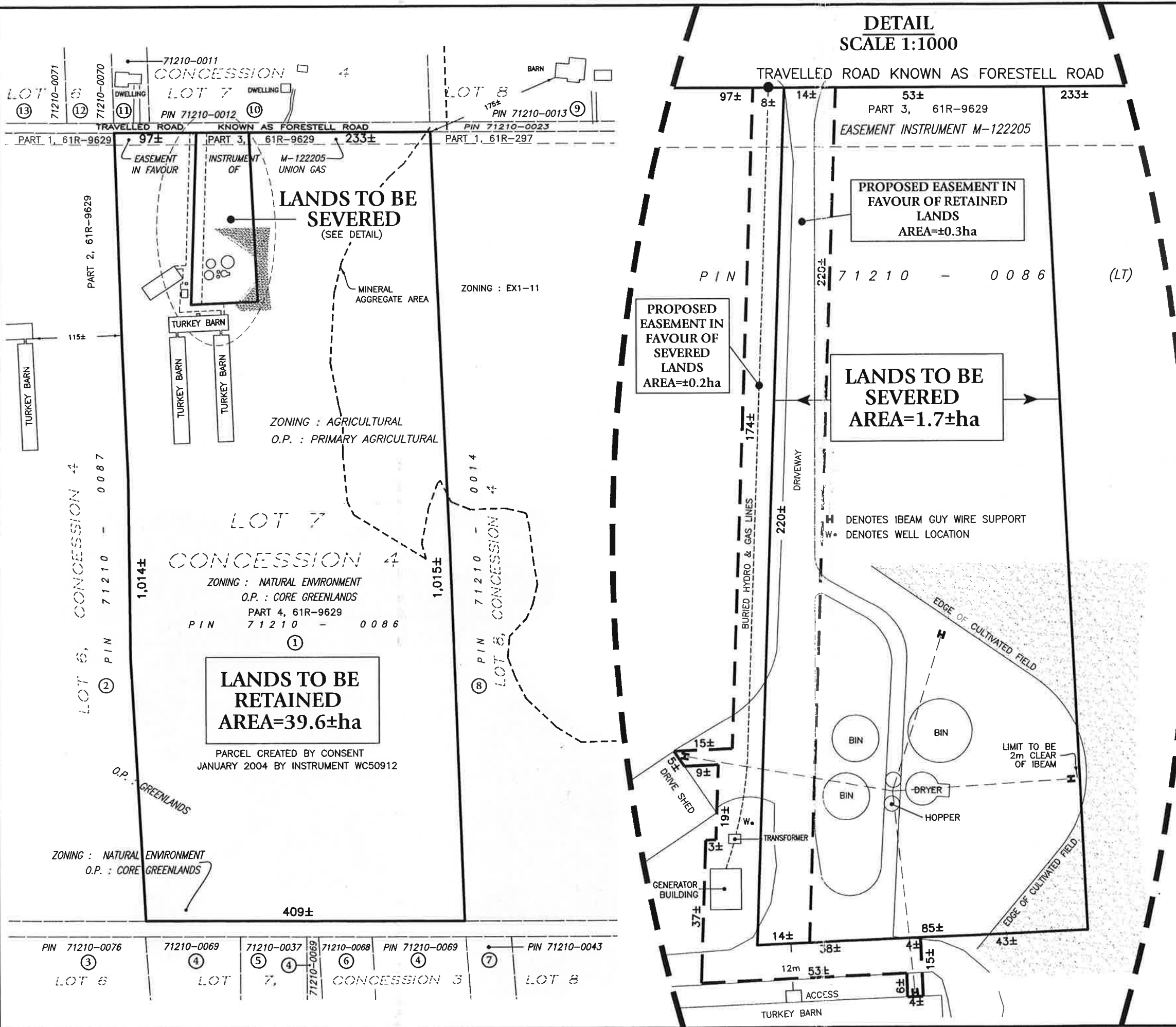
660 RIDDELL ROAD, UNIT 1
 ORANGEVILLE - ONTARIO, L9W 5G5
 PHONE: (519) 940 - 4110
 FAX: 519 - 940 - 4113
 www.vanharten.com

DRAWN BY: JAM CHECKED BY: JEB PROJECT No. 21653-13

Oct 23, 2013-4:07pm
 G:\PUSLINCH\CON4\ACAD\SEV PT6-7(LEL FARMS).dwg

2.122/12

**DETAIL
SCALE 1:1000**



**SEVERANCE SKETCH
PART OF LOT 7, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 5000**


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

NOTES:

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6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED ON THE 23rd DAY OF OCTOBER, 2013.

Jeffrey E. Buisman
JEFFREY 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	
DRAWN BY: JAM	CHECKED BY: JEB	PROJECT No. 21653-13
Oct 23, 2013-4:07pm G:\PUSLINCH\CON4\ACAD\SEV PT6-7(LEL FARMS).dwg		