



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
AUGUST 10, 2021  
7:00 p.m.

Register in advance:

[https://us02web.zoom.us/webinar/register/WN\\_VfH97IPWQj-w\\_gTsmSX1Rw](https://us02web.zoom.us/webinar/register/WN_VfH97IPWQj-w_gTsmSX1Rw)

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

Webinar ID: 827 6223 2719

Passcode: 308793

International numbers available: <https://us02web.zoom.us/j/kcAOPdISMj>

**AGENDA**

**COMMITTEE OF ADJUSTMENT:**

- 1. CALL THE MEETING TO ORDER**
- 2. ROLL CALL**
- 3. OPENING REMARKS**
- 4. DISCLOSURE OF PECUNIARY INTEREST**
- 5. APPROVAL OF MINUTES**
  - July 13, 2021
- 6. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
  - 6(a) Minor Variance Application D13-HUT – Sharon and James Hutton – 6547 Wellington Road, 34 Rear Part Lots 2 and 3, Concession 2, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.2(b)(i) Accessory Apartments.

The purpose and effect of the application is to provide relief from:

1. Section 4.2(b)(i) to permit an accessory apartment to be located 74 metres from the single detached dwelling on the lot instead of a maximum of 15 metres, as required.



## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

JULY 13, 2021

7:00 p.m.

**6(b) Minor Variance Application D13-CON – Kelly Contini – 4660 Nassagaweya-Puslinch Townline, Part Lot 13, Concession 11, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.16.1 MDS I – New Non-Farm Uses and Section 11.3 Zone Requirements, Table 11.2 Agricultural Zone Standards.

The purpose and effect of the application is to provide relief from:

1. Section 4.16.1 to permit a reduced Minimum Distance Separation Type 1 of 87 metres instead of 137 metres as required.
2. Section 11.3 Zone Requirements, Table 11.2 Agricultural Zone Standards to permit a reduced frontage of 115 metres instead of 120 metres as required.

**6(c) Minor Variance Application D13-LAN – Malcom Lander – 2 Hemlock Crescent PV, Lot 53, Plan 61M-203, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14.0 Site-Specific Special Provision No. sp86.

The purpose and effect of the application is to provide relief from:

1. Section 14.0 Site-Specific Special Provision No. sp86 to permit a reduced side yard set-back of 0.44 metres instead of 1.2 metres as required.

**7. OTHER MATTERS**

- None

**8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
JULY 13, 2021  
7:00 p.m.

**AGENDA**

**Addendum**

**9(a) Property Standards Appeal – 171 Townline Road - Attachment "3" – Copy of Appeal dated July 8, 2021**

**PLANNING & DEVELOPMENT ADVISORY COMMITTEE**

**1. CALL THE MEETING TO ORDER**

**2. OPENING REMARKS**

**3. ROLL CALL**

**4. DISCLOSURE OF PECUNIARY INTEREST**

**5. APPROVAL OF MINUTES**

- July 13, 2021

**6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

- None

**7. ZONING BY-LAW AMENDMENT**

- None

**8. LAND DIVISION**

**8(a) Severance application B39-21 (D10-CUL) – Stuart & Karen Cullen –** Part Lot 18, Concession 1, municipally known as 6944 Concession 1, Township of Puslinch.

Proposed severance is 0.4 hectares with 61.69 metre frontage, vacant land proposed rural residential use.

Retained parcel is 37.69 hectares with 147.78 metre frontage, existing and proposed rural residential hobby farm with existing dwelling and barn.

**8(b) Severance application B50-21 (D10-SLA) – Abigail & Lise Slater –** Part Lots 7, 8 & 9, Concession 10, municipally known as 711 Arkell Road, Township of Puslinch.

Proposed severance is 60 metre frontage x 135 metre = 0.8 hectares, vacant land for proposed rural residential use.



## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

JULY 13, 2021

7:00 p.m.

Retained parcel 41.8 hectares with 280 metre frontage, existing and proposed rural residential use with existing 3 dwellings, storage building and shed.

- 8(c) Severance application B51-21 (D10-DAG) – Dawn & Donald Dagget –** Part Lot 21, Concession 1, municipally known as 4189 Sideroad 20 South, Township of Puslinch.

Proposed severance is 0.4 hectares with 65 metre frontage, vacant land for proposed rural residential use.

Retained parcel is 4.2 hectares with 57 metre frontage, existing and proposed rural residential use with existing dwelling, garage and pool.

- 8(d) Severance application B52-21 (D10-GRA) – Michele & George Gray –** Part Lot 7, Concession 1, municipally known as 6655 Concession 2, Township of Puslinch.

Proposed severance is 1.0 hectares with 62 metre frontage, existing and proposed agricultural with existing shed and barn for proposed rural residential use. Shed and barn to be removed.

Retained parcel is 9.9 hectares with 15 metre frontage, existing and proposed agricultural use with dwelling and pool.

- 8(e) Severance application B53-21(D10-GRE) – Divinder & Sukhbir Grewal –** Part lot 16, Concession 7, municipally known as 130 Maltby Road West, Township of Puslinch.

Proposed severance is 60 metre frontage x 122 metre = 0.73 hectares, existing and proposed rural residential use with a dwelling under construction.

Retained parcel is 8.89 hectares with 94 metre frontage, existing and proposed bush/reforested trees.

- 8(f) Severance application B54-21 (D10-GOD) – Krista & Paul Godinho –** Part lot 15, Concession 3, municipally known as 6862 Wellington County Road 34, Township of Puslinch.

Proposed severance is 50 metre frontage x 110 metre = 0.56 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.4 hectares with 72 metre frontage, existing and proposed rural residential use with existing dwelling, garage, shed and barn. Barn to be removed.

- 8(g) Severance application B55-21 (D10-HAM) – Peggy Hambly –** Part lot 20, Concession 2, municipally known as 4428 Sideroad 20 North, Township of Puslinch.





## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

JULY 13, 2021

7:00 p.m.

Proposed severance is 0.41 hectares with 25.1 metre frontage, existing and proposed rural residential use. Existing shed to be removed.

Retained parcel is 0.5 hectares with 30.5 metre frontage, existing and proposed rural residential use with existing dwelling and barn. Barn to be removed.

- 8(h) Severance application B56-21 (D10-QBF) – QB Farms Inc. c/o Patrick Quirk & Chas Birkett** – Part Lot 17, Concession 9, municipally known as 4555 Victoria Road South, Township of Puslinch.

Proposed severance is 50 metre frontage x 150 metre = 0.75 hectares, existing agricultural for proposed rural residential use.

Retained parcel is 40.2 hectares with 357 metre frontage, existing and proposed agricultural use with existing dwelling, sheds and cell tower.

- 8(i) Severance application B59-21 (D10-GER) – Mario & Elisa Geremia** – Part Lot 20, Concession 4, municipally known as 4620 Sideroad 20 North, Township of Puslinch.

Proposed severance is 50 metre frontage x 90 metre = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.02 hectares with 106 metre frontage, existing and proposed rural residential use with existing dwelling.

## 9. OTHER MATTERS

- 9(a)** Property Standards Appeal – 171 Townline Road

## 10. CLOSED MEETING

- None

- 11. NEXT MEETING** Tuesday, September 14, 2021 @ 7:00 p.m.

## 12. ADJOURNMENT

## **MINUTES**

### **1. CALL THE MEETING TO ORDER**

The June 8, 2021 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

### **2. ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

Councilor John Sepulis, Chair  
Dan Kennedy  
Dennis O'Connor  
Deep Basi

#### **MEMBERS ABSENT**

Paul Sadhra

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Clerk  
Jeff Bunn, Deputy Clerk  
Meagan Ferris, Manager of Planning and Environment, County of Wellington  
Joanna Salsberg, Planner, County of Wellington

### **3. OPENING REMARKS**

The Chair welcomed those attending the meeting to the Committee of Adjustment and informed the attendees that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

### **4. DISCLOSURE OF PECUNIARY INTEREST**

None

### **5. APPROVAL OF MINUTES**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, June 8, 2021 be adopted.

**CARRIED**

### **6. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:**

#### **6(a) Minor Variance Application D13-CUL – Stuart and Karen Cullen – 6944 Concession 1, Front Part Lot 18, Concession 1, Township of Puslinch.**

Requesting relief of Zoning By-law #23-2018, as amended, from Section 4.16. – General Provisions MDSI New Non-Farm Uses, to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit approximately a reduced Minimum Distance Separation Type I of 223 meters (a difference of 53 meters) instead of 276 meters.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application and noted changes to the minor variance request due to Cue to Classy Lane Stables location and advised that there are only 3 barns within the 500 meter separation. She further noted that County planning staff have redone the calculations based on 5 barns and noted that in the photo attached to the County Report shows what the manure storage is over 500 metres away and advised that the manure is removed from the property every 14 days.
- There were no questions or comments from the public.
- Dan Kennedy asked if the structure could be moved further to the east and what happens if the manure is moved every month or longer instead of every 14 days.
- Nancy Shoemaker advised that it could be moved closer to the driveway and is working with the GRCA to keep the required distance from the Natural Environment features. She further noted that Classy Land Stables have a signed agreement that the manure is removed every 14 days.
- Dennis O'Connor asked if there is a nutrient management strategy attached to the property.
- Nancy Shoemaker advised that there is.
- Deep Basi asked if the GRCA is involved.
- Nancy Shoemaker advised that they are involved due to the Natural Environment zone on a portion of the property.
- John Sepulis asked the County planners to confirm that there is a nutrient management strategy.
- Meagan Ferris advised that there is and it has been provided to the Township.
- John Sepulis asked about moving the building closer to the driveway.
- Nancy Shoemaker advised that if it is moved it will be closer to the barn at 6955 Concession 1 than it currently is.
- Dennis O'Connor asked what the MDS is for 6955 Concession 1.
- Nancy Shoemaker noted that there is some room to move but it could only shift 8 metres due to maintaining the 30 metre setback from the wetlands.
- There were no further questions or comments from the committee.

**That Application D13/CUL requesting relief from provisions of Zoning By-Law #023/2018, as amended, from Section 4.16. – General Provisions MDSI New Non-Farm Uses, to provide relief from the Minimum Distance Separation I (MDS I) setback requirement to permit:**

An approximate reduced Minimum Distance Separation Type I of 223 meters (a difference of 53 meters) instead of 276 meters, as required.

**CARRIED**

**6(b) Minor Variance Application D13-FEL – Jaqueline Fell and Brent Wilson – 4030 Highway 6, Rear Part Lot 37, Concession Gore Township of Puslinch.**

Requesting relief of Zoning By-law #23-2018, as amended, from Section 4.17.1 (a) and (b) Buildings and Structures, Section 4.17.4 Non-Conforming Uses, Section 4.33 Temporary Residence During Construction and Section 5.2.13 Parking of Recreational Vehicles and Boats, to provide relief from:

1. Section 4.17.1 (a) Buildings and Structures to have a reduced side yard setback from the existing 3.23 meters to 1.68 m;
2. Section 4.17.1 (b) to increase the height from the existing 5.18 meters to 8.23 meters;
3. Section 4.17.4 Non-Conforming uses to have legal non-conforming status;
4. Section 4.33 Temporary Residence During Construction - to permit the use of a temporary residence during the construction of the primary residential home in the commercial zone on a lot that is not vacant.; and
4. Section 5.2.13 Parking of Recreational Vehicles and Boats to permit the parking of a recreational vehicle in a commercial zone for a period of one year from the occupancy of the principal building.

- There were no questions or comments from the public.
- James and Carolyn Anthony, agents for the applicants, read a letter from the owners outlining an overview of the application.
- Dan Kennedy asked where the mobile home will be located on the property.
- James Anthony advised that it will be located closer to the rear of the property.
- Dan Kennedy asked what the timeline for the project is.
- James Anthony advised that it will be approximately 3-4 months.
- Deep Basi asked if there will be cosmetic changes to the current dwelling.
- John Anthony advised that there will be and that it will be more in keeping with current styles.
- There were no further questions or comments from the committee.

**That Application D13/FEL requesting relief from provisions of Zoning By-Law #023/2018, to permit relief from:**

1. Section 4.17.1 (a) Buildings and Structures to have a reduced side yard setback from the existing 3.23 meters to 1.68 m;
2. Section 4.17.1 (b) to increase the height from the existing 5.18 meters to 8.23 meters;
3. Section 4.17.4 Non-Conforming uses to have legal non-conforming status;
4. Section 4.33 Temporary Residence During Construction - to permit the use of a temporary residence during the construction of the primary residential home in the commercial zone on a lot that is not vacant.; and
5. Section 5.2.13 Parking of Recreational Vehicles and Boats to permit the parking of a recreational vehicle in a commercial zone for a period of one year from the occupancy of the principal building.

**Is approved with the following condition(s).**

1. That the Township's Chief Building Official be satisfied that the proposed uses can be adequately serviced;
2. That any concerns of the Ministry of Transportation are addressed;
3. That the applicant enters into an agreement with the Township to address the temporary residence and temporary parking of a recreational vehicle at the cost of the owner and to the satisfaction of the Township;
4. That the applicant satisfies any and all of the requirements of the Township's Chief Building Official in regards to the temporary residence; and
5. That securities are provided by the applicant to address the removal of the recreational vehicle to the satisfaction of the Township.

**CARRIED**

**6(c) Minor Variance Application D13-ROB – Will Roberts and Vanessa Forster – 24 Gilmour Road, Front Part Lot 23, Concession 8, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.24.1 (a) and (b) Shipping Containers in Residential Zones, to provide relief from Section 4.24.1 (a) and (b) to allow for shipping containers on the property for a time period not to exceed 1 year.

- Will Rootham-Roberts, applicant, provided an overview of the application and advised that due to the Covid pandemic, their shipments of jars for their product was greatly reduced so he needed to source jars closer to home in order to keep production going and providing product to their

clients, and he has purchased whatever was available but needs the storage containers right now to store the jars until his shipment schedule returns to normal.

- Cathy Smith, resident, provided comments to the Committee in support of the application.
- Dennis O'Connor asked if another storage solution will be needed.
- Will Rootham-Roberts advised that the company is starting to receive more shipments and is optimistic that the containers will only be required for approximately 8 months and he will then remove them from the property.
- John Sepulis asked if it was possible to put the containers on the abutting property at 30 Gilmour Road.
- Will Rootham-Roberts advised that due to the geography of the property, he would need to infill the property. He further noted that the storage containers are only temporary and is planning on removing all but one container and it will be relocated to another place.
- There were no further questions or comments.

**That Application D13/ROB requesting relief from provisions of Zoning By-Law #023/2018, as amended, to provide relief from Section 4.24.1 (a) and (b) to permit shipping containers on the property for a time period not to exceed 1 year.**

**Is approved with the following conditions.**

1. That the minor variance approval be applied for a maximum period of 1 year;
2. That a maximum of 3 shipping containers be permitted on-site and in the location as shown in Attachment 1 to the County of Wellington planning report received by the Committee of Adjustment;
3. That the owner enter in to an agreement with the Township regarding the removal and rehabilitation of the site once the use ceases; and
4. That securities are provided by the owner to address the removal of the shipping containers to the satisfaction of the Township.

**CARRIED**

## **7. OTHER MATTERS**

None

## **8. ADJOURNMENT**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:51 p.m.

**CARRIED**



**Township of Puslinch**  
7404 Wellington Road 34  
Puslinch, ON, N0B 2J0  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** James A Hutton & Sharon Hutton  
**Address:** 6547 Wellington RD 34  
**City:** Cambridge (Township of Puslinch)  
**Postal Code:** N3C 2V4  
**E-mail Address:** [REDACTED]  
**Telephone Number:** [REDACTED]  
**Fax:** \_\_\_\_\_

**Applicant (Agent) Name(s):** Matthew Robson - Robson Development Consulting  
**Address:** 129 Walter Street  
**City:** Kitchener  
**Postal Code:** N2G1S3  
**E-mail Address:** [REDACTED]  
**Telephone Number:** [REDACTED]  
**Fax:** \_\_\_\_\_

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

TD Wealth , Lester Decany [REDACTED] & Laura Scanling [REDACTED]  
381 King St. West 3rd Floor Kitchener, ON N2G 1B8

Send correspondence to: Owner: ☐ Agent: ☒ Other: \_\_\_\_\_

**2. Provide a description of the "entire" property:**

Municipal address: 6547 Wellington RD 34

Concession: 2 Lot: Rear Pt Lots 2&3

Registered Plan Number: \_\_\_\_\_

Area: ~22.72 ha      Depth: ~294.57 m      Frontage: ~655.49 m  
~56.15 ac      ~966.44 ft      ~2150.56 ft

Width of road allowance (if known): ~30m

**Reason for Application:**

**3. Please indicate the Section of the Planning Act under which this application is being made. Select one:**

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

**4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).**

Relief from Section 4.2(b)(i) of the Township of Puslinch Zoning By-law 023-2018 as amended, to permit an accessory apartment to be located 74 metres from the single detached dwelling on the lot, whereby, the Zoning By-law permits a maximum separation distance of 15 metres.

Please see attached sketch detailing the requested relief.

**5. Why is it not possible to comply with the provisions of the by-law?  
(please specifically indicate on sketch).**

The existing structure proposed to contain the accessory apartment is located 74m from the existing single detached dwelling on the property. The owner wishes to utilize the upper floor of this existing structure for this accessory apartment versus constructing a new structure within the required 15m setback requirement.

**6. What is the current Official Plan and zoning status?**

Official Plan Designation: Secondary Agricultural / Greenlands / Core Greenlands

Zoning Designation: Agricultural "A", Natural Environment, Environmental Protection Overlay

**7. What is the access to the subject property?**

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

☐

Other: ☐ (please specify below)

**8. What is the name of the road or street that provides access to the subject property?**

Wellington Road #34

**9. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.**

N/A



## Existing and Proposed Service:

### 10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

### 11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☒

Other means: ☐ (explain below)

**Existing Subject and Abutting Property Land Uses, Buildings and their Locations:**

**12. What is the existing use of:**

The subject property? Rural Residential and Agricultural

The abutting properties? Rural Residential and Agricultural

**13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)**

Type of Building(s)/ structures	Single Detached Dwelling		Accessory Structure	
Main Building height	10.9m m	35.7 ft.	6.1 m	20 ft.
*Percentage lot coverage	0.24% m	ft.	0.05% m	ft.
*Number of parking spaces	N/A			
*Number of loading spaces	N/A		N/A	
Number of floors	2 + Finished basement		1 + partially finished basement	
Total floor area	1169 m <sup>2</sup>	12580 ft <sup>2</sup>	241 m <sup>2</sup>	2594 ft <sup>2</sup>
Ground floor area (exclude basement)	557 m <sup>2</sup>	5999 ft <sup>2</sup>	120.5 m <sup>2</sup>	1297 ft <sup>2</sup>

Including entire basement and attached garage

**14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)**

Front Yard	~196 m	~643 ft.	~135 m	~443 ft.
Rear Yard	~60 m	~197 ft.	~146 m	~479 ft.
Side Yards	~626/164 m	~2054/538 ft.	~577/226 m	~1893/742 ft.

**15. What are the dates of acquisition and construction of subject property and building property?**

Date of acquisition of subject property: September 2014

Date of construction of buildings property: Detached dwelling - Spring 2014, Accessory structure (former farmhouse) - 1960s

**16. How long have the existing uses continued on the subject property? \_\_\_\_**

Detached dwelling - no change since construction.

**17. Has the owner previously applied for relief in respect of the subject property?**

Accessory structure - operating as a secondary dwelling since acquisition. The previous owner was to decommission the previous residential use but either did not do so or converted back to residential prior to acquisition by current owner.

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

N/A
-----

**Other Related Planning Applications:**

**18. Has an application for any of the following on the subject lands?**

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					


## Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) James Hutton of the  
Township                      of Puslinch County/Region of  
Wellington do hereby authorize

**Matthew Robson**

to act as my agent in this application.

  
Signature of Owner(s)

April 14, 2021  
Date

## Affidavit:

I (we) Matthew Robson of the  
City                      of Kitchener County/Region of  
Waterloo solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration  
conscientiously believing it to be true, and knowing that it is of the same force and effect  
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED \*\*

before me at the                      Township of Blandford Blenheim in the  
County/Region of Oxford this 14th day of

April, 2021.

\*\*\*before me by Matthew Robson on behalf of James Hutton at the Township of Blandford Blenheim in accordance with O.  
Reg 431/20, Administering Oath or Declaration Remotely

  
Signature of Owner or authorized  
solicitor or agent

April 14th 2021

Date

  
Signature of Commissioner

Craig Robson

April 14, 2021

Date

## Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE  
ON THIS SITE FOR: (50 mm text height)  
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)  
FOR FURTHER INFORMATION  
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34  
(519) 763 - 1226 (30-50 mm text height)

## For Administrative Purposes Only:

Application fee of \$ \_\_\_\_\_ received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



**April 15, 2021**

Township of Puslinch  
7404 Wellington County Rd 34,  
Puslinch, ON N0B 2J0

**Attention: Lynne Banks, Development and Legislative Coordinator**

**RE: 6547 Wellington Road #34 - Minor Variance Application**

---

Ms. Banks,

Please accept the attached Minor Variance application package (cover letter, application fee, sketch and images) submitted on behalf of Mr. James Hutton. The Minor Variance application is being submitted to address a zoning compliance manner regarding an existing secondary dwelling on the above noted lands.

**Background**

Mr. Hutton acquired the subject property in September 2014. Prior to this acquisition, the previous owner of the property had recently constructed a new single family dwelling (hereinafter referred to as the "new dwelling") on the lands to replace an existing dwelling which was constructed in the 1960s (hereinafter referred to as the "old dwelling"). The previous owner had proposed to convert the old dwelling into a recreational "clubhouse" with the kitchen and bedrooms removed. Based on recent discussions between Township Staff and Mr. Hutton, it is our understanding that a condition of the building permit to construct the new dwelling, was to decommission the residential use of the old dwelling.

Both the new dwelling and old dwelling have their own dedicated well and septic systems. Mr. Hutton has advised that both systems were professionally inspected last year and are in excellent working order. The well and septic system for the old dwelling is the same system which serviced the building when it was a permitted residential building prior to the construction of the new dwelling on the property.

At some point after the building permit was issued for the new dwelling and prior to Mr. Hutton acquiring the property, the previous owner either did not decommission the residential use in the old dwelling, or, converted the use back to residential. When Mr. Hutton acquired the subject property, the old dwelling was operating as a

residential use, and he was advised by the previous owner that all required permits had been received.

Through discussion with Mr. Hutton, and reviewing correspondence between him and Township Staff, I understand the Township received a complaint in late 2020 with respect to the old dwelling operating as a residential use in contravention to the Township's Zoning By-law. Mr. Hutton has acknowledged that this son has been living in the old dwelling since early 2020.

### **Zoning Review**

While the Township's Zoning By-law permits accessory apartments within a detached structure within the Agricultural Zone, the old dwelling currently does not meet two standards. See applicable zoning provisions and commentary below:

*Accessory apartment: a self-contained dwelling unit with a private kitchen, bathroom facilities and sleeping areas, which is within or subordinate to a detached, a semi-detached, or townhouse dwelling.*

*4.2(b.) In the Agricultural Zone, an accessory apartment may be permitted in a detached dwelling or within a detached building, subject to the following provisions:*

<i>i. the building is located within 15 metres of the single detached dwelling on the lot;</i>	The old dwelling is located ~73m from the existing single detached dwelling. <b>Relief from zoning provision required.</b>
<i>ii. the building does not exceed eight (8) metres in height;</i>	The old dwelling is ~6.1m (20ft) at its tallest point. Complies with zoning.
<i>iii. the building complies with the minimum interior side, exterior side, and rear yard requirements for a single detached dwelling in the Agricultural (A) Zone; and</i>	The old dwelling complies with all setback requirements for a single detached dwelling in the Agricultural (A) Zone. Complies with zoning.
<i>iv. a maximum of one accessory apartment is provided on the lot.</i>	The proposed accessory apartment would be the only accessory apartment on the subject property. Complies with zoning.
<i>v. the maximum floor area shall not exceed 40 percent of the floor area of the principal dwelling unit to a maximum of 130m<sup>2</sup>; and,</i>	The combined living area of the ground floor and upper floor of the old dwelling is approximately 2000ft <sup>2</sup> (186m <sup>2</sup> ) which exceeds the 130m <sup>2</sup> requirement.

	<p>To remedy this, Mr. Hutton has committed to limiting the area of the proposed secondary apartment to the upper floor of the old dwelling only and converting the ground floor area to secure file storage for his business. To clearly isolate the two uses from one another, Mr. Hutton proposes to construct a wall at the top of the staircase which currently connects the ground floor and upper floor.</p> <p>Proposed floor plan changes would comply with zoning.</p>
<p><i>vi. individual on site sewage and water services are approved for the lot and have adequate capacity for the accessory apartment and any other uses on the lot.</i></p>	<p>Both the new dwelling and old dwelling have their own dedicated well and septic systems. Mr. Hutton has advised that both systems were professionally inspected last year and are in good working order. The well and septic system for the old dwelling is the same system which serviced the building when it was a permitted residential building prior to the construction of the new dwelling.</p> <p>If required, a report from a well &amp; septic professional can be provided verifying the systems are in good working order.</p> <p>Complies with zoning.</p>

### **Review of the 4 Tests of a Minor Variance**

Section 45(1) of the Planning Act sets out 4 tests for which minor variance is evaluated upon. Please see analysis on how we believe the requested variance satisfies these tests:



**Is it desirable for the appropriate development or use of the land, building or structure?**

We believe it would be a poor use of resources to construct a new structure on the subject property to contain the desired accessory apartment. The existing accessory building proposed to contain the accessory apartment on the property was previously utilized as a permitted single detached dwelling and represents an appropriate location for an accessory apartment on the subject lands. Given the previous use and fact a building permit will be required to formally convert the space to an accessory apartment; there should be limited concern on the suitability of the existing structure for a residential use.

The accessory apartment will also provide much needed additional rental housing to the Township and County and represents an efficient use of land and existing structures. It will have no negative impact on the subject or abutting lands and would continue to be hidden from public view based on the existing forest buffering it from Wellington Road #34 and the abutting property to the east. No new services will be required to service the accessory apartment as it will continue to utilize the existing well and septic which serviced the old dwelling.

The accessory apartment is located within the overall building cluster on the property. Given the scale of the new dwelling on the property and the size of the overall parcel, the location of the accessory apartment is logical and appropriate.

**Is it in keeping with the general intent and purpose of the Zoning By-law?**

As detailed above, the proposed accessory apartment is a permitted use in the Agricultural "A" Zone. The only zoning deficiency is the setback distance from the single detached dwelling being 74m whereby 15m is required by the Zoning By-law. The intent of the 15m setback requirement is to help ensure the accessory apartment is kept within an overall building cluster on a property and limit a potential negative visual impacts of having two buildings a significant distance apart from one another from the public view (which would be exaggerated on a small parcel). Given the scale of the new dwelling and overall size of the parcel, a 15m setback from the new dwelling could appear as crowding the new dwelling.

Furthermore, given the significant buffering provided by the existing forest on the property, and the fact the structure to contain the accessory apartment already

exists, there will be no change to, or negative visual impact associated with, the requested variance. The accessory apartment will continue to be subordinate to new dwelling on the property.

**Is it in keeping with the general intent and purpose of the Official Plan?**

With respect to accessory apartments, the County of Wellington's Official Plan offers the following:

*4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure*

*Local municipalities shall enact zoning provisions to allow one Additional Residential Unit within a building or structure that is ancillary to a single detached dwelling, semi-detached dwelling or rowhouse, provided that a residential unit does not already exist in an ancillary building on the property. For clarity, an Additional Residential Unit may be permitted as a separate standalone ancillary building or as part of an ancillary building. An Additional Residential Unit is prohibited from being severed from the property.*

*When developing zoning provisions to address Additional Residential Units in ancillary buildings local municipalities should give consideration to the items listed in section 4.4.6.1. and shall have zoning provisions to address the following:*

- a) the Additional Residential Unit is located within the main building cluster on the property;*
- b) the Additional Residential Unit will be clearly secondary to the main residence on the property; and*
- c) Minimum Distance Separation formula is complied with, where applicable.*

As noted above, the County Official plan permits Additional Residential Units in standalone ancillary building or as part of an ancillary building.

The accessory apartment would be located within the overall building cluster on the property and would clearly secondary to the new dwelling on the property given the scale and site layout.

There are no MDS concerns with the proposed accessory apartment.

**Is the application minor in nature?**

While the requested 74m setback may appear as significant relief from the maximum 15m required by the Zoning By-Law, we believe it is minor in nature given it would permit the proposed accessory apartment to be located within an existing accessory building on the subject property which was previously used for permitted residential purposes. Given the structure is existing, and there is significant landscape buffering in place hiding it and the new dwelling from public view, the variance would have no negative visual impact. As such, the impact of the variance would be minor in nature.

We look forward to the opportunity to discuss further with Staff and the Township's Committee of Adjustment. Please do not hesitate to contact me should you require any further information or have any questions.

Thank you,

**Matthew Robson**

Robson Development Consulting

[REDACTED]  
[REDACTED]

cc: James Hutton (owner) – by e-mail only

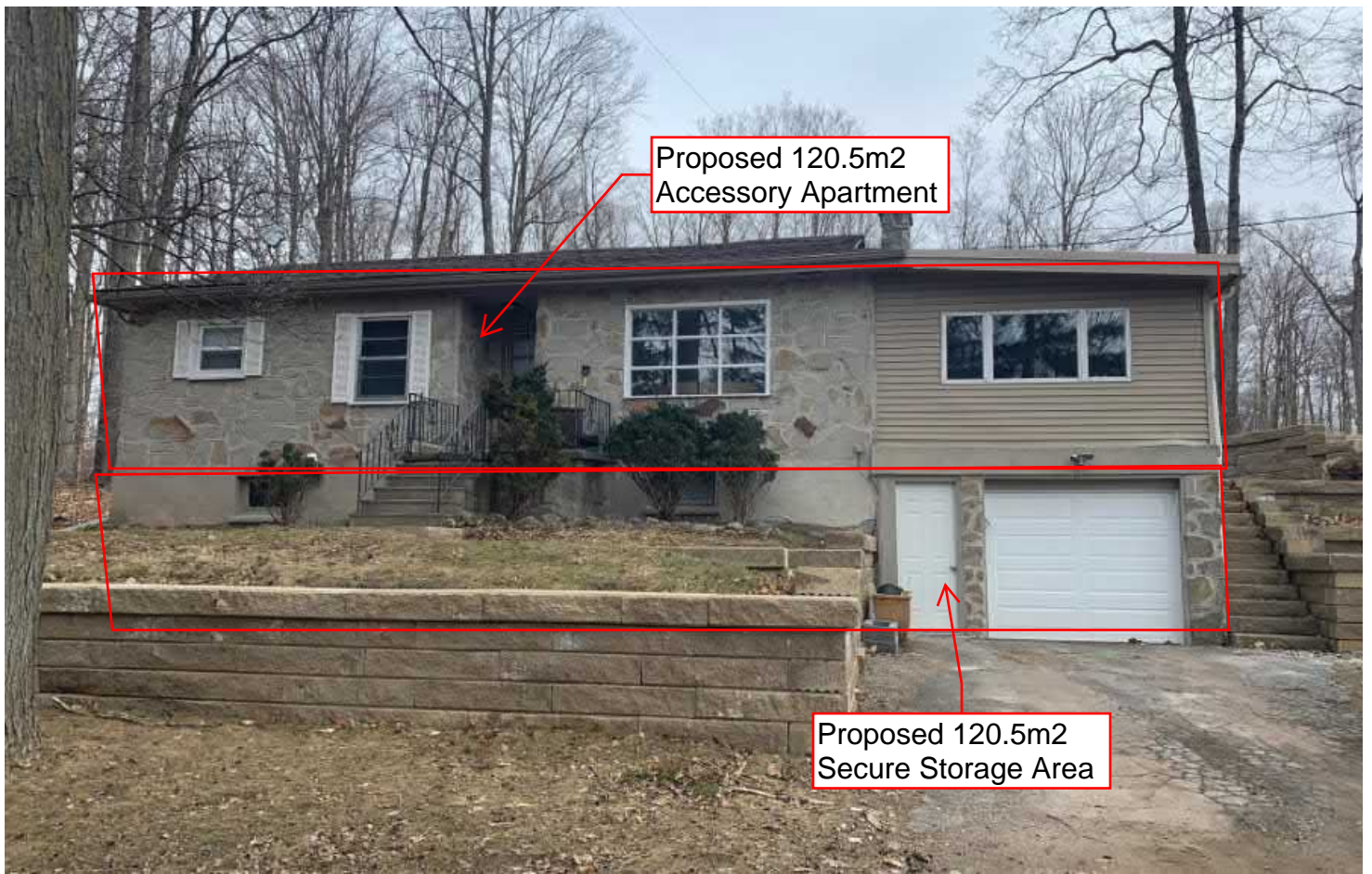


6547 Wellington Road #34 - Minor Variance Sketch & Images



\*distance verified by laser rangefinder.





**From:** [Source Water](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Source Water](#)  
**Subject:** RE: Notice of Public Hearing - Minor Variance - 6547 Wellington Rd 34 - Hutton  
**Date:** Wednesday, May 05, 2021 8:07:49 AM  
**Attachments:** [image001.png](#)  
[WHPA\\_Map\\_Wellington34\\_6574.pdf](#)  
**Sensitivity:** Confidential

---

Hi Lynne,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

*Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. Centre Wellington has moved to a province wide shutdown. All Township facilities are closed for public use however many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.*

*Phones will continue to be answered between the hours of 8:30 a.m. and 4:30 p.m., Monday-Friday at 519-846-9691, general email inquiries can be sent to [clerks@centrewellington.ca](mailto:clerks@centrewellington.ca) and service requests such as purchasing of dog tags and burn permits are available online at [www.centrewellington.ca/permits](http://www.centrewellington.ca/permits).*

*This is a rapidly evolving situation; discussions and decisions are ongoing. Any changes in operations will be communicated and posted to the Townships website at [www.centrewellington.ca/emergencyplanning](http://www.centrewellington.ca/emergencyplanning) and our social media platforms, [www.facebook.com/CentreWellington](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

---

**From:** Lynne Banks [mailto:lbanks@puslinch.ca]

**Sent:** April 20, 2021 10:26 AM

**To:** Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Heritage Committee <Heritage@puslinch.ca>; Services <services@puslinch.ca>; Source Water <sourcewater@centrewellington.ca>; Andrew Hartholt <ahartholt@puslinch.ca>

**Subject:** Notice of Public Hearing - Minor Variance - 6547 Wellington Rd 34 - Hutton

**Sensitivity:** Confidential

Attached please find a Notice of Public Hearing regarding a minor variance application for the above property. Please review and provide any comments by May 4, 2021.

Regards –

Lynne

cid:image001.png@01D4BC6D.1CF8C6B0



Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message may contain information that is confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient you are notified that any dissemination, distribution, copying or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.



**From:** [Andrew Hartholt](#)  
**To:** [Justine Brotherston](#)  
**Subject:** RE: D13-HUT Minor Variance - Notice of Public Hearing - 6547 Wellington Rd 34 - Hutton  
**Date:** Tuesday, August 03, 2021 9:04:30 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---

Hey Justine,

The Building Department does not support the proposed increase setback from main dwelling from a maximum of 15m to 73.08m, as this is a major increase in distance for a permitted accessory apartment, and doesn't appear to be "minor" in nature.

Should the committee approve this application, building permits will be required for the conversion of existing space within the dwelling to storage. This will be to maintain the 130m2 maximum total floor area permitted for accessory dwelling unit. Any plumbing that varies from the original plans and records will also need permit. If plumbing fixture are increased over and above the original approved permits, a full septic review will be required. Further review and more technical comments will be made once building permit applications are received.

Any questions or clarifications needed, please let me know.

Andrew Email Signature



---

**From:** Justine Brotherston <jbrotherston@puslinch.ca>  
**Sent:** Wednesday, July 21, 2021 10:20 AM  
**To:** executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; regionalclerk@regionofwaterloo.ca; PlanningApplications@regionofwaterloo.ca; ammendolia@watsonecon.ca; valenti@watsonecon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csmiamonde.ca; Planning.Info@ugdsb.on.ca; mantond@cambridge.ca; Source Water <sourcewater@centrewellington.ca>; kstroud@growmark.com; rowcentre@bell.ca; chominiecl@cambridge.ca; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>  
**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>  
**Subject:** D13-HUT Minor Variance - Notice of Public Hearing - 6547 Wellington Rd 34 - Hutton



Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.



**From:** [Brent Smith](#)  
**To:** [Justine Brotherston](#)  
**Subject:** RE: D13-HUT Minor Variance - Notice of Public Hearing - 6547 Wellington Rd 34 - Hutton  
**Date:** Friday, July 23, 2021 9:20:37 AM  
**Attachments:** [image001.jpg](#)

---

Hi Justine,

Puslinch Fire and Rescue services reviewed the minor variance application for the accessory apartment at 6547 Wellington Rd 34. The department has no concerns provided that adequate access for emergency vehicles is provided to both buildings to ensure a quick response in an emergency.

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---

**From:** Justine Brotherston <jbrotherston@puslinch.ca>  
**Sent:** Wednesday, July 21, 2021 10:20 AM  
**To:** executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; regionalclerk@regionofwaterloo.ca; PlanningApplications@regionofwaterloo.ca; ammendolia@watsoncon.ca; valenti@watsoncon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csmiamonde.ca; Planning.Info@ugdsb.on.ca; mantond@cambridge.ca; Source Water <sourcewater@centrewellington.ca>; kstroud@growmark.com; rowcentre@bell.ca; chominiecl@cambridge.ca; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>  
**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>  
**Subject:** D13-HUT Minor Variance - Notice of Public Hearing - 6547 Wellington Rd 34 - Hutton

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.





**PLAN REVIEW REPORT: Township of Puslinch,  
Lynne Banks, Secretary-Treasurer**

**DATE:** June 7, 2021

**YOUR FILE:** D13/HUT

**RE: Minor Variance Application #D13/HUT  
6547 Wellington Road 34, Township of Puslinch  
James and Sharon Hutton**

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) has no objections to the proposed minor variance application.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property contains Irish Creek, floodplain, erosion hazard, the Puslinch Lake Irish Creek Wetland Complex, an additional wetland and the regulated allowance adjacent to these features.

**2. Legislative/Policy Requirements and Implications:**

The proposed minor variance application is requesting permission to allow an accessory apartment to be located 74 metres from the main dwelling whereas the Zoning By-law permits a maximum separation of 15 metres. The accessory apartment/additional residential unit is existing and alterations to the unit or servicing are not proposed at this time. Although the main driveway on the property is partially within the floodplain associated with Irish Creek, current information indicates that safe access is available to the additional residential unit and the main dwelling. Based on the above, GRCA staff do not anticipate any negative impacts to the adjacent natural hazard or natural heritage features as a result of this application.

Due to the features noted above, a majority of the subject property is regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

Any future development within the regulated area on the subject lands will require the prior issuance of a permit pursuant to Ontario Regulation 150/06. The permit process involves the submission of a permit application to this office, the review of

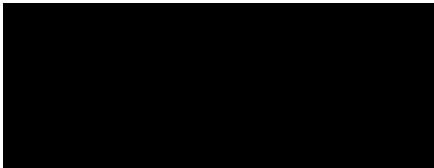
the application by Authority staff and the subsequent approval/refusal of the permit application by the GRCA.

### **3. Plan Review Fees:**

As per the GRCA's 2021 Plan Review Fee Schedule, the 'minor' minor variance review fee of \$280.00 is required for our review of this application. The applicant will be invoiced in the amount of \$280.00 under separate cover.

Should you have any further questions or require additional information, please contact me at 519-621-2763 ext. 2230.

Yours truly,



Jenn Simons  
Intermediate Planner  
Grand River Conservation Authority  
JS/ah

***\* These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

c.c. James and Sharon Hutton (via email)





# Grand River Conservation Authority

Date: Apr 23, 2021

Author: CF

6547 Wellington Road 34

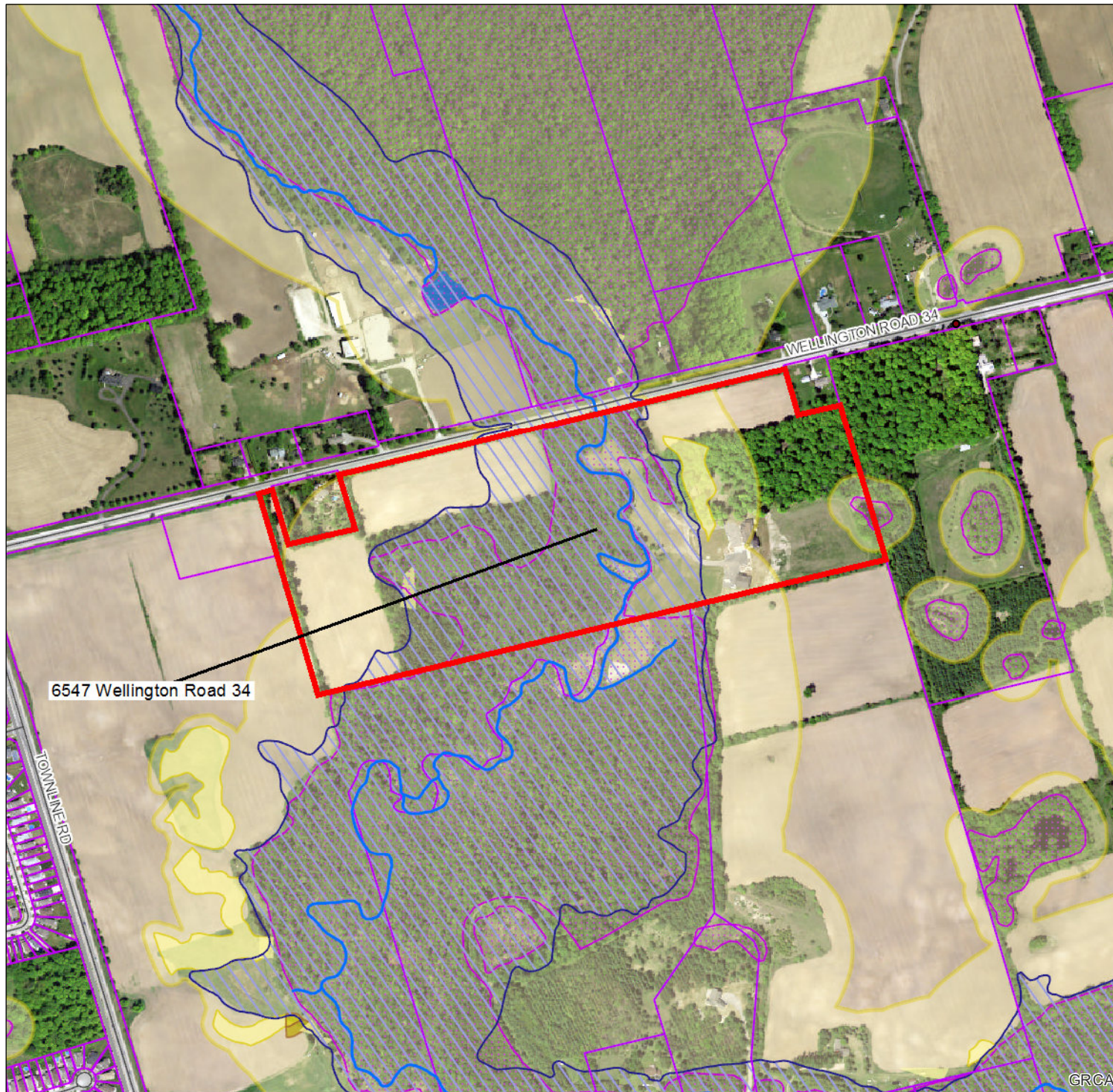
## Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- Slope Erosion (GRCA)
  - Oversteep
  - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

**Copyright Grand River Conservation Authority, 2021.**  
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.  
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 45 90 180 270 Metres  
NAD 1983 UTM Zone 17N Scale: 7,891



Map Centre (UTM NAD83 z17): 558,258.37 4,809,800.68

This map is not to be used for navigation | 2015 Ortho (ON)

GRCA





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** August 10<sup>th</sup>, 2021  
**TO:** Lynne Banks, Secretary-Treasurer  
Township of Puslinch  
**FROM:** Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/HUT (HUTTON)**  
**6547 Wellington Rd. 34, Puslinch**  
**Rear Part Lots 2 and 3, Concession 2**  
**ATTACHMENTS:** 1 - Images submitted by the applicant - Accessory Apartment

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

### Summary

The applicant is requesting relief from the Township Zoning By-law, specifically Section 4.2. b) (i), to permit an accessory apartment (also known as an accessory residential unit) within an existing building located 73 m from the primary residential dwelling where the by-law requires an accessory apartment to be located within 15 m. If approved, the relief would permit the original dwelling on the subject lands to remain and be considered an accessory apartment. The history of the original dwelling is outlined in the background information section below.

The applicant has also indicated that the subject dwelling is approximately 186m<sup>2</sup> in size, which exceeds the Township's maximum size for an accessory apartment. In-lieu of requesting relief to permit an accessory apartment to be a stand-alone unit and relief from the maximum unit size, the applicant is proposing to convert the ground floor portion of the dwelling to personal storage. This would render the upper half of the dwelling, as shown in **Attachment 1**, to be the accessory apartment and the lower portion would be considered as storage for the main dwelling. A copy of the pictures submitted by the applicant has been included within **Attachment 1** to this report. The site location can also be seen in **Figure 1**.

### Background

The original dwelling, which is now proposed to be considered an accessory apartment and is the subject of this application, was originally constructed in the 1960's (based on information from MPAC). The previous owner of the site was issued a permit to build what is now the primary dwelling on the site in and around 2014. However, in order for the new dwelling to be permitted the original dwelling was required to be removed. Instead of removing the original dwelling it is understood that the dwelling was converted to a non-residential use by the previous owner.

The applicant acquired the subject property in September 2014 and prior to his acquisition, the previous owner had constructed the new single family dwelling. However, the original dwelling was identified by the applicant as being converted back to residential dwelling. Since that time, the Township received a complaint regarding the use which has triggered the need to address this issue of non-compliance with the Zoning By-law.

A housekeeping amendment was approved by Township Council in January 2021 which modified the accessory apartment provisions to allow an accessory apartment within *and* above a detached structure in the Agricultural zone. The County adopted OPA 112 in 2020 which brought the Official Plan in to conformity with Bill 108 regarding additional dwelling units. The changes to the Official Plan included the number of units permitted on a lot and the requirement for units to be ancillary to the main dwelling on the lot. The Township will need to further amend the zoning by-law to align with OPA 112 and this review is underway.

### **Planning Comments**

With regards to the building location – through the review of this application it has been identified that the proposed accessory apartment appears to be located within a portion of the site that is zoned as Natural Environment (NE) Zone. Section 4.2 of the Township's By-law allows an accessory apartment within a detached building that is located within the Agriculture (A) Zone and is not permitted in the NE zone. Further, a setback of 73 m from the primary dwelling is substantial when the maximum setback permitted is 15 m, however the new dwelling was constructed without the intent to keep the existing dwelling. A setback is included in the by-law to ensure compliance with County Official Plan policies that require an accessory apartment to be located within the existing building cluster. The GRCA has provided comments regarding the application and has no concerns because the building is existing within the hazard area. Further, County planning staff would not support a severance of the existing building due to the location within the Greenlands system and conformity with the Official Plan.

In reference to the proposal to convert a portion of the unit to storage – the intent of the Township's Zoning By-law is to allow an accessory apartment unit within an accessory building which is "naturally and normally incidental to, subordinate to, or exclusively devoted to a principle use or building on the same lot." To ensure the conversion of the ground floor portion of the unit is completed and that the storage use is used for purposes solely related to the primary dwelling is challenging to implement and regulate.

Since the initial deferral, staff have met with the applicant and received comments from the GRCA regarding the application. Planning staff still have concerns with this subject application based on the timing and appropriateness of the application. The Township is undertaking a zoning by-law review that would incorporate provisions for accessory apartments/accessory dwelling units to modernize the zoning provisions based on best practices and to also ensure consistency with the County of Wellington Official Plan. To address this issue through a minor variance when this review is underway and has not yet been through a public process or been in front of Township Council is, in planning staff's opinion, premature.

Due to the concerns above, planning staff recommend that and a Zoning by-law amendment application would be a more appropriate application to permit the accessory apartment in the existing dwelling and address the other non-compliances with the Zoning By-law.

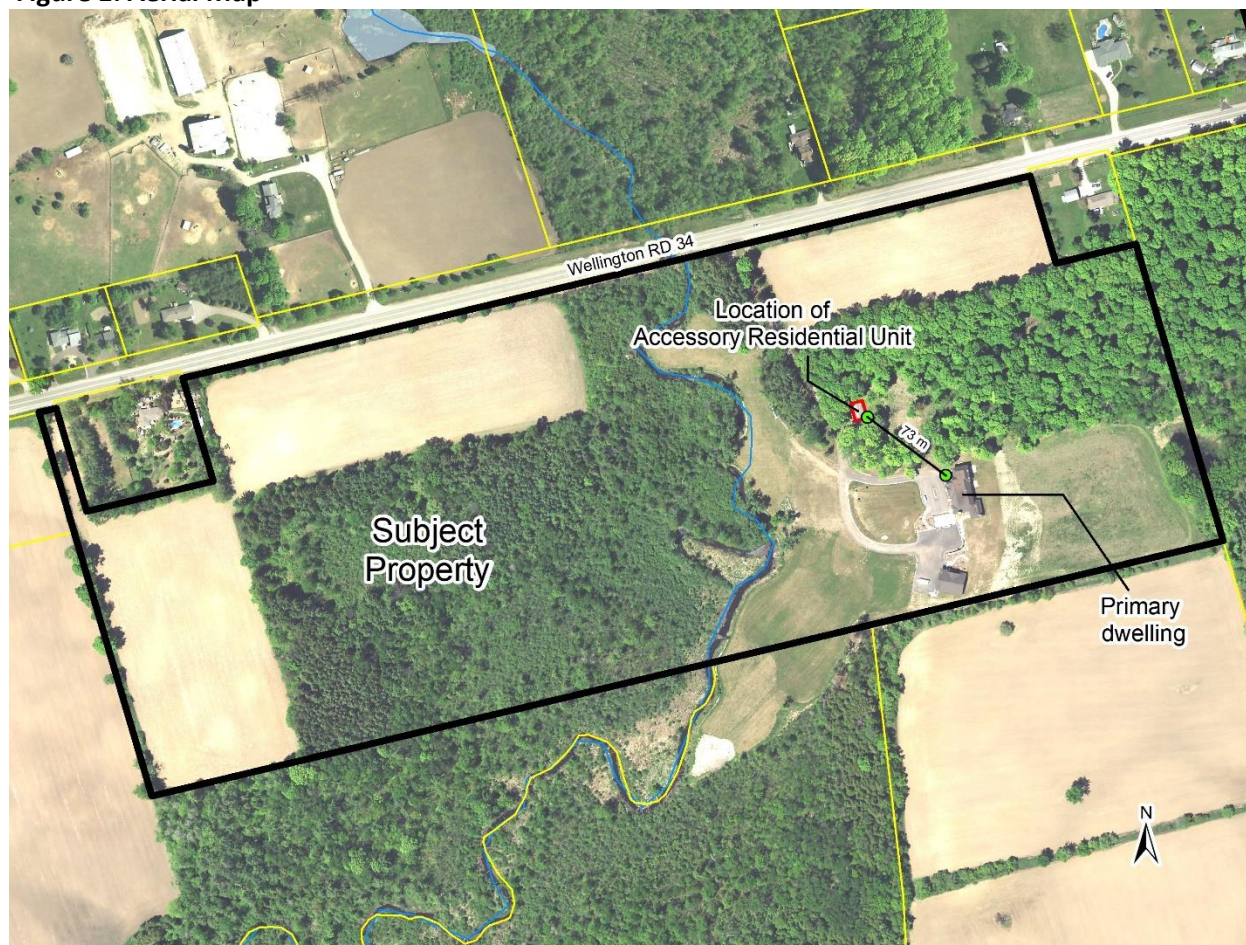
If the committee is satisfied with the application, we suggest the following condition be applied:

1. That the owner obtains a building permit, securities and/or enter in to an agreement with the Township to convert the lower portion of the existing dwelling to a separate use from the dwelling unit.

The details of the minor variance application are included in the table below.

Regulation	By-law Section	Required	Proposed	Relief Requested
Accessory Apartments - distance from the single detached dwelling	4.2 (b)(i)	15 m	73.08 m	58.08 m

**Figure 1: Aerial Map**



Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>The subject property is approximately 22.66 ha (55.84 ac) in size and is designated as Secondary Agriculture, Core Greenlands and Greenlands.</li> <li>The original dwelling/proposed accessory apartment is located within lands that are designated as part of the County's Greenland and Core Greenlands System, identified features include Slope Hazard and Significant Wooded Area.</li> <li>The Township Zoning By-law permits only one dwelling on a lot with the exception of accessory apartments.</li> <li>The Township Zoning By-law does not have provisions specific to converting existing dwellings to accessory apartments.</li> <li>The original dwelling/accessory apartment is located within an area</li> </ul>



	<p>zoned as Natural Environment (NE) Zone, whereas the by-law only permits an accessory apartment within a detached structure, subject to criteria, in the Agriculture (A) Zone.</p> <ul style="list-style-type: none"> <li>• The applicant is proposing a conversion to a portion of the proposed accessory apartment in order to meet the maximum permitted area of a unit which is 130 m<sup>2</sup> or less.</li> <li>• The Township is undergoing a review and update of their Zoning By-law provisions for accessory apartments to align with an update to the County Official Plan and to consider other approaches for these uses subject to appropriateness within the context of Puslinch.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject property is zoned Agricultural, Natural Environmental (NE) with Environmental Protection Overlay. A part of the site has site specific zoning SP-1.</li> <li>• The 'A' Zone allows a single detached dwelling, an accessory building to the main dwelling, and an accessory apartment (subject to Section 4.2). The existing dwelling is located within the Natural Environment (NE) Zone – an accessory apartment is not permitted within this zone.</li> <li>• The site specific provision (SP-1) on-site permits establishment of kennel within a part of the site.</li> <li>• Section 4.2 of the Zoning By-law establishes maximum distance from the Primary Residential Unit, height and area requirements for accessory buildings and structures.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The property is designated as Secondary Agriculture, Core Greenlands and Greenlands.</li> <li>• Identified feature include Provincially Significant Wetlands, Wetlands, Significant Wooded areas, Flood Plain, Slope Erosion Allowances and Environmentally Sensitive Areas.</li> <li>• The Township Zoning by-law includes provisions related to location/distance from the dwelling, size and height restrictions etc. to align with permissions in the County of Wellington Official Plan.</li> <li>• Within the County Official Plan, additional residential units within an Ancillary building or structure is permitted, subject to criteria.</li> <li>• New accessory apartments are not permitted in hazardous areas as such, comments from the conservation authority should be considered as the existing unit is located within the Greenland System designation.</li> <li>• An accessory apartment/additional residential unit is prohibited from being severed from the property.</li> </ul>
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The intent of the subject application is to regularize the existing accessory structure on-site that was original intended to be removed/decommissioned after the construction of a new single family dwelling.</li> <li>• Planning staff have concerns with the relief requested as it is not minor in nature and recommends that a Zoning By-law Amendment be submitted instead.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance application be denied and a Zoning Bylaw Amendment application to be submitted. I trust that these comments will be of assistance

to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted

County of Wellington Planning and Development Department

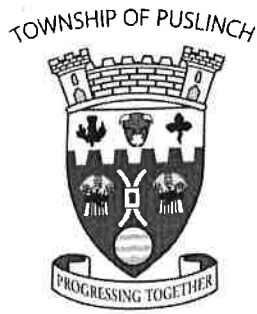


Zach Prince, RPP MCIP, Senior Planner

## ATTACHMENT 1

### Images submitted by the applicant - Accessory Apartment





**Township of Puslinch**  
7404 Wellington Road #34  
Guelph, ON, N1H 6H9  
T: (519) 763 – 1226  
F: (519) 763 – 5846  
[www.puslinch.ca](http://www.puslinch.ca)

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

**Registered Owner's Name(s):** Kelly Helena CONTINI

**Address:** 97 Forest Street

**City:** Guelph, ON

**Postal Code:** N1G 1J3

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:**

**Applicant (Agent) Name(s):** Jeff Buisman of Van Harten Surveying Inc.

**Address:** 423 Woolwich Street

**City:** Guelph

**Postal Code:** N1H 3X3

**E-mail Address:** [REDACTED]

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

- Mortgage as in Instrument No. WC449275 & WC601883 with CIBC located at 33 Yonge Street, Box 115, Commerce Court Postal Station, Toronto, ON, M5L 1E5  
- Mortgage as in Instrument No. WC602963 with 1138623 Ontario Limited c/o The Roberts Group DLC located at 151 Main Street, 2nd Floor, Unionville, ON, L3R 2G8

Send correspondence to: Owner: ☐ Agent ☒ Other: \_\_\_\_\_

**2. Provide a description of the "entire" property:**

Municipal address: 4660 Nassagaweya-Puslinch Townline

Concession: 11 Lot: 13

Registered Plan Number: \_\_\_\_\_

<b>Retained Parcel</b>	Area: <u>4.4ha</u> ha	Depth: <u>275m</u> m	Frontage: <u>117m</u> m
	<b>Severed Parcel</b>	<u>0.4ha</u> ac	<u>60m</u> ft

Width of road allowance (if known): 20.12m

**Reason for Application:**

**3. Please indicate the Section of the Planning Act under which this application is being made. Select one:**

- ☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- ☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

**4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).**

The Minor Variance requests are as follows:

A) To permit a reduced lot frontage of the retained parcel to be 115m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.

B) To permit a reduced MDSI setback from the severed parcel to the barn on the retained parcel to be 87m instead of 137m as required.

**5. Why is it not possible to comply with the provisions of the by-law?  
(please specifically indicate on sketch).**

Two minor variance requests are being made for the severed and retained parcels of Severance Application B92-20. This application has been approved subject to conditions including the requirement of MDS compliance (Condition 5).

Please see covering letter for more information.

**6. What is the current Official Plan and zoning status?**

Official Plan Designation: Secondary Agricultural, Core Greenlands & Greenlands

Zoning Designation: Agricultural, Natural Environment & Environmental Protection Overlay

**7. What is the access to the subject property?**

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

Nassagaweya-Puslinch Townline

**8. What is the name of the road or street that provides access to the subject property?**

The property is a through lot with frontage along Nassagaweya-Puslinch Townline & Concession Road 11, however the access is from Nass-Puslinch Townline.

**9. If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.**

N/A

## Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Retained Parcel	Severed Parcel
	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

**Existing Subject and Abutting Property Land Uses, Buildings and their Locations:**

**12. What is the existing use of:**

The subject property? Rural Residential

The abutting properties? Rural Residential / Agricultural

**13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)**

**See sketch for details**

<b>Building Details:</b>	<b>Existing:</b>		<b>Proposed:</b>	
Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

**14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)**

**See sketch for details**

<b>Building Details:</b>	<b>Existing:</b>		<b>Proposed:</b>	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.



**15. What are the dates of acquisition and construction of subject property and building property?**

Date of acquisition of subject property: October 2015

Date of construction of buildings property: Many years ago

**16. How long have the existing uses continued on the subject property?** Many years

**17. Has the owner previously applied for relief in respect of the subject property?**

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

N/A
-----

**Other Related Planning Applications:**

**18. Has an application for any of the following on the subject lands?**

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B92-20	County of Wellington	Lot 13, Con 11	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

**Authorization for Agent/Solicitor to act for Owner:**

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Kelly Helena CONTINI (Postma) of the  
Township of Puslinch County/Region of  
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.

[Redacted Signature]

21/6/2021 | 09:58:11 PDT

Signature of Owner(s)

Date

Signature of Owner(s)

Date

**Affidavit:**

I (we) Jeff Buisman of Van Harten Surveying Inc. of the  
City of Guelph County/Region of  
Wellington solemnly declare that all the statements  
 contained in this application are true, and I, (we), make this solemn declaration  
 conscientiously believing it to be true, and knowing that it is of the same force and effect  
 as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED  
 before me at the City of Guelph in the  
 County/Region of Wellington this 30 day of  
June, 2021.

[Redacted Signature]

21/6/2021 | 09:58:11 PDT

Signature of Owner or authorized  
 solicitor or agent

Date

James Michael Laws,  
 a Commissioner, etc.,  
 Province of Ontario,  
 for Van Harten Surveying Inc.  
 Expires May 11, 2024

Signature of Commissioner

June 30, 2021  
 Date

## Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE  
ON THIS SITE FOR: (50 mm text height)  
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)  
FOR FURTHER INFORMATION  
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34  
(519) 763 - 1226 (30-50 mm text height)

## For Administrative Purposes Only:

Application fee of \$\_\_\_\_\_ received by the municipality

Date Fee Received: \_\_\_\_\_

Date Application Filed: \_\_\_\_\_

File Number: \_\_\_\_\_

Application deemed complete:

\_\_\_\_\_  
Signature of Municipal Employee

\_\_\_\_\_  
Date

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

June 30, 2021

28853-20

Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
R.R. #3  
Guelph, Ontario  
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B92-20  
4660 Nassagaweya-Puslinch Townline  
Part of Lot 13, Concession 11  
PIN 71188-0092  
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map, Source Water Protection Form, MDS Farm Data Sheet, Site Plan, and a cheque in the amount of \$1,241.00 to the Township of Puslinch.

### **Proposal**

Two minor variance requests are being made for the severed and retained parcels of Severance Application B92-20 which has been approved subject to conditions by the County of Wellington Land Division Committee Meeting. The Minor Variance is required to satisfy condition 5 of the approved decision. The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of the retained parcel to be 115m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**
- B. To permit a reduced MDS1 setback from the severed parcel to the barn on the retained parcel to be 87m instead of 137m as calculated.**

The severance creates a rural residential parcel along Nassagaweya-Puslinch Townline with a frontage of 60m, depth of 67m, for an area of 0.4ha where a dwelling is proposed. The retained parcel will have a frontage of 115m, depth 275±m, for an area of 4.4±ha where the existing dwelling and old barn will remain.

572 Weber Street North, Unit 7  
Waterloo ON N2L 5C6  
519-742-8371

Elmira, ON:  
519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110

Collingwood, ON:  
249-499-8359

[www.vanharten.com](http://www.vanharten.com)

The severed parcel consists of scrub and reforested trees. The severance was originally configured to ensure that the minimum 120m lot frontage zoning requirement of the retained parcel could be met. However, as part of the Environmental Impact Study (EIS) being completed as another condition, we found a small arm of the wetland to protrude closer to the severance than expected. The rear limit of the severance has been moved forward to ensure a minimum 30m setback from the flagged wetland limit. In order to keep the minimum requirement of 0.40 ha, the severance was widened to 60m and the retained parcel was reduced to 115m – slightly less than the 120m requirement in the Zoning By-law. The remaining zoning requirements are met for the retained parcel.

The second variance request is for a reduced MDS 1 for the barn on the retained parcel to the severed parcel. The actual distance is 87m and the calculated distance is 137m. Please note that this calculated distance is based on an empty barn of 269m<sup>2</sup> and not necessarily a specific type or number of animals.

The upper floor of the bank barn is currently used for storage and a skateboard facility. The lower area was once used for goats but has not been used as such for many years. About ½ of the lower floor has the old stalls and ¼ is used for storage and the remaining ¼ is a workshop. The owners have been considering the possibility of horses for this barn. They provide an opinion that the most that this farm and barn could support is about 8 horses. The MDS requirement would be 86m if the calculation was based on 8 horses rather than the MDS calculation as an empty barn (Guideline #20).

We provide the opinion that the minor variance requests meets the four tests for a minor variance.

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*

cc Kelly Postma





LEGEND:

—□— DENOTES SURVEY MONUMENT SET  
—■— DENOTES SURVEY MONUMENT FOUND  
SIB DENOTES .025 x .025 x 1.20 STANDARD IRON BAR  
IB DENOTES .015 x .015 x 0.60 IRON BAR  
375 DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s  
VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s  
P1 DENOTES SURVEY BY (375), PROJ. No. 72-2920, JULY 14, 1972

OVERHEAD HYDRO — OH — OH — OH —  
SANITARY SEWER — SW — SW — SW —  
WATERMAIN — WM — WM — WM —  
STORM SEWER — SS — SS — SS —  
FENCELINE — X — X — X —  
CENTRELINE OF ROAD — — — — —  
TOP OF SLOPE — — — — —

DIRECTION OF FLOW — — — — —  
SILT FENCE — — — — —  
TREE PROTECTION FENCE — TPF — TPF —

DECK GRAVEL CONCRETE ASPHALT BUILDING

EXISTING ELEVATION x 330.96  
PROPOSED ELEVATION x (330.96)  
HYDRO POLE HP  
GUY WIRE GW  
LIGHT STANDARD LS  
GATE  
DECIDUOUS TREE  
HYDRO METER HM  
GAS METER GM  
CATCHBASIN CB  
MANHOLE MH  
SIGN

CONIFEROUS TREE

- BEARING AND COORDINATE NOTE:
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
  - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99963297.
  - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

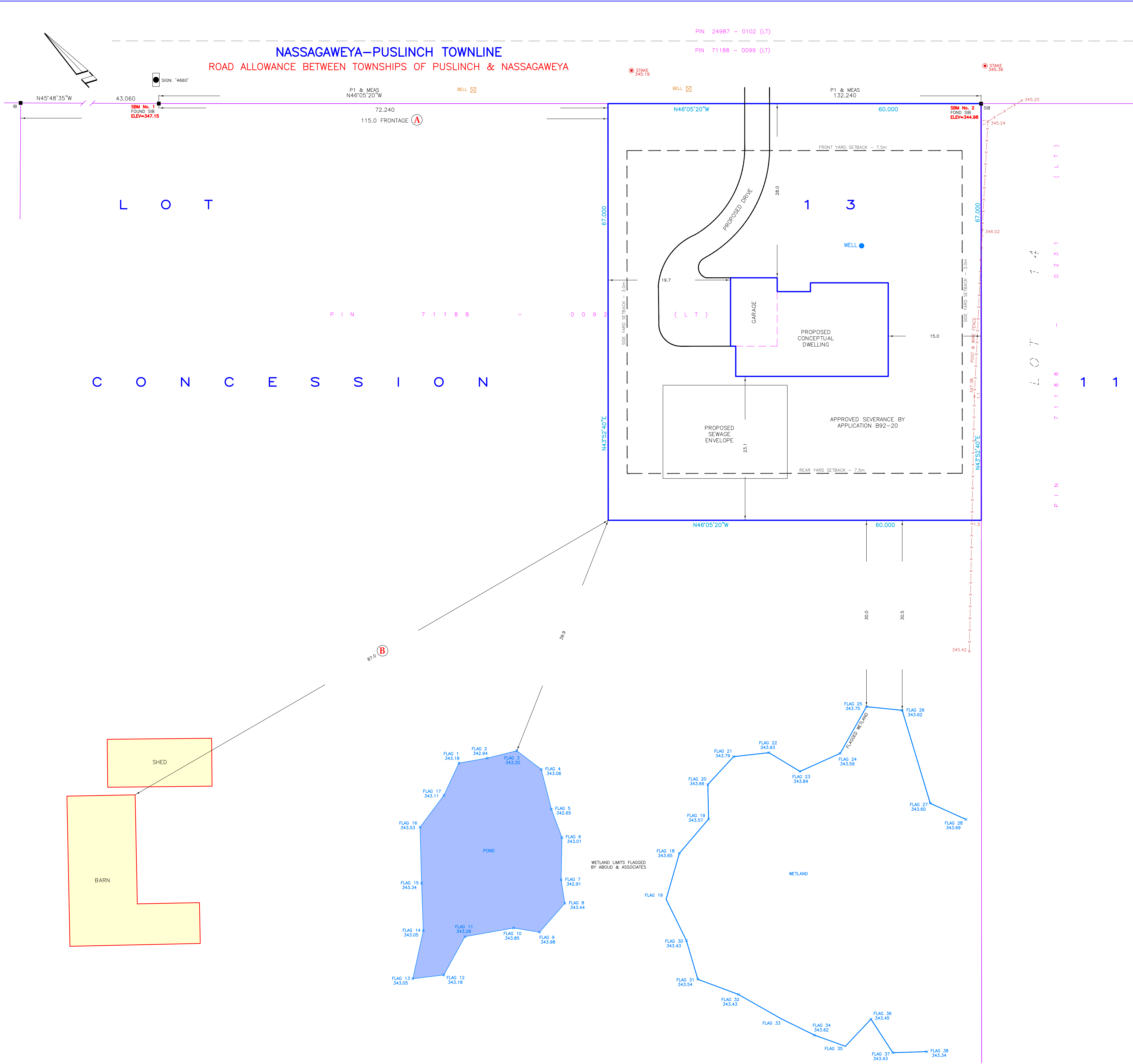
BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLANS	ROTATION FOR NORTHEAST BEARINGS
P1	-1°05'20"

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.





# FARM DATA SHEET

## Minimum Distance Separation I (MDSI)

### County of Wellington

#### NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility

*Kelly Postma*

#### Contact Information

Email

Civic Address

*4660 Nass-Paslinch T/L*

Telephone

Municipality

Lot

*13*

Concession

*11*

Division

Lot Size (where livestock facility is located)

*4.4*

hectares

acres

Signature of Livestock Facility Owner

Date

*Oct. 8, 2020*

#### BARN(S) SIZE

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

ft<sup>2</sup>/m<sup>2</sup>

ft<sup>2</sup>/m<sup>2</sup>

#### Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover

L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



**FARM DATA SHEET** (continued)  
**Minimum Distance Separation I (MDSI)**

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)	200 *	V3
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

**QUESTIONS?**

**PLEASE CONTACT**

County of Wellington

Planning and Development Department

74 Woolwich Street, Guelph

ON N1H 3T9

F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca

T 519.837.2600 x2380

1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca

T 519.837.2600 x2130

1.800.663.0750 x2130

\* consideration is being made to use barn for horses — to a maximum of 8.

\* Barn is not suitable for animals; old stalls exist, but 1/2 the main basement was converted to a work shop. The amount of 200 goats was based on a goat farmer's expectation of capacity. Barn would need significant renovations to resume animals in the barn.

## Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: \_\_\_\_\_

File Number: \_\_\_\_\_

Submission Date: \_\_\_\_\_

WHPA, IPZ, ICA: \_\_\_\_\_

Vulnerability Score: \_\_\_\_\_

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 5.

### 1. Property Information

Municipal Address of Subject Property: **4660 Nass-Puslinch Townline, Puslinch**

Property Owner: **Kelly Contini/Postma**

### 2. Proposal (Please check all that apply to this application):

	Building
	New Structure
	Expansion or Conversion of an Existing Structure
	New or Replacement Septic System
	New Well (Transport Pathway)
	Geothermal System (Transport Pathway)
	Change of Use

	Planning
	Minor Variance
	Official Plan Amendment
<b>X</b>	Consent Application
	Zoning By-law Amendment Application
	Subdivision/Condominium Application
	Site Plan Application

### Brief Description of the Proposed Use of Land, Proposed Buildings or Structures

**Two minor variance requests are being made for the severed and retained parcels of the Severance Application B92-20 that has been approved subject to conditions. This is to satisfy Condition 5 of the approved application. The Minor Variance requests are as follows:**

**A) To permit a reduced lot frontage of the retained parcel to be 115m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**

**B) To permit a reduced MDSI setback from the severed parcel to the barn on the retained parcel to be 87m instead of 137m as required.**

**A new dwelling is proposed for the severed parcel.**

### 3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

#### 3.1 Fuel Handling and Storage greater than 250 litres

- ☐ Liquid fuel (i.e. gasoline or diesel)
- ☐ Fuel oil (home heating)
- ☐ Waste oil (heating)

#### 3.2 Chemical Handling and Storage

- ☐ Paints and other coatings (including stains, enamels, lacquers, rust paint)
- ☐ Dry cleaning chemicals
- ☐ Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)
- ☐ Solvent based degreasers or liquids for washing metal parts

If yes to any of the above, please indicate the type(s) of chemicals if known:

- ☐ 3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents
- ☐ 3.2.2 Organic Solvents

#### 3.3 Road Salt Application and/or Outdoor Storage

- ☐ Road salt storage, outside > 5,000 tonnes
- ☐ Road salt application in a parking lot

#### ☐ 3.4 Snow Storage (see guide)

#### 3.5 Waste Storage or Disposal (see guide)

- ☐ 3.5.1 Storage of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)
- ☐ 3.5.2 Storage and/or disposal of oils; hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste (does not include restaurant oil or grease)

#### 3.6 Storm Water Management/Industrial Sewage

- ☐ Stormwater management facility (treatment, retention, infiltration or control of stormwater)

- ☐ Car or truck washing facility
- ☐ Oil and Water Separator
- ☐ Sediment control (ie Stormceptor)

### 3.7 Septic Systems

- ☒ Septic system for residential or small-scale commercial/industrial/institutional use **EXISTING**
- ☐ Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)

### 3.8 Agricultural / Commercial

- ☐ 3.8.1 Application, handling and storage of fertilizers and / or pesticides
- ☐ 3.8.2 Application, handling and storage of agricultural source material (i.e. manure)
- ☐ 3.8.3 Application, handling and storage of non-agricultural source material (e.g. biosolids, commercial food wastes, etc.)
- ☐ 3.8.4 Grazing and pasturing of livestock
- ☐ 3.8.5 Nutrient Management Plan or Strategy applies to property

### 3.9 Water Taking

- ☒ 3.9.1 Private well (existing or new) **EXISTING**
- ☐ 3.9.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water would be required)
- ☐ **3.10 Recharge Reduction – creation of impervious surfaces (including large roofed areas, pavement) – only applies within Town of Erin**
- ☒ **3.11 Transport Pathway (see guidance includes wells, aggregate pits, geothermal systems)**
- ☐ **None of the above are applicable**

#### 4. Declaration (Owner or Applicant) or Person Engaged in Activity

##### Owner

I, \_\_\_\_\_, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

##### Applicant or Authorized Agent

I, Jeff Buisman of Van Harten Surveying Inc., declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

June 30, 2021  
Date

  
Signature

**Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.**

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.

## Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act*, 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to [www.wellingtonwater.ca](http://www.wellingtonwater.ca) or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Drinking Water Source Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

### Section 1 – Property Information:

Please fill out the municipal address and property owner for the subject property.

### Section 2 – Proposal:

Please check all that apply to the application and provide a brief explanation of the proposed development

### Section 3 – Potential Threat Activities Associated with Proposed Application:

Within this section please check all that apply to your application.

#### 3.1 Liquid Fuel Handling and Storage:

Check the box if on the property there is liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

#### 3.2 Chemical Handling and Storage:

Check box if the application is regarding one of the listed chemical handling or storage activities on the form.

##### 3.2.1 Known DNAPLs:

Check box only if applicant is aware of a Dense Non-Aqueous Phase Liquid (DNAPL) on the property. DNAPLs are chemicals that are denser than water and therefore have the ability to contaminate the groundwater easily. The specific DNAPLs that pose a potential threat are poly-aromatic hydrocarbons (PAHs), 1, 4-dioxane, trichloroethylene, tetrachloroethylene or perchloroethylene (PCE or PERC) and Vinyl Chloride.

- **Vinyl Chloride:** Used to make polyvinyl chloride (PVC) pipes, wire coatings, vehicle upholstery and plastic kitchen ware
- **PAHs:** Used in wood preservatives, pharmaceuticals, dyes and asphalt products.
- **1,4-dioxane:** Used as a degreasing solvent or solvent stabilizer in various manufacturing processes.
- **Tetrachloroethylene** (PCE or PERC): Used in dry cleaning, metal cleaning and as an intermediate in manufacturing processes.



- **Trichloroethylene (TCE):** Mainly used for degreasing of metal parts in the automotive and metal industries and also found in some household products such as adhesives, paint removers, paints, rug cleaning fluids, and metal cleaners.

### 3.2.2 Known Organic Solvents:

Check box if the applicant is aware of Organic Solvents on the property. Organic Solvents are liquid organic compounds with the ability to dissolve solid, gases or liquids and therefore have the ability to contaminate drinking water sources. Organic Solvents that are of potential concern include Carbon Tetrachloride, Chloroform, Dichloromethane and Pentachlorophenol (PCP).

- **Carbon Tetrachloride:** Once used widely in fire extinguishers, as a cleaning agent, in the manufacture of refrigerants as well as an industrial solvent and metal degreasing agent is a banned substance in Ontario since 1999. The only permitted uses of the chemical are in research laboratories or in the manufacturing process where the product is converted to an alternative product which does not contain a class of ozone-depleting substances.
- **Chloroform:** commonly used in a laboratory setting, and in the production of pharmaceuticals, dyes and pesticides.
- **Dichloromethane** (also known as methylene chloride): used as a solvent in paint strippers and removers. It is used as a process solvent in the manufacture of drugs, pharmaceuticals and film coatings. It is also used as a metal cleaning and finishing solvent in electronics manufacturing, aerosol propellant and as an agent in urethane foam blowing.
- **Pentachlorophenol (PCP):** used as an herbicide, insecticide, fungicide, algicide and disinfectant, and as an ingredient in antifouling paint. Its use has significantly declined due to its high toxicity. Today it is used industrially as a wood preservative and is not manufactured in Canada.

### 3.3 Road Salt Application, Handling and Storage:

Check the appropriate box if there will be outdoor, road salt storage greater than 5,000 tonnes or road salt application in a parking lot. Please note it is extremely unlikely that any application will have outside road salt storage greater than 5,000 tonnes.

Please check the appropriate box if salt will be applied to a parking lot.

### 3.4 Snow Storage:

Check box if there will be below grade (buried) snow storage on the property greater than 0.01 hectare (0.03 acre or 10 metres by 10 metres) or above grade snow storage of greater than 1 hectare (2.5 acres or 100 metres by 100 metres). For reference, 0.01 hectare is roughly a double driveway and 1 hectare is roughly two soccer fields.

#### 3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

Check box only if application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

#### 3.5.2 Waste Storage or Disposal - Storage and/or Disposal of Hazardous Waste:

Check box if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring registration with the Ontario Hazardous Waste Information Network (HWIN), if applicable. Disposal of

waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

### **3.6 Storm Water Management/Industrial Sewage:**

Check box if one of the listed storm water management or industrial sewage activities is planned or present. For reference, a storm water management facility may include a retention or detention pond (wet or dry), catch basins, sediment control, swales and ditches.

### **3.7 Septic Systems:**

Check box if the property will be serviced by a septic system.

### **3.8.1 Agricultural - Application, handling and storage of fertilizers and pesticides:**

Check box if there is storage or use of fertilizer or pesticides for agricultural or commercial use. Do not check the box if used only for personal use.

### **3.8.2 Agricultural - Application, handling and storage of agricultural (i.e. manure) and/or 3.8.3 non-agricultural source material (bio solids):**

Check corresponding box if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, [www.wellingtonwater.ca](http://www.wellingtonwater.ca)

### **3.8.4 Agricultural - Grazing and pasturing of livestock:**

Check box if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification.

### **3.9.1 Water Taking - Private well installed:**

Check box if there is a well present or being installed on the property. This includes private drinking water wells, environmental test wells, geotechnical wells, irrigation wells etc.

### **3.9.2 Water Taking - Greater than 50,000 litres per day**

Check box if more than 50,000 litres per day is being withdrawn from a well or a water body(1 gal = 3.785 gal).

### **3.10 Recharge Reduction:**

Check box if there is going to be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within current building envelope then it is not an increase. Please note this box only applies within the Town of Erin.

### **3.11 Transport Pathway**

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants. Please check this box if your application will be installing a vertical geothermal system, installation of caissons or building piers for a non-residential application, aggregate project, installation of utilities or excavation within fractured bedrock or involves a drilling project (i.e. installation of private wells (dug or drilled), environmental or geotechnical test wells and/or boreholes). If the Water Taking – Private Well box was checked, please check the Transport Pathway box as well.

3.12 None Applicable:

Check if none of the above sections in Part 3 are applicable to the application.

**Section 4 - Declaration:**

Either the owner or the applicant must sign and date the form.

**From:** [Brent Smith](#)  
**To:** [Justine Brotherston](#)  
**Subject:** RE: D13-CON Minor Variance - Notice of Public Hearing - 4660 Nassagaweya-Puslinch TL - Contini  
**Date:** Friday, July 23, 2021 9:30:12 AM  
**Attachments:** [image001.jpg](#)

---

Hi Justine,

Puslinch Fire and Rescue Services reviewed the minor variance application for 4660 Nassagaweya on July 23, 2021. Please be advised that the department has no concerns with the proposal.

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---

**From:** Justine Brotherston <jbrotherston@puslinch.ca>

**Sent:** Wednesday, July 21, 2021 11:58 AM

**To:** executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; ammendolia@watsonecon.ca; valenti@watsonecon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csvgiamonde.ca; Planning.Info@ugdsb.on.ca; Source Water <sourcewater@centrewellington.ca>; Access Halton <accesshalton@halton.ca>; kstroud@growmark.com; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; rowcentre@bell.ca; Heritage Committee <Heritage@puslinch.ca>; townclerk@milton.ca; planning@milton.ca; catherine.susidko@milton.ca; regionalclerk@halton.ca; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>

**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>

**Subject:** D13-CON Minor Variance - Notice of Public Hearing - 4660 Nassagaweya-Puslinch TL - Contini

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.



**From:** [Andrew Hartholt](#)  
**To:** [Justine Brotherston](#)  
**Subject:** RE: D13-CON Minor Variance - Notice of Public Hearing - 4660 Nassagaweya-Puslinch TL - Contini  
**Date:** Tuesday, August 03, 2021 8:29:15 AM  
**Attachments:** [image002.jpg](#)  
[image003.jpg](#)

---

No comments from a Building Code perspective.

Andrew Email Signature



---

**From:** Justine Brotherston <jbrotherston@puslinch.ca>  
**Sent:** Wednesday, July 21, 2021 11:58 AM  
**To:** executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; ammendolia@watsonecon.ca; valenti@watsonecon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csmiamonde.ca; Planning.Info@ugdsb.on.ca; Source Water <sourcewater@centrewellington.ca>; Access Halton <accesshalton@halton.ca>; kstroud@growmark.com; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; rowcentre@bell.ca; Heritage Committee <Heritage@puslinch.ca>; townclerk@milton.ca; planning@milton.ca; catherine.susidko@milton.ca; regionalclerk@halton.ca; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>  
**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>  
**Subject:** D13-CON Minor Variance - Notice of Public Hearing - 4660 Nassagaweya-Puslinch TL - Contini

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.



**From:** [Source Water](#)  
**To:** [Justine Brotherston](#)  
**Cc:** [Source Water](#)  
**Subject:** RE: D13-CON Minor Variance - Notice of Public Hearing - 4660 Nassagaweya-Puslinch TL - Contini  
**Date:** Thursday, July 22, 2021 10:47:55 AM  
**Attachments:** [image001.jpg](#)  
[WHPA\\_Map\\_Nassagaweya\\_4660.pdf](#)

---

Hi Justine,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

*Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. Centre Wellington is now in Step Three of the Province's [roadmap to reopening](#), a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.*

*Although some Township facilities remain closed to the public, many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.*

*For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township's website at [www.centrewellington.ca/emergencyplanning](http://www.centrewellington.ca/emergencyplanning) and our social media platforms, [www.facebook.com/CentreWellington](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

---

**From:** Justine Brotherston [<mailto:jbrotherston@puslinch.ca>]



**Sent:** July 21, 2021 11:58 AM

**To:** executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; ammendolia@watsoncon.ca; valenti@watsoncon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csviamonde.ca; Planning.Info@ugdsb.on.ca; Source Water <sourcewater@centrewellington.ca>; Access Halton <accesshalton@halton.ca>; kstroud@growmark.com; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; rowcentre@bell.ca; Heritage Committee <Heritage@puslinch.ca>; townclerk@milton.ca; planning@milton.ca; catherine.susidko@milton.ca; regionalclerk@halton.ca; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>

**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>

**Subject:** D13-CON Minor Variance - Notice of Public Hearing - 4660 Nassagaweya-Puslinch TL - Contini

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.



Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message may contain information that is confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient you are notified that any dissemination, distribution, copying or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or

destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

**MEETING DATE:** August 10, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/CON (Kelly Helena Contini)**  
**4660 Nassagaweya-Puslinch Townline**  
**Part Lot 13 Concession 11**  
**ATTACHMENTS:** **1 – Aerial with MDS setbacks and Frontage**  
**2 – Applicant Review Letter**

We have reviewed the application for minor variance and provide the following comments. These comments are offered with the benefit of a site visit on July 28<sup>th</sup> 2021.

### Planning Opinion

The purpose of this application is to seek relief from the Township Zoning By-law for the Minimum Distance Separation I (MDS I) requirements and the minimum required lot frontage within the Agricultural (A) Zone to fulfill a condition of consent (County Consent Application B92/20). This consent application was conditionally approved in January 2021. The consent application would sever a vacant 0.4 ha (1 ac) parcel and a 4.4 ha (10.9 ac) parcel containing a dwelling, associated servicing, a barn, and shed would be retained.

#### *Minimum Distance Separation I (MDS I)*

The applicant requires a setback reduction to the livestock structure located on the retained lands. The subject minor variance application would seek relief from Section 4.16.1 of the Zoning By-law and the MDS I setback requirement of 137 m (449.5 ft) to allow a reduced setback of 87 m (285.4 ft). As part of the related consent application, MDS was reviewed by the County Planner. As the barn on the retained lands is currently unoccupied, MDS I calculations were completed using Guideline #20 within the MDS Guideline Document (Publication 853). Although the barn is currently empty and used for personal storage, the applicant has expressed an interest in potentially introducing up to eight (8) horses within the barn.

#### *Minimum Required Lot Frontage*

The applicant requires relief from section 11.3 (Table 11.2) of the Zoning By-law to permit a reduction in the minimum required lot frontage for the retained lands. A lot frontage of 115 m (377.3 ft) is proposed, whereas a lot frontage of 120 m (393.7 ft) is required for properties greater than 4 ha (9.9 ac) in size. The proposed vacant lot meets the minimum lot frontage and area requirements of the By-law. Based on the proposed reduction, planning staff have no concerns with the relief from the required minimum lot frontage requirements for the retained lands.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Section of the By-law	Required	Proposed	Relief Requested
1. 4.16.1 - Minimum Distance Separation – New Non-Farm Uses	<b>4.16.1 MDI I - New Non-Farm Uses</b> a. Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	87 m (285.4 ft) instead of the required 137 m (449.5 ft)	50 m (164.0 ft)
2. 11.3 Zone Requirements Table 11.2 Agricultural Zone Standards	<b>11.3 Zone Requirements, Table 11.2 Agricultural Zone Standards</b> Minimum Required Lot Frontage 120 m	115 m (377.3 ft)	5 m (16.4 ft)

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>Consent application B92-20 has been conditionally approved and this application is to satisfy Condition 5 for MDS I regulation setback relief.</li> <li>Planning staff are satisfied the proposed severed lot meets MDS I setback requirements from neighbouring properties, but does not meet the setback requirements for the (unoccupied) barn on the retained lands.</li> <li>MDS I setbacks are measured as the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns and manure storages.</li> <li>The barn on the subject property is currently used for storage purposes.</li> <li>Guideline #20 provides the requirements for calculating MDS I setbacks for unoccupied livestock barns. An unoccupied livestock barn does not currently house any livestock, but did house livestock in the past and continues to be structurally sound and reasonably capable of housing livestock. The intent of Guideline #20 is to take into account future livestock facility capacity while also considering uncertain odour potential when the type of livestock to be housed is unknown.</li> <li>The applicant has indicated that they are considering using the livestock facility for 8 horses. For a barn containing 8 medium-framed horses with solid outside manure storage with no cover, the MDS I setback is 86 m (283 ft) from the livestock barn and manure storage. The estimated livestock barn area for 8 medium-framed horses is 186m<sup>2</sup>. The existing barn was reviewed as per Guideline #20 of the MDS document and determined to be approximately 269 m<sup>2</sup>. For a barn of approximately 269m<sup>2</sup>, the MDS I calculations provide a maximum capacity of 12 medium-framed horses and</li> </ul>

	<p>a minimum MDS I setback of 93 m (307 ft) from the livestock barn and manure storage.</p> <ul style="list-style-type: none"> <li>• Section 8.2 of the MDS Document states that MDS I setbacks should not be reduced except in limited site specific circumstances that meet the intent of the document.</li> <li>• The intent of MDS I setbacks is to reduce odour conflicts by separating incompatible land uses and to avoid and/or limit negative impacts on future modifications to agricultural operations including their ability to expand. Guideline #43 of the MDS document provides for the consideration of MDS I relief.</li> <li>• Suitable alternative locations for the proposed lot on the subject property that could meet MDS I setbacks are limited. The proposed location on the south-eastern portion of the property is the furthest location from the barn on the retained lands. The subject property also contains environmental features including Provincially Significant Wetlands, wetlands, and significant woodlands which constrain lot location.</li> <li>• In regards to the deficiency of lot frontage for the retained lot, both the retained and severed lot meet the minimum lot area requirements within the Township Zoning By-law. We find the requested variance for the frontage of the retained lot is minor in nature.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject lands are zoned as Agricultural (A) and Natural Environment (NE) and contains the Environmental Protection Zone Overlay. The proposed severed lot is located fully within the A Zone.</li> <li>• A single detached dwelling is a permitted use within the A Zone.</li> <li>• Section 4.16.1(a) requires that no residential use located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the MDS I setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.</li> <li>• The intent of minimum lot frontage requirements is to ensure that a safe entrance is available on a lot, to ensure the future viability of the property, and also maintain the consistency of the area's lot fabric.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The subject lands are designated as Secondary Agricultural, Greenlands and Core Greenlands. The features on the property include significant wooded areas, Provincially Significant Wetlands, and wetlands.</li> <li>• The severed lands are located within the Secondary Agricultural designation and is outside of the Greenlands System.</li> <li>• Consent application B92/20 was supported by planning staff and generally conforms to the policies of the Official Plan subject to MDS compliance.</li> </ul>
That the variance is <b>desirable</b> and <b>appropriate</b> development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The subject property is immediately surrounded primarily by existing agricultural parcels with farm dwellings. There are existing rural residential lots to the east and north of the subject lands.</li> <li>• The severed lands could impact future expansions of the livestock facility on the retained lands, as well as other agricultural operations within surrounding area. Although the proposed severed lot would be the closest neighbouring dwelling to the barn on the retained lands, it is noted that there are other surrounding dwellings that would also impact future expansions to the livestock facility on the retained lands such as 4680</li> </ul>

	<p>Nassagaweya-Puslinch Townline.</p> <ul style="list-style-type: none"> <li>• The reduced lot frontage requirement for the retained parcel is the result of a reconfiguration of the conditionally approved parcels as a result of a scoped Environmental Impact Study, which was completed to satisfy a condition of B92-20. This reconfiguration was completed to meet the policy requirements of the Growth Plan for the Greater Golden Horseshoe. Planning staff are satisfied the reduced lot frontage is sufficient, desirable, and appropriate for the development and use of the land.</li> </ul>
--	--

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application

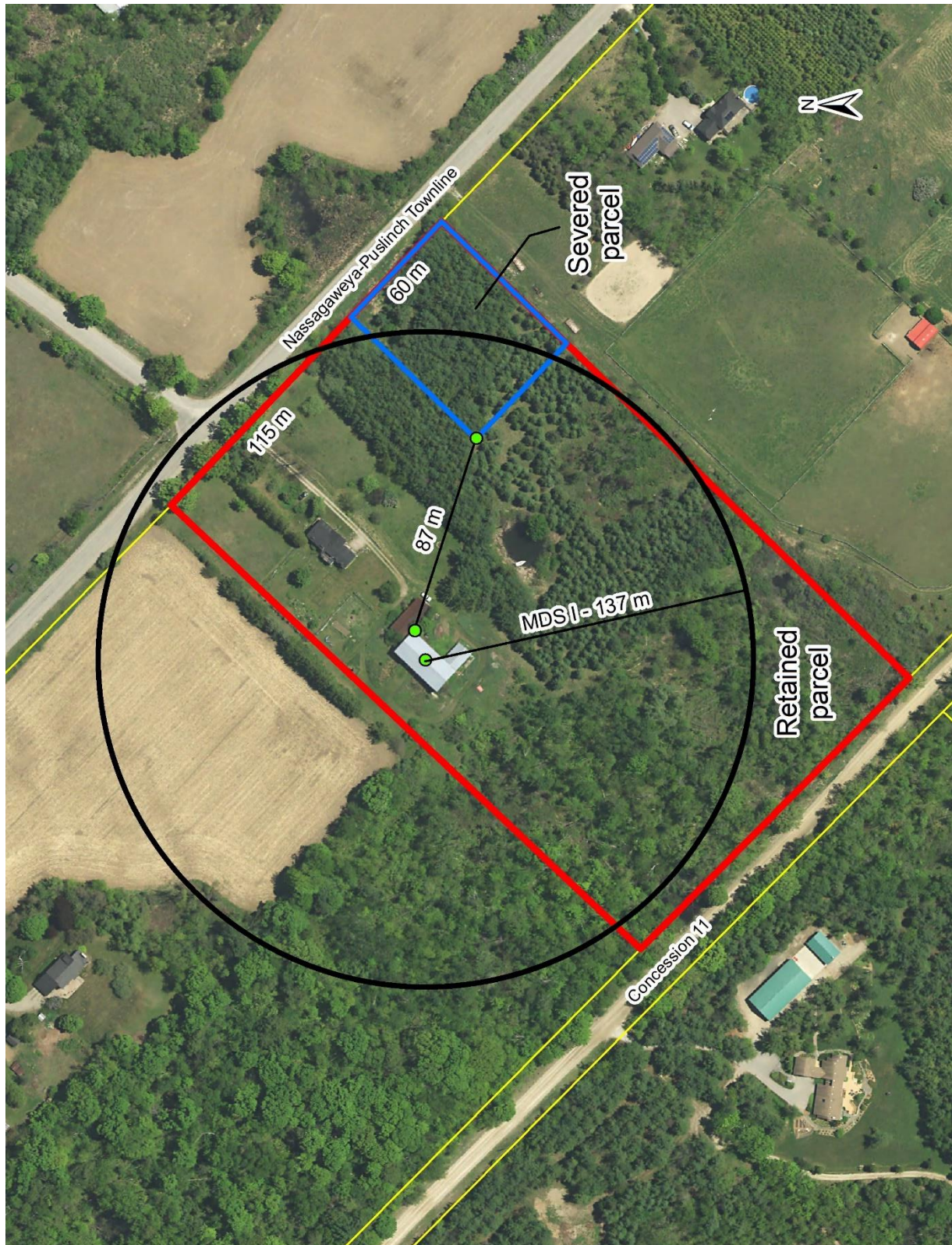
Respectfully submitted  
County of Wellington Planning and Development Department



Joanna Salsberg, B.A., M.PL.  
Planner



## ATTACHMENT 1: Aerial with MDS setbacks





## ATTACHMENT 2: Applicant Review Letter



June 30, 2021  
28853-20

Re: Jeff.Buisman@vanharten.com

Township of Puslinch  
7404 Wellington Road 34  
R.R. #3  
Guelph, Ontario  
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B92-20**  
4660 Nassagaweya-Puslinch Townline  
Part of Lot 13, Concession 11  
PIN 71188-0092  
Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map, Source Water Protection Form, MDS Farm Data Sheet, Site Plan, and a cheque in the amount of \$1,241.00 to the Township of Puslinch.

### Proposal

Two minor variance requests are being made for the severed and retained parcels of Severance Application B92-20 which has been approved subject to conditions by the County of Wellington Land Division Committee Meeting. The Minor Variance is required to satisfy condition 5 of the approved decision. The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of the retained parcel to be 115m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.
- B. To permit a reduced MDS1 setback from the severed parcel to the barn on the retained parcel to be 87m instead of 137m as calculated.

The severance creates a rural residential parcel along Nassagaweya-Puslinch Townline with a frontage of 60m, depth of 67m, for an area of 0.4ha where a dwelling is proposed. The retained parcel will have a frontage of 115m, depth 275±m, for an area of 4.4±ha where the existing dwelling and old barn will remain.

572 Weber Street North, Unit 7  
Waterloo, ON N2L 5C6  
519-742-8371  
Elmira, ON:  
519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110  
Collingwood, ON:  
249-499-8359

[www.vanharten.com](http://www.vanharten.com)

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.



The severed parcel consists of scrub and reforested trees. The severance was originally configured to ensure that the minimum 120m lot frontage zoning requirement of the retained parcel could be met. However, as part of the Environmental Impact Study (EIS) being completed as another condition, we found a small arm of the wetland to protrude closer to the severance than expected. The rear limit of the severance has been moved forward to ensure a minimum 30m setback from the flagged wetland limit. In order to keep the minimum requirement of 0.40 ha, the severance was widened to 60m and the retained parcel was reduced to 115m – slightly less than the 120m requirement in the Zoning By-law. The remaining zoning requirements are met for the retained parcel.

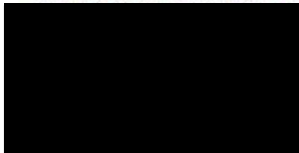
The second variance request is for a reduced MDS 1 for the barn on the retained parcel to the severed parcel. The actual distance is 87m and the calculated distance is 137m. Please note that this calculated distance is based on an empty barn of 269m<sup>2</sup> and not necessarily a specific type or number of animals.

The upper floor of the bank barn is currently used for storage and a skateboard facility. The lower area was once used for goats but has not been used as such for many years. About ½ of the lower floor has the old stalls and ¼ is used for storage and the remaining ¼ is a workshop. The owners have been considering the possibility of horses for this barn. They provide an opinion that the most that this farm and barn could support is about 8 horses. The MDS requirement would be 86m if the calculation was based on 8 horses rather than the MDS calculation as an empty barn (Guideline #20).

We provide the opinion that the minor variance requests meets the four tests for a minor variance.

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

cc Kelly Postma

---

[www.vanharten.com](http://www.vanharten.com)

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.

# Minor Variance Application - Entry #2300

<b>Registered Owner’s Name</b>
Malcolm Lander
<b>Registered Owner’s Address</b>
2 Hemlock Cres. Morriston , ON N0B2J0
<b>Registered Owner’s Email Address</b>
[REDACTED]
<b>Registered Owner’s Phone Number</b>
[REDACTED]
<b>Registered Owner’s Fax</b>
[REDACTED]
<b>Applicant (Agent) Name</b>
Shawn Sawatzky
<b>Applicant (Agent) Address</b>
1486 Victoria St. N Kitchener, ON N2B3E2
<b>Applicant (Agent) Email</b>
[REDACTED]
<b>Applicant (Agent) Phone Number</b>
[REDACTED]
<b>Applicant (Agent) Fax</b>
[REDACTED]
<b>Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property</b>
Malcolm and Nancy Lander
<b>Send correspondence to</b>

Agent
<b>Other</b>
Empty
<b>Municipal Address</b>
2 Hemlock Cres. Puslinch, ON N0B2J0
<b>Concession</b>
N/A
<b>Lot</b>
61
<b>Registered Plan Number</b>
n/a
<b>Area in Hectares</b>
.041212
<b>Area in Acres</b>
.101837
<b>Depth in Meters</b>
26.4
<b>Depth in Feet</b>
86.9
<b>Frontage in Meters</b>
33.2
<b>Frontage in Feet</b>
109.2'
<b>Width of road allowance (if known)</b>
n/a
<b>Please indicate the Section of the Planning Act under which this application is being made</b>
Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

**What is the nature and extent of the relief that is being applied for?**

We are proposing to install an unheated sunroom addition to the rear of the existing house. We will be building on an existing deck and not expanding the footprint. This property is zoned as Rural Urban Residential with a site specific provision number 86. We are requesting relief from the by law requiring a side yard setback of 1.2m and reduce it to 0.44m to all for the sunroom.

**Sketch of the nature and extent of the relief that is being applied for**

 [Permit 2-Hemlock-Cres-LOT.pdf](#)

**Why is it not possible to comply with the provisions of the by-law?**

The existing house was built to maximum setbacks. The existing deck is where we are placing the sunroom and the sunroom would be far too small to be practical if it were to comply.

**Sketch for why is it not possible to comply with the provisions of the by-law**

 [Permit 2-Hemlock-Cres-LOT.pdf](#)

**Official Plan Designation**

n/a

**Zoning Designation**

Rural Urban Residential with a site specific provision number 86

**What is the access to the subject property?**

Continually maintained municipal road

**Other Access**

Empty

**What is the name of the road or street that provides access to the subject property?**

Wellington County Rd. 34

**If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.**

Empty

**Municipal Water**

Existing

**Communal Water**

Empty

**Private Well**

Empty

Other Water Supply
Empty
Municipal Sewers
Existing
Communal Sewers
Empty
Private Septic
Empty
Other Sewage Disposal
Empty
How is storm drainage provided?
Storm Sewers
Other Means of Storm Drainage
Empty
What is the existing use of the subject property?
Residential
What is the existing use of the abutting properties?
Residential
Main Building Height in Meters
4.78
Main Building Height in Feet
15.6
Percentage Lot Coverage in Meters
31.75%
Percentage Lot Coverage in Feet
31.75%
Number of Parking Spaces
2
Number of Loading Spaces

Empty
Number of Floors
1
Total Floor Area in Square Meters
91.9
Total Floor Area in Square Feet
990
Ground Floor Area (Exclude Basement) in Square Meters
91.9
Ground Floor Area (Exclude Basement) in Square Feet
990
Front Yard in Meters
7
Front Yard in Feet
23.4
Rear Yard in Meters
6.34
Rear Yard in Feet
20.83
Side Yard (1) in Meters
1.5
Side Yard (1) in Feet
5
Side Yard (2) in Meters
1.5
Side Yard (2) in Feet
5
Date of acquisition of subject property
September 9, 2004



Date of construction of buildings property
June 1, 2000
How long have the existing uses continued on the subject property?
Since Construction
Has the owner previously applied for relief in respect of the subject property?
No
Please indicate the file number and describe briefly
Empty
Planning Application: Official Plan Amendment
No
Official Plan Amendment: File Number
Empty
Official Plan Amendment: Approval Authority
Empty
Official Plan Amendment: Subject Lands
Empty
Official Plan Amendment: Purpose
Empty
Official Plan Amendment: Status
Empty
Planning Application: Zoning By-Law Amendment
No
Zoning By-Law Amendment: File Number
Empty
Zoning By-Law Amendment: Approval Authority
Empty
Zoning By-Law Amendment: Subject Lands
Empty
Zoning By-Law Amendment: Purpose

Empty
Zoning By-Law Amendment: Status
Empty
Planning Application: Plan of Subdivision
No
Plan of Subdivision: File Number
Empty
Plan of Subdivision: Approval Authority
Empty
Plan of Subdivision: Subject Lands
Empty
Plan of Subdivision: Purpose
Empty
Plan of Subdivision: Status
Empty
Planning Application: Consent (Severance)
No
Consent (Severance): File Number
Empty
Consent (Severance): Approval Authority
Empty
Consent (Severance): Subject Lands
Empty
Consent (Severance): Purpose
Empty
Consent (Severance): Status
Empty
Planning Application: Site Plan
No

Site Plan: File Number
Empty
Site Plan: Approval Authority
Empty
Site Plan: Subject Lands
Empty
Site Plan: Purpose
Empty
Site Plan: Status
Empty
Planning Application: Minor Variance
No
Minor Variance: File Number
Empty
Minor Variance: Approval Authority
Empty
Minor Variance: Subject Lands
Empty
Minor Variance: Purpose
Empty
Minor Variance: Status
Empty
The agent is different than the owner
The Agent/Solicitor is different than the owner
Owner's Name
Malcolm Lander
Owner's Address
2 Hemlock Cres. Morriston, ON N0B2J0

I authorize this person to act as my agent in this application

Shawn Sawatzky

Signature of Owner

[Redacted Signature]

Name

Shawn Sawatzky

Address

[Redacted Address]

Affidavit

I solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Signature of Owner or authorized solicitor or agent

[Redacted Signature]

Signature of Commissioner

Empty

Please select your Minor Variance Type

Minor Variance Type 1 - \$ 733.00

Convenience Fee (1.75%)

\$ 12.83

Convenience Fee (1.75%)

Empty

Total

\$ 745.83

Credit Card

[Redacted]  
[Redacted]  
[Redacted]

[Township of Puslinch](#)

DocuSigned by:

Sworn (or Affirmed or Declared) remotely by

of (City, Town, etc.) of Shawn Sawatzky

in the (County, Regional Municipality, etc.) of Region of Waterloo

before me at the (City, Town, etc.) of Township of Puslinch

in the (County, Regional Municipality, etc.) of County of Wellington

on June 28, 2021 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:

[Redacted Signature]

C6E6E167EC474C4...

Jeffrey Bunn

Commissioner for Taking Affidavits  
Township of Puslinch  
County of Wellington



Sealed by: The Corporation of the Township of Puslinch

Sealed Time: 1:38 p.m.

Sworn (or Affirmed or Declared) remotely by

of (City, Town, etc.) of

in the (County, Regional Municipality, etc.) of

before me at the (City, Town, etc.) of

in the (County, Regional Municipality, etc.) of

on (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

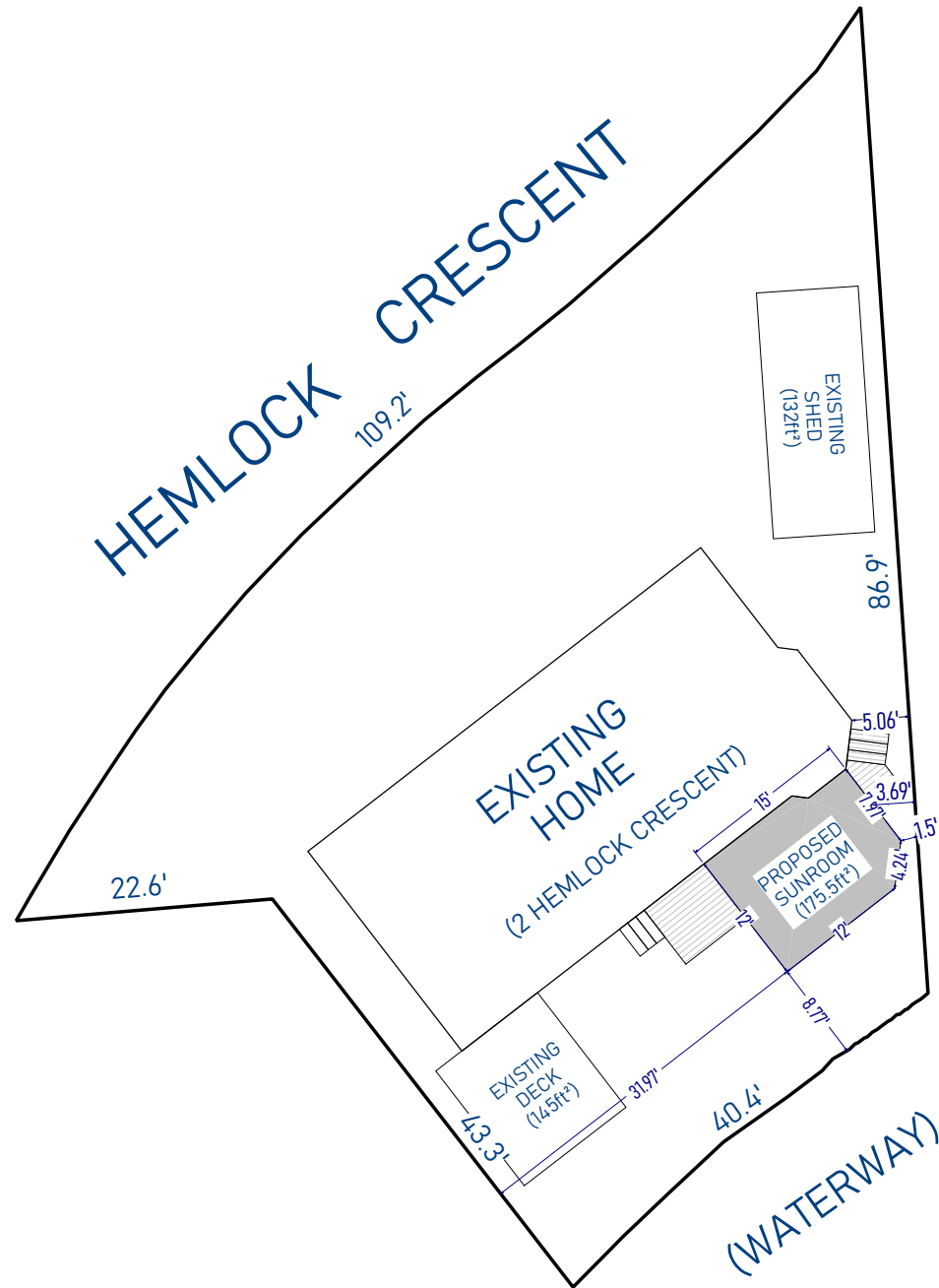
[Redacted Signature]

Commissioner for Taking Affidavits  
Township of Puslinch  
County of Wellington



Sealed by: The Corporation of the Township of Puslinch

Sealed Time:



**SITE PLAN DATA**

LOT AREA.....	4436ft²
GFA.....	EXISTING..... 990ft²
	EXISTING SHED..... 190ft²
	PROPOSED SUNROOM.....175.5ft²
	PROPOSED DECK .....53ft²
	TOTAL..... 1408.5ft²
GFA/LOT AREA RATIO.....	31.75%

SCALE: 1=200



CONTRACTOR:  
TROPICAL SUNROOMS, INC.  
1486 VICTORIA ST. N  
KITCHENER, ONT. N2B 3E2

OWNER:  
MALCOLM LANDER  
2 HEMLOCK CRESCENT  
PUSLINCH, ONT.

1

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE  
REVIEWED AND TAKE RESPONSIBILITY FOR  
THIS DESIGN AND I HAVE MET  
REQUIREMENTS AND QUALIFICATION  
SET OUT IN THE ONTARIO BUILDING  
CODE. BCIN: 28441

DRAWN BY: [REDACTED]



**From:** [Brent Smith](#)  
**To:** [Justine Brotherston](#)  
**Subject:** RE: D13-LAN Minor Variance - Notice of Public Hearing - 2 Hemlock Cres - Lander  
**Date:** Tuesday, July 27, 2021 1:55:52 PM  
**Attachments:** [image001.jpg](#)

---

Hi Justine,  
Puslinch Fire and Rescue Services reviewed the minor variance application and the department has no concerns.  
Thanks very much  
Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Justine Brotherston <jbrotherston@puslinch.ca>  
**Sent:** Wednesday, July 21, 2021 11:18 AM  
**To:** executivevp.lawanddevelopment@opg.com; landuseplanning@hydroone.com; LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; rowcentre@bell.ca; ammendolia@watsonecon.ca; valenti@watsonecon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csvgamonde.ca; Planning.Info@ugdsb.on.ca; Source Water <sourcewater@centrewellington.ca>; kstroud@growmark.com; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; Heritage Committee <Heritage@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>  
**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>  
**Subject:** D13-LAN Minor Variance - Notice of Public Hearing - 2 Hemlock Cres - Lander

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.



**From:** [Andrew Hartholt](#)  
**To:** [Justine Brotherston](#)  
**Subject:** RE: D13-LAN Minor Variance - Notice of Public Hearing - 2 Hemlock Cres - Lander  
**Date:** Tuesday, August 03, 2021 9:27:02 AM

---

Justine,

The building department does not support the reduction in setback to 0.44m, as the construction restraints under Ontario Building Code 9.10.15 will severely reduce the available wall types available for construction. Non-fire rated wall types become available for use once a building is 1.2m or greater from the property line.

Should this variance be approved, a building permit will be required and the applicant will need to provide a 45 minute rated wall with non-combustible cladding. Full Limiting distance calculations will be required as part of the permit submission.



Andrew Hartholt, CBCO/CRBO  
Chief Building Official  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 229/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Justine Brotherston <jbrotherston@puslinch.ca>  
**Sent:** Tuesday, August 3, 2021 8:50 AM  
**To:** Andrew Hartholt <ahartholt@puslinch.ca>  
**Subject:** RE: D13-LAN Minor Variance - Notice of Public Hearing - 2 Hemlock Cres - Lander

Good morning Andrew,

This is being deferred but Lynne would still like the comment.

Kind regards,



Justine Brotherston  
Legislative Assistant  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 208 Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

**From:** [Source Water](#)  
**To:** [Justine Brotherston](#)  
**Cc:** [Source Water](#)  
**Subject:** RE: D13-LAN Minor Variance - Notice of Public Hearing - 2 Hemlock Cres - Lander  
**Date:** Thursday, July 22, 2021 10:48:56 AM  
**Attachments:** [image001.jpg](#)  
[WHPA\\_Map\\_HemlockCrescentPV\\_2.pdf](#)

---

Hi Justine,

Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector  
Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

*Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. Centre Wellington is now in Step Three of the Province's [roadmap to reopening](#), a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.*

*Although some Township facilities remain closed to the public, many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.*

*For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township's website at [www.centrewellington.ca/emergencyplanning](http://www.centrewellington.ca/emergencyplanning) and our social media platforms, [www.facebook.com/CentreWellington](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

---

**From:** Justine Brotherston [<mailto:jbrotherston@puslinch.ca>]  
**Sent:** July 21, 2021 11:18 AM  
**To:** [executivevp.lawanddevelopment@opg.com](mailto:executivevp.lawanddevelopment@opg.com); [landuseplanning@hydroone.com](mailto:landuseplanning@hydroone.com);

LPUConsents@mpac.ca; ONTLands@enbridge.com; proximity@cn.ca; Tyler.Shantz@Ontario.ca; Deborah Turchet <debt@wellington.ca>; donnab@wellington.ca; Hurania Melgar <huraniam@wellington.ca>; Jenn Simons <jsimons@grandriver.ca>; rowcentre@bell.ca; ammendolia@watsoncon.ca; valenti@watsoncon.ca; tracy.mclennan@wellingtoncdsb.ca; planification@csviamonde.ca; Planning.Info@ugdsb.on.ca; Source Water <sourcewater@centrewellington.ca>; kstroud@growmark.com; Allan.Hodgins@ontario.ca; Engineering.Admin@ontario.ca; Operations.Admin@ontario.ca; Corridor Admin (MTO) <Corridor.Admin@ontario.ca>; Heritage Committee <Heritage@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>

**Cc:** Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>

**Subject:** D13-LAN Minor Variance - Notice of Public Hearing - 2 Hemlock Cres - Lander

Attached please find a Notice of Public Hearing with respect to the above matter. Please review and provide any comments by August 3<sup>rd</sup>, 2021.



Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

This message (and any associated files) is intended only for the use of the individual or entity to which it is addressed. The content of the message may contain information that is confidential, subject to copyright and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient you are notified that any dissemination, distribution, copying or modification of this message is strictly prohibited. If you have received this message in error, please notify the sender immediately, advising of the error and delete this message without making a copy. (Information related to this email is automatically monitored and recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.

Disclaimer: This message is for the use of the intended recipient(s) only and may contain information that is privileged, proprietary, confidential, and/or exempt from disclosure under any relevant privacy legislation. If you are not the intended recipient or authorized agent thereof, you are hereby notified that any review, retransmission, dissemination, distribution, copying, conversion to hard copy, taking of action in reliance on or other use of this communication is strictly prohibited. If you are not the intended recipient and have received this message in error, please notify the sender by return e-mail and delete or destroy all copies of this message. Warning: Although the Township of Centre Wellington has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

**MEETING DATE:** August 10, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/LAN (Malcolm Lander)**  
**2 Hemlock Crescent PV**  
**PLAN 61M203 LOT 53**  
**ATTACHMENTS:** 1 – Aerial

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

### Planning Opinion

The applicant is proposing to construct an addition that contains a deck and an unheated sunroom to an existing dwelling. The deck and sunroom are proposed to be 21.2 m<sup>2</sup> (228.5 ft<sup>2</sup>) in size. The sunroom addition is proposed to be closer to the side yard setback (left) than permitted in the by-law. The variance requested would provide relief from section 14.0 Site-Specific Special Provision No. sp86 to permit a reduced side yard setback of 0.44 m where the by-law requires a minimum of 1.2 m side yard setback.

Planning staff have identified through the review that the site plan submitted shows a side yard setback of 0.46 m, however the request for variance has been made for 0.44 m. This report and the chart reflects the 0.44 m variance as this represents the closest setback requested through the application.

The applicant has notified municipal staff of their intent to submit a revision to the plans, and that they will be requesting to defer the application. Planning staff recommends deferral of the application until the modified design is submitted.

Section of the By-law	Required	Proposed	Relief Requested
1. Section 14.0 Site-Specific Provision No. sp86	14.0 Site-Specific Provision No. sp86 Each dwelling unit shall have a minimum side yard of 1.2 metres.	0.44 m (1.4 ft)	0.76 m (2.5 ft)

Our discussion of this application relative to the four tests under the Planning Act is as follows:

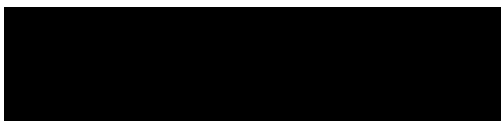
Four Tests	Discussion
------------	------------

That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>• The applicant is requesting to extend the existing single detached dwelling to construct an unheated sunroom and deck.</li> <li>• The sunroom is proposed to be 16.3 m<sup>2</sup> (175.5 ft<sup>2</sup>) and the deck is proposed to be 4.9 m<sup>2</sup> (53ft<sup>2</sup>) in size.</li> <li>• The sunroom extension would result in a setback of 0.44 m from the side yard setback (left). The applicant has identified the other side yard setback (right) to be 1.5 m and is to remain.</li> <li>• The applicant has indicated that they will be modifying the plan design, therefore planning staff will review the changes to the proposal once submitted.</li> </ul>
That the intent and purpose of the <b>Zoning By-law</b> is maintained	<ul style="list-style-type: none"> <li>• The subject lands are zoned RUR (sp86) and are within the Environmental Protection Overlay. The site is situated in the Mini Lakes community.</li> <li>• One dwelling unit per site is a permitted use within the RUR (sp86) subject to the site specific regulations in Section 14.</li> <li>• The minimum side yard setback required is 1.2 m from the side yard. This application proposes a 0.44 m side yard setback on the left side yard, and retains a 1.5 m setback on the right side yard.</li> <li>• It is noted that the by-law includes general provisions that does allow encroachment for decks, stairs, and porches which allow a setback of 0.6 m to the lot line. However, the site specific zoning on the site establishes specific provisions for development in Mini Lakes.</li> <li>• The intent of a minimum side yard setback is to allow for unencumbered movement between the front and rear yards of a property to allow for access and maintenance of the entire parcel. Other purposes of a minimum side yard setback ensure drainage can be addressed on the subject property and to create a sense of consistency within the surrounding neighbourhood.</li> <li>• The Environmental Protection Overlay requires that development will not be allowed unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the pond, lake or reservoir or its ecological functions. The Township will need to be satisfied that this is addressed; however, it is noted that the subject lands are regulated almost entirely by the Grand River Conservation Authority (GRCA) and the proposed development will require a development permit from the GRCA prior to the issuance of a building permit.</li> <li>• The applicant has indicated that they will be revising the application, therefore planning staff will review the changes to the proposal once submitted.</li> </ul>
That the general intent and purpose of the <b>Official Plan</b> is maintained	<ul style="list-style-type: none"> <li>• The subject lands are within Special Policy Area PA7-6 Mini Lakes and as an Environmentally Sensitive Area (ESA) within the County of Wellington Official Plan.</li> <li>• The land designated as PA7-6 may be used for an adult lifestyle community including dwelling units.</li> <li>• Section 5.5.5 requires that ESAs will be protected from development or site alterations which would negatively impact them or their ecological functions. The comments and requirements of the Grand River Conservation Authority should be considered by the Committee.</li> </ul>

<p>That the variance is <b>desirable</b> and <b>appropriate</b> development and use of the land, building or structure</p>	<ul style="list-style-type: none"> <li>• The property is bounded by residential uses to the north and east, water to the south, and a common elements parcel to the west.</li> <li>• Surrounding properties appear to have varying side yard setbacks, although they generally appear to maintain the 1.2 m minimum setback on at least one side yard lot line.</li> <li>• The proposed side yard setback is less than half of the required minimum setback within the Township Zoning By-law. This may limit movement and access from the front yard to the rear yard on the parcel on the east side.</li> <li>• The applicant has indicated the side yard setback on the west side is 1.5 m which provides access to the rear lot.</li> <li>• Mini Lakes is serviced by private communal water and sewer systems. Therefore, access to the rear yard from the property frontage would not be required for the maintenance of a septic or well system.</li> <li>• It is also noted that the parcel has access from the lake to the rear of the property.</li> <li>• The Township may wish to consider the submission of a survey for the subject development proposal to ensure the accuracy of the dimensions for the proposed development.</li> <li>• The subject property is almost entirely within the regulated area of Grand River Conservation Authority. Any concerns or permit requirements of the Conservation Authority should be adequately addressed.</li> <li>• The applicant has indicated that they will be revising the application, therefore planning staff will review the changes to the proposal once submitted.</li> </ul>
--	--

In conclusion, planning staff is recommending deferral of this application until the applicants submit their revised plans. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application

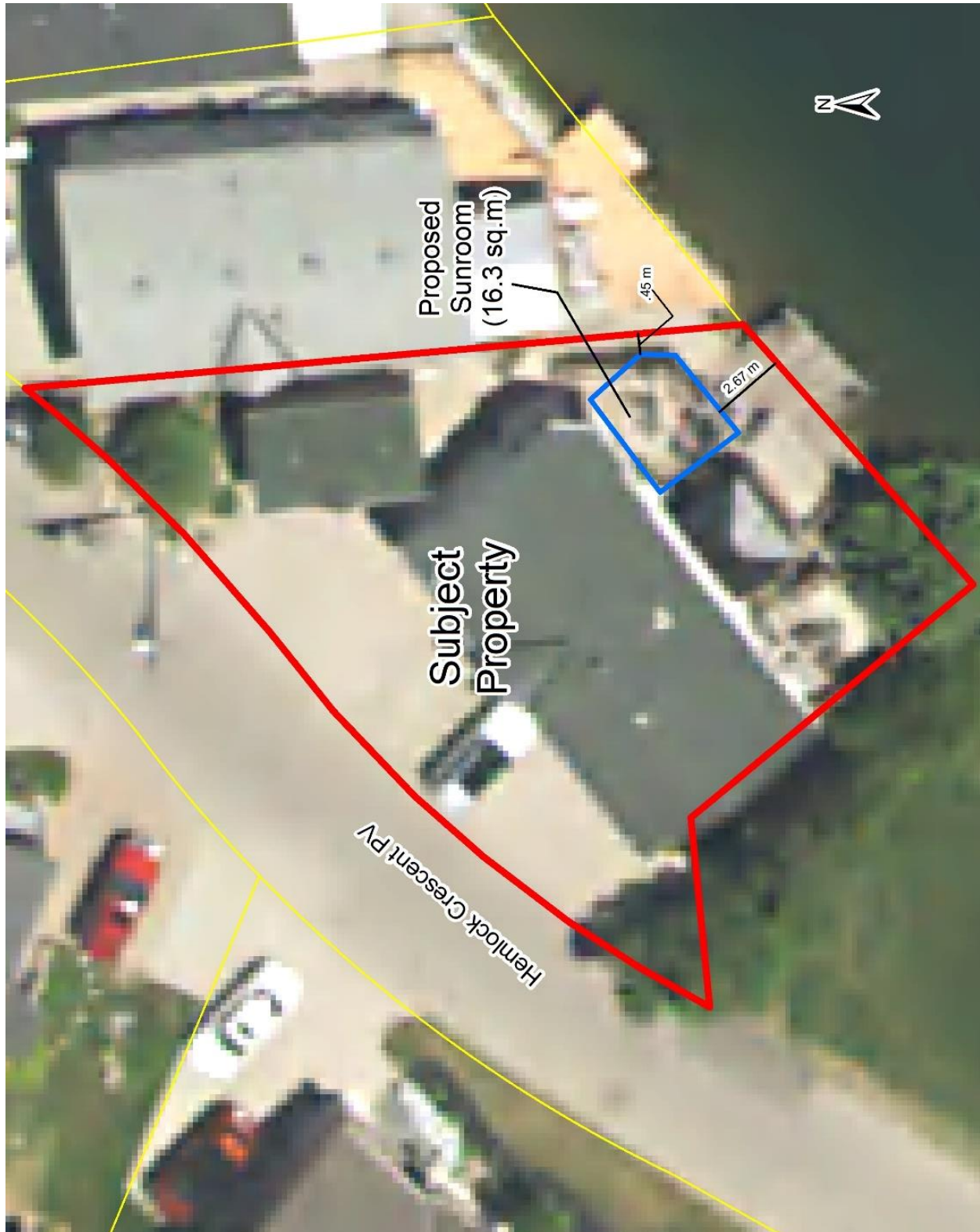
Respectfully submitted  
County of Wellington Planning and Development Department



Joanna Salsberg, B.A., M.PL.  
Planner



## ATTACHMENT 1: Aerial Image





## **MINUTES**

### **1. CALL THE MEETING TO ORDER**

The July 13, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:52 p.m. via electronic participation.

### **2. OPENING REMARKS**

The Chair advised that the following portion of the Committee meeting will be for the Committee to review and provide comments on development planning applications.

### **3. ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

Councilor John Sepulis, Chair  
Dan Kennedy  
Dennis O'Connor  
Deep Basi

#### **MEMBERS ABSENT**

Paul Sadhra

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Clerk  
Jeff Bunn, Deputy Clerk  
Meagan Ferris, Manager of Planning and Environment, County of Wellington  
Joanna Salsberg, Planner, County of Wellington

### **4. DISCLOSURE OF PECUNIARY INTEREST**

- Dan Kennedy advised that he has a pecuniary interest in item 6(a) on the agenda as he lives within close proximity to the property and refrained from discussion for item 6(a).

### **5. APPROVAL OF MINUTES**

- June 8, 2021 – John Sepulis requested that the June 8, 2021 Minutes be reopened, and advised the other members of the Committee that Consent Application D10/BOR would require an additional comment to be added to the Municipal Comment Form that is forwarded to Land Division at the County of Wellington, in order to address a concern from the Township's Public Works Department that a possible drainage problem that might occur once the severance is completed and the severed lands are developed. The following comment is to be added to the Municipal Comment Form and forwarded to the Land Division Committee at the County of Wellington:

**That an adequate drainage plan be provided that details a suitable building envelope and driveway that does not negatively impact the natural drainage flow from the area across the property, including any required culvert crossing the natural drainage course; and that the owner be responsible for any Township costs associated with the review of the drainage plan.**

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, May 11, 2021, as revised, be adopted.

**CARRIED**

## **6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

### **6(a) Site Plan Application D11-KAU – Manu and Pooja Kaushik – 10-32 Telfer Glen Street, Plan 802 Part Block 42, Township of Puslinch.**

The purpose and effect of this application is to review the site plan application with respect to the Township's Urban Design Guidelines for the proposed medical office and pharmacy on a vacant lot zoned as Core Mixed Use.

- Michael Trussell, agent for the applicant, provided an overview of the application as it pertains to the Township's Urban Design Guidelines.
- John Sepulis asked if a sidewalk could be considered on the side of the property along Telfer Glen Road.
- Michael Trussell advised that it is possible.
- John Sepulis asked if they have considered the use of permeable pavement.
- Michael Trussell advised that regular asphalt will be used and there are no concerns with water management control.
- John Sepulis asked if the hydro vault is raised and is it a transformer.
- Michael Trussell advised that it is a transformer
- John Sepulis asked if the transformer would be shielded from view.
- Michael Trussell advised that it can be done with landscaping and that they are currently in contact with Hydro One to determine the final location of the transformer.
- John Sepulis asked if the sign for the building is going to be orientated to Queen Street so that it can be seen from Queen Street.
- Michael Trussell advised that yes, it will be for better visibility from the intersection, as will the signs that will be attached to the building that will face onto Telfer Glen.
- John Sepulis asked what the finishes will be for the building.
- Michael Trussell advised that it will be glass on the front elevation as well as a mix of finishes for the other sides of the building.
- John Sepulis asked if the panels on the side will be painted.
- Michael Trussell advised that they are an exterior insulated finish system and will be an off-white or light gray colour.
- John Sepulis asked in regards to the lighting if the berm will be high enough to shield the neighbouring properties.
- Michael Trussell advised that they are full cut-off fixtures for all pole lights and further noted that for each façade the lights will only be located at the doors for security purposes and they are all cut-off style lighting.
- John Sepulis noted that the Traffic Analysis to show that the increase in traffic won't impact the intersection of Telfer Glen and Queen Street.
- Michael Trussell advised that it was reviewed and the transportation study shows that the increase in traffic is minimal.
- John Sepulis asked if the snow storage area located in the front of the building can be located.
- Michael Trussell advised that it can be relocated.
- There were no further questions or comments from the Committee.

The Committee has the following comments for the information of Council when the site plan application goes to Council for approval:

1. Consider space for a sidewalk for foot traffic.
2. Relocate snow storage from the front of the property.
3. Ensure that the lighting does not spill over to the neighbouring properties.

Moved by: Deep Basi

Seconded: Dennis O'Connor

## **7. ZONING BY-LAW AMENDMENT**

**7(a) Zoning By-Law Application D14/STU- John Stubbs and Mary Lake** – 4363 Wellington Road 35, Concession 2 Front Part Lot 16 INC RP;61R1736 Parts 1 & 2 INC RP;61R3284 Part 1 Part South of Highway 401, Township of Puslinch.

The proposed Zoning By-law Amendment is to rezone the Retained Parcel from Agricultural to a Specialized Agricultural to prohibit a residential dwelling and to prohibit livestock in the barn. A surplus farm residence severance was applied for with the County and this is required to satisfy Conditions 5 & 8 of Approved Application B111-20.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the zone change is a requirement for approval of a severance application.
- There were no questions or comments from the Committee.

The Committee has the following comment for Council when the zoning by-law amendment application goes to Council for approval:

The Committee supports the application.

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

**7(b) Zoning By-Law Application D14/XUE- James and Wanda Xuereb** – 4290 Victoria Road South, Concession 8 Rear Part Lot 28, Township of Puslinch.

The proposed Zoning By-Law Amendment is to rezone the current Agricultural (A) and Natural Environment (NE) to Agricultural (A) with special use provisions to permit a total of 10 storage containers with a maximum area of 51 m<sup>2</sup> each whereby 4 of the containers are rented out for profit/gain and an accessory building whereby 50% of the space is used to store and maintain motorized personal vehicles. No change to the NE portion of the lands is proposed.

- Nicolette Van Oyen, agent for the applicant, provided a PowerPoint presentation to the Committee to provide an overview of the application.
- Dan Kennedy asked if there were any limitations as to what can be stored on site such as flammable materials.
- Dennis O'Connor asked for a condition of no storage for flammable materials.
- John Sepulis noted that he is concerned with the garage and asked if all 4 cars to be stored are owned by one person.
- Nicolette Van Oyen advised that the cars are individually owned and that they are race cars and that the owner also stores his car in the garage.
- John Sepulis asked if any mechanical works will be done on site.
- Nicolette Van Oyen advised that only polishing of the cars and tire changes will be done, and that there will not be any mechanical work being done on site.
- There were no questions or comments from the Committee.

The Committee has the following comments for Council when the zoning by-law amendment application goes to Council for approval:

1. There is to be no storage of hazardous materials in the containers.
2. Staff must satisfy itself that the garage is storing vehicles of named individuals and they named individuals are the owners of the cars and the named individuals cannot switch out the cars

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

## **8. LAND DIVISION**

- None

## **7. OTHER MATTERS**

### **7(a) Property Standards Enforcement Appeal**

- Jeff Bunn, Deputy Clerk, advised the Committee that it is required to hear appeals for Property Standards Orders and provided a PowerPoint presentation to the Committee on the hearing process outlining general information as well as the Committee's duties with respect to hearing appeals of enforcement matters. He further advised the Committee that additional materials as well as the presentation will be sent to Committee members following the meeting.
- John Sepulis asked if the hearing can be held on the property.
- Jeff Bunn advised that the Municipal Act sets out the requirements for conducting meetings.

### **Additional Matter**

Manu Kaushik requested to address the Committee regarding item 6(a) on the agenda and wanted to know why the application would be going to Council for approval if all approvals have been obtained.

- John Sepulis advised that it isn't a decision that he makes and that the Committee is only reviewing Urban Design Guidelines and he believes it should be taken to Council.
- Manu Kaushik asked if it can be expedited.
- John Sepulis noted that it will be requested of staff to expedite the agreement.

## **8. CLOSED MEETING**

- None

## **9. NEXT MEETING**

- Next Regular Meeting will be held on Tuesday, August 10, 2021 @ 7:00 p.m.

## **10. ADJOURNMENT**

Moved by: Dennis O' Connor

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 8:5 p.m.

**CARRIED**



July 9, 2021

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: June 01, 2021

FILE NO. B39-21

APPLICANT

Stuart & Karen Cullen  
6944 Concession Road 1  
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 18  
Concession 1

Proposed severance is 0.4 hectares with 61.69m frontage, vacant land for proposed rural residential use.

Retained parcel is 37.69 hectares with 147.78m frontage, existing and proposed rural residential hobby farm with existing dwelling & barn.

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

August 18, 2021

Comments can be provided by mail at address above or by email [janap@wellington.ca](mailto:janap@wellington.ca)

**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 Local Planning Appeal Tribunal 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 and provide your email address** 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 Local Planning Appeal Tribunal. 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 Local Planning Appeal Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA  
Bell Canada (email)      County Clerk      Roads/Solid Waste      Civic Addressing  
Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4630  
Fee Received: June 1/21  
File No. B39-21  
Accepted as Complete on: June 1/21

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

2. (a) Name of Registered Owner(s) Stuart Michael Cullen & Karen Lynn Cullen

Address 6944 Concession Road 1, Puslinch, Ontario N0B 2J0

Phone No. [REDACTED] Email: [REDACTED]

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

\_\_\_\_\_

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

(c) Name and Address of Owner's Authorized Agent: Black, Shoemaker, Robinson & Donaldson Limited

257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☒ APPLICANT ☐ AGENT ☐

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

RURAL RESIDENTIAL☒ AGRICULTURAL☐ URBAN RESIDENTIAL☐ COMMERCIAL/INDUSTRIAL☐

Rural residential lot

OR

EASEMENT ☐ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐

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

Unknown



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

Local Municipality: Township of Puslinch

Concession 1 Lot No. Part Lot 18

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

Reference Plan No. 61R-5689 Part No. Part 1

Civic Address 6944 Concession Road 1

(b) When was property acquired: September 4, 2009 Registered Instrument No. WC256048

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 61.69 m AREA 0.4 ha

Depth 63 m Existing Use(s) Vacant land

Existing Buildings or structures: None

Proposed Uses (s): single detached residential dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other \_\_\_\_\_

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): \_\_\_\_\_

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

Frontage/Width 147.78 m AREA 37.69 ha

Depth 1033 m Existing Use(s) rural residential hobby farm

Existing Buildings or structures: detached residential dwelling & barn with 2 horses

Proposed Uses (s): Same

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other \_\_\_\_\_

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): \_\_\_\_\_

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐  
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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 meters [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 [x]

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [ ] NO [x] UNKNOWN [ ]

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

PPS allows for severances in rural areas

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. The Growth Plan also for severances in rural areas

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

County Official Plan designates the property Secondary Agricultural and rural severances are allowed within this designation

- Township of Puslinch relies on County Official Plan.

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

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

Revised December 2019

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

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca)) YES [ ] NO [x]

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

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?  
YES [ ] NO [ ]

If yes, please indicate the person you have met/spoken to: Zachary Prince

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

\_\_\_\_\_

\_\_\_\_\_

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:**

*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), Stuart Michael Cullen & Karen Lynn Cullen the Registered Owners of  
6944 Concession Road 1 Of the Township of Puslinch in the  
County/~~Region~~ of Wellington severally and jointly, solemnly declare that  
Black, Shoemaker, Robinson & Donaldson Limited

Is authorized to sign on my (our) behalf

\_\_\_\_\_  
Registered Owner(s) or Corporation's Officer

**APPLICANT'S DECLARATION**

**This must be completed by the Applicant for the proposed consent**

I, (we) Nancy Shoemaker 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) 6944 Concession Road 1

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 31<sup>st</sup> day of May 2021

\_\_\_\_\_  
(Owner or Applicant)

\_\_\_\_\_  
(Owner or Applicant)

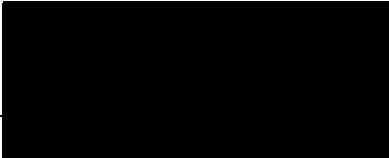
\_\_\_\_\_  
Commissioner of Oaths

\_\_\_\_\_  
Kerry Francis Hillis, a Commissioner, etc.,  
Province of Ontario, for Black, Shoemaker,  
Robinson & Donaldson Limited  
Expires March 28, 2022  
Printed Commissioner's, etc. Name

**APPLICANT'S CONSENT (FREEDOM OF INFORMATION):**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Nancy Shoemaker, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

S



t(s)

May 31, 2021

Date

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Phone (519) 837-2600 Ext. 2160



May 31, 2021

Project: 21-14-442

Ms. Deborah Turchet  
Secretary-Treasurer  
Land Division Committee  
Wellington County Administration Centre  
74 Woolwich Street  
GUELPH, Ontario  
N1H 3T9

RECEIVED

JUN 01 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: Proposed Consent– 6944 Concession 1**  
**Part of Lot 18, Concession 1, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,630.00 payable to the County of Wellington and a cheque payable to the Grand River Conservation Authority in the amount of \$430.00 to cover processing fees.

Stuart Michel Cullen and Karen Lynn Cullen purchased the property in 2009. A copy of their deed is attached (WC256048). Also included is a sketch illustrating the proposed severance. The property is not located with the Source Water Protection area.

The parcel to be severed from this property will have a frontage of 61.69 metres along the north side of Concession Road 1 and an overall lot area of 0.4 hectares. This parcel is currently vacant. The retained parcel contains a single detached dwelling, a barn that includes 2 horses, a septic system and well. It will have a frontage of 147.78 metres and an overall lot area of 37.69 hectares.

This property is designated Secondary Agricultural in the County's Official Plan and is zoned Agricultural. Both the severed and retained parcels will meet the requirements set out in the Township of Puslinch Zoning By-law, save for the following:

- 1) A minor variance for a reduced MDS of 223 metres in lieu of the required 276 metre set back from barns located at Classy Lane Stables on the south side of Concession Road 1.

Along with this application for consent, the owner has applied to the Township of Puslinch for the above-noted minor variance. Farm Data sheets and MDS calculations for four properties have been included with this submission.

The proposed severance meets the policies of the County Official Plan. One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005, and this application satisfies the following criteria:

- the lot meets a 0.4 ha minimum lot size
- the lot has access to an open public road;
- the residential use is compatible with surrounding development;
- the use is well removed from any settlement area boundary; and
- the lands have been owned by the applicant for at least 5 years.

**Surveying | Mapping | GIS**  
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1  
T: [519] 822-4031 | F: [519] 822-1220  
[www.jdbarnes.com](http://www.jdbarnes.com)

I have asked the Township to prepare the list of property owners within 60 metres of the application.

Should you have any questions, please do not hesitate to call me.

**Yours very truly**

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



**Nancy Shoemaker, B.A.A., R.P.P.**

Attachments

Copy: Stuart & Karen Cullen

**Surveying | Mapping | GIS**  
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1  
T: [519] 822-4031 | F: [519] 822-1220  
[www.jdbarnes.com](http://www.jdbarnes.com)

### Minimum Distance Separation I

## Worksheet 1

Prepared By: Nancy Shoemaker, Planner, Black, Shoemaker, Robinson & Donaldson

**Description:** 6920 Concession Road 1, Puslinch

Application Date: Tuesday, May 11, 2021

**Municipal File Number:**

**Proposed Application:** Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

### Applicant Contact Information

Nancy Shoemaker  
Black, Shoemaker, Robinson & Donaldson  
Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON, Canada N1H 8J1  
Phone #1-800-387-2222  
Email: [REDACTED]

### Location of Subject Lands

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 1, Lot: 17  
Roll Number: 2301000004097000000

Calculation Name: *Farm 1*

**Description:** 6920 Conession Road 1. Puslinch

### Farm Contact Information

Lynne  
Sunrise Therapeutic  
6920 Concession Road 1  
Puslinch, ON, Canada  
Phone #1: [REDACTED]

**Location of existing livestock facility or anaerobic digester**

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 1, Lot: 17  
Roll Number: 2301000004097000000

Total Lot Size: 42 ha

Total Lot Size: 42 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	2	2.9	60 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	7	7.0	163 m <sup>2</sup>
Solid	Horses, Small-framed, mature; < 227 kg (including unweaned offspring)	2	1.0	33 m <sup>2</sup>

**Existing Manure Storage:** V3. Solid, outside, no cover,  $\geq 30\%$  DM

**Design Capacity (NU):** 10.9

**Potential Design Capacity (NU):** 21.7

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)	(actual distance from livestock barn)				
0.7	X	203.43	X	0.7	X	1.1	=	110 m (360 ft)	306 m (1004 ft)

Storage Base Distance 'S'	(minimum distance from manure storage)	(actual distance from manure storage)
110 m (360 ft)		306 m (1004 ft)

**Preparer Information**

Nancy Shoemaker  
Planner  
Black, Shoemaker, Robinson & Donaldson  
257 Speedvale Avenue West, Unit 101  
Guelph, ON, Canada N1H 8J1  
Phone #1: 519-822-4031  
Email: nancy@bsrd.com

Signature of Preparer:

Nancy Shoemaker, Planner

Date:

May 11, 2021

**NOTE TO THE USER:**

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

Data Prepared: May 11, 2021 2:45

AgriSuite 3.4.0.18

Page 1 of 1

Date Prepared: May 11, 2021 2:45 PM

576650

Description: 6923 Concession Road 1, Puslinch

Application Date: Monday, May 17, 2021

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

## Applicant Contact Information

Nancy Shoemaker  
Black, Shoemaker, Robinson & Donaldson  
Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON, Canada N1H 8J1  
Phone #1: [REDACTED]  
Email: [REDACTED]

## Location of Subject Lands

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: GORE, Lot: 17  
Roll Number: 2301000004054000000

## Calculation Name:

**Farm 1**

Description: 6923 Concession Road 1, Puslinch

## Farm Contact Information

Ross Buurma  
6923 Concession Road 1  
Puslinch, ON, Canada

## Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: GORE, Lot: 17  
Roll Number: 2301000004054000000

Total Lot Size: 43 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	44	44.0	1,022 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	44	44.0	1,022 m <sup>2</sup>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	44	44.0	1,022 m <sup>2</sup>

Existing Manure Storage: No storage required (manure is stored for less than 14 days)

Design Capacity (NU): 132.0

Potential Design Capacity (NU): 396.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	F' (actual distance from livestock barn)
0.7	X 511.13	X 0.7	X 1.1	= 276 m (904 ft)	223 m (732 ft) !

Storage Base Distance 'S'  
(minimum distance from manure storage)

**No storage present**



Preparer Information  
Nancy Shoemaker  
Planner  
Black, Shoemaker, Robinson & Donaldson  
257 Speedvale Avenue West, Unit 101  
Guelph, ON, Canada N1H 8J1  
Phone #1: 519-822-4031  
Email: nancy@bsrd.com

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Nancy Shoemaker, Planner

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

Description: 6944 Concession Road1, Puslinch  
Application Date: Tuesday, May 11, 2021  
Municipal File Number:  
Proposed Application: Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

## Applicant Contact Information

Nancy Shoemaker  
Black, Shoemaker, Robinson & Donaldson  
Limited  
257 Woodlawn Road West, Suite 101  
Guelph, ON, Canada N1H 8J1  
Phone #1: [REDACTED]  
Email: [REDACTED]

## Location of Subject Lands

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 1, Lot: 18  
Roll Number: 2301000004095750000

Calculation Name: **Farm 1**

Description: 6944 Concession Road 1, Puslinch

## Farm Contact Information

Stuart & Karen Cullen  
6944 Concession Road 1  
Puslinch, ON, Canada  
Phone #1: [REDACTED]

## Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 1, Lot: 18  
Roll Number: 2301000004095750000  
Total Lot Size: 38 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring)	2	2.9	60 m <sup>2</sup>

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 2.9

Potential Design Capacity (NU): 2.9

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance F' (minimum distance from livestock barn)		
0.7	X	150	X	0.7	X	1.1
				=	81 m (265 ft)	415 m (1362 ft)
Storage Base Distance 'S'						
				(minimum distance from manure storage)	(actual distance from manure storage)	
				81 m (265 ft)	415 m (1362 ft)	

## Preparer Information

Nancy Shoemaker  
Planner  
Black, Shoemaker, Robinson & Donaldson  
257 Speedvale Avenue West, Unit 101  
Guelph, ON, Canada N1H 8J1  
Phone #1: 519-822-4031  
Email: nancy@bsrd.com

Signature of Preparer: [REDACTED]  
Nancy Shoemaker, Planner

Date: May 11, 2021

## NOTE TO THE USER:

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

## Minimum Distance Separation I

Worksheet 1

Prepared By: Nancy Shoemaker, Planner, Black, Shoemaker, Robinson &amp; Donaldson

Description: 6955 Concession Road 1

Application Date: Tuesday, May 11, 2021

Municipal File Number:

Proposed Application: Lot creation for a maximum of three non-agricultural use lots  
Type A Land Use

## Applicant Contact Information

Nancy Shoemaker  
Black, Shoemaker, Robinson & Donaldson Limited  
257 Woodlawn Road West, Suite 101  
Guelph, ON, Canada N1H 8J1  
Phone #1 [REDACTED]  
Email [REDACTED]

## Location of Subject Lands

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 1, Lot: 18  
Roll Number: 2301000004055000000

Calculation Name: **Farm 1**

Description: 6955 Concession Road 1, Puslinch

## Farm Contact Information

Richard & Debbie Paddock  
6955 Concession Road 1  
Puslinch, ON, Canada  
Phone #1 [REDACTED]

## Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch  
PUSLINCH, Concession: 1, Lot: 18  
Roll Number: 2301000004055000000

Total Lot Size: 38 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Confinement [Livestock barn is currently unoccupied]	50	50.0	465 m <sup>2</sup>
Solid	Horses, Large-framed, mature; > 680 kg (including unweaned offspring) [Livestock barn is currently unoccupied]	10	14.3	302 m <sup>2</sup>

Existing Manure Storage: V3. Solid, outside, no cover, &gt;= 30% DM

Design Capacity (NU): 64.3

Potential Design Capacity (NU): 192.9

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
0.7	X	397.35	X	0.7	X
				1.1	=
				214 m (703 ft)	251 m (823 ft)
Storage Base Distance 'S'					
(minimum distance from manure storage) (actual distance from manure storage)					
				214 m (703 ft)	251 m (823 ft)

## Preparer Information

Nancy Shoemaker  
Planner  
Black, Shoemaker, Robinson & Donaldson  
257 Speedvale Avenue West, Unit 101  
Guelph, ON, Canada N1H 8J1  
Phone #1: 519-822-4031  
Email: nancy@bsrd.com

Signature of Preparer: [REDACTED]

Nancy Shoemaker, Planner

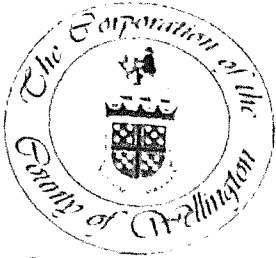
Date:

May 11, 2021

## NOTE TO THE USER:

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





**FARM DATA SHEET**  
**Minimum Distance Separation I (MDSI)**

County of Wellington

**NOTE TO FARM OWNER(S)**

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility

Friends of Sunrise Limited (FOSL) - PROPERTY  
Sunrise Therapeutic Riding & Learning Centre - LIVESTOCK

**Contact Information**

Email [REDACTED] Telephone [REDACTED]  
Civic Address 6920 Conc 1 Municipality Township of Puntland  
Lot Part Lot 17 Concession Conc 1 Division  
Lot Size (where livestock facility is located) hectares 102 acres

Signature of Livestock Facility Owner

Date Apr 5/21

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. Barn 4500 ft<sup>2</sup>/m<sup>2</sup> Area 11,856 ft<sup>2</sup>/m<sup>2</sup>

**Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack  
V2 Solid, outside, covered  
V3 Solid, outside, no cover, ≥30% dry matter  
V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage  
V5 Liquid, inside, underneath slatted floor  
V6 Liquid, outside, with a permanent, tight-fitting cover
- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage  
L2 Liquid, outside, with a permanent floating cover  
M1 Liquid, outside, no cover, straight-walled storage  
M2 Liquid, outside, roof, but with open sides  
H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	2	V2
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	7	V2
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	2	V2

FARM DATA SHEET (continued)  
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine N/A	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep N/A	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats N/A	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens N/A	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys N/A	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
Veal N/A	Turkeys at any other weights, or if unknown (by floor area)		
Other N/A	Milk-fed		
	Grain-fed		
Imported manure	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Unoccupied livestock barns	Use the volume of the manure storages		
	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?  
PLEASE CONTACT

County of Wellington  
Planning and Development Department  
74 Woolwich Street, Guelph  
ON N1H 3T9

P 519.837.2600 x2170  
F 519.923.1694



FARM DATA SHEET  
Minimum Distance Separation I (MDSI)  
County of Wellington

NOTE TO FARM OWNER(S)  
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Ross Buurma

Contact Information  
Email [redacted] Telephone [redacted]  
Civic Address 6923 Municipality Pustinch  
Lot 1 Concession 1 Division 1  
Lot Size (where livestock facility is located) 130 hectares 130 acres  
Signature of Livestock Facility Owner [redacted] Date March 30/21

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 10,800 ft<sup>2</sup> ft<sup>2</sup>/m<sup>2</sup> 1000 ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack  
V2 Solid, outside, covered  
V3 Solid, outside, no cover, ≥30% dry matter  
V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage  
V5 Liquid, inside, underneath slatted floor  
V6 Liquid, outside, with a permanent, tight-fitting cover
- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage  
L2 Liquid, outside, with a permanent floating cover  
M1 Liquid, outside, no cover, straight-walled storage  
M2 Liquid, outside, roof, but with open sides  
H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	44 ft <sup>2</sup> barn	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

\* transported off site weekly

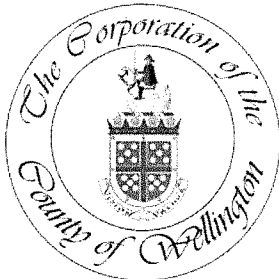
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?  
EASE CONTACT

County of Wellington  
Planning and Development Department  
100 Woolwich Street, Guelph  
N1H 3T9

Phone: 519.837.2600 x2170  
Fax: 519.923.1694



FARM DATA SHEET  
Minimum Distance Separation I (MDSI)  
County of Wellington

NOTE TO FARM OWNER(S)  
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Stuart and Karen Cullen

Contact Information  
Email [redacted] Telephone [redacted]  
Civic Address 6944 Concession 1 Municipality Puslinch  
Lot Front PT Lot 18 RP Concession 1 Division  
Lot Size (where livestock facility is located) hectares 94 acres  
Signature of Livestock Facility Owner [redacted] Date 10th May

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 3240 ft ft²/m² ft²/m²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- |    |   |    |  |
|----|---|----|--|
| V1 | Solid, inside, bedded pack  | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered   | L2 | Liquid, outside, with a permanent floating cover                                     |
| V3 | Solid, outside, no cover, ≥30% dry matter   | M1 | Liquid, outside, no cover, straight-walled storage                                   |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides   |
| V5 | Liquid, inside, underneath slatted floor  | H1 | Liquid, outside, no cover, sloped-sided storage                                      |
| V6 | Liquid, outside, with a permanent, tight-fitting cover                              |    |  |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	2	v3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Barn is a drive shed for machinery, with 2 hospital stalls that are very rarely used in it.

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?  
PLEASE CONTACT

County of Wellington  
Planning and Development Department  
74 Woolwich Street, Guelph  
ON N1H 3T9

P 519.837.2600 x2170  
F 519.923.1694

**Farm Data Sheet MDSI**

**Additional Information**

**Owner: Richard & Debbie Paddock**

**Lot 18, Concession 1, Puslinch ON N0B-2J0**

The barn on this property is 75' wide x 50' deep and has an upper level for hay / straw / grain and implement storage and a lower level to house cattle or horses. The barn is empty at the moment but the form has been completed with estimates for planning purposes.

1 of 3





FARM DATA SHEET  
Minimum Distance Separation I (MDSI)  
County of Wellington

NOTE TO FARM OWNER(S)  
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Richard & Debbie Paddock

Contact Information  
Email [redacted] Telephone [redacted]  
Civic Address 6455 Concession 1 Municipality Ruslinch  
Lot 18 Concession 1 Division   
Lot Size (where livestock facility is located)  hectares 94 acres  
Signature of Livestock Facility Owner [redacted] Date April 11/2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 75' x 50' ft<sup>2</sup>/m<sup>2</sup>  ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- |    |   |    |   |
|----|---|----|---|
| V1 | Solid, inside, bedded pack  | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered   | L2 | Liquid, outside, with a permanent floating cover                                      |
| V3 | Solid, outside, no cover, ≥30% dry matter   | M1 | Liquid, outside, no cover, straight-walled storage                                    |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides  |
| V5 | Liquid, inside, underneath slatted floor  | H1 | Liquid, outside, no cover, sloped-sided storage                                       |
| V6 | Liquid, outside, with a permanent, tight-fitting cover                              |    |   |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	10	V3
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	10	V3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

\*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?  
PLEASE CONTACT

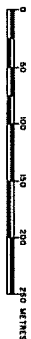
County of Wellington  
Planning and Development Department  
74 Woolwich Street, Guelph  
ON N1H 3T9

P 519.837.2600 x2170  
F 519.923.1694

343

PLAN  
PREPARED FOR CONSENT APPLICATION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 3000



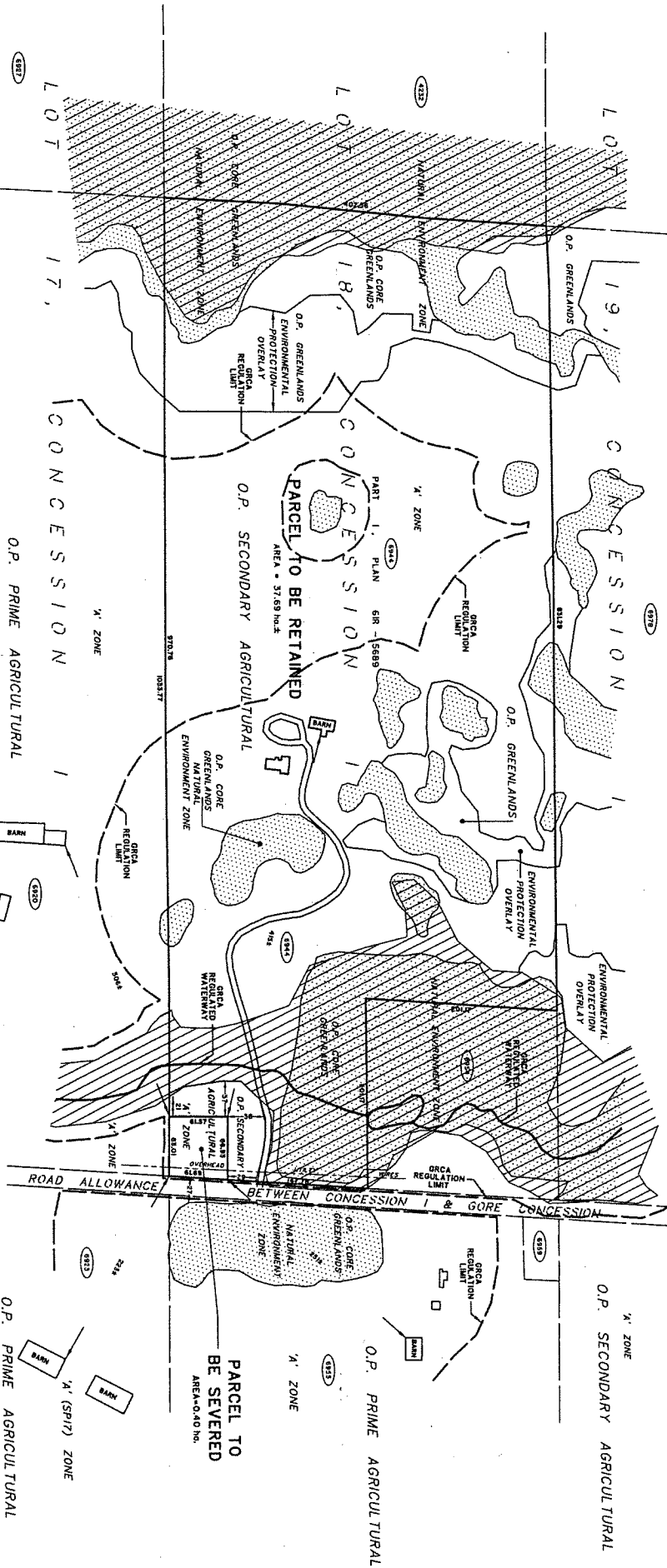
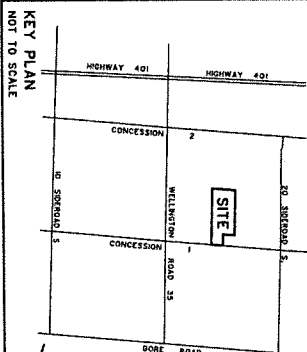
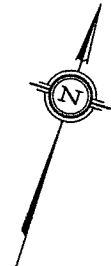
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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

NOTES:  
1. PRIMARY INFORMATION AND AREAS SHOWN ON THE PLAN HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

O.P. SECONDARY AGRICULTURAL

1/2 ZONE



WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS SEVERED PARCEL: SECONDARY AGRICULTURAL. THIS PROPERTY IS SITUATED WITHIN THE PAIRS GRAY MORNE PROTECTION AREA. THIS PROPERTY IS SITUATED WITHIN A WELLSHEAD PROTECTION PLAN.

TOWNSHIP ZONING DESIGNATION:

RETAINED PARCEL: AGRICULTURAL (A) SEVERED PARCEL: AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE)

LEGEND:

- S212 DENOTES MUNICIPAL ADDRESS
- ▨ DENOTES WETLANDS (FROM GRCA MAPS)
- ▨ DENOTES FLOODPLAIN (APPROXIMATE - FROM GRCA MAPS)
- ~ DENOTES APPROXIMATE EDGE OF TREE CANOPY
- DENOTES GRCA REGULATED WATERCOURSE

THIS PLAN WAS PREPARED FOR STUART & KAREN CULLEN AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

ONTARIO LAND SURVEYOR  
© COPYRIGHT 2021. REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOCKMAN, HOBBS & DONALDSON LIMITED IS STRICTLY PROHIBITED.



ONTARIO LAND SURVEYOR  
BLACK, SHOCKMAN, HOBBS & DONALDSON LIMITED  
267 WOODLAWN ROAD WEST #101, GUELPH, ON N1H 6H1  
T: (519) 832-4031 F: (519) 832-2250 www.bsrd.com

DRAWN BY: NS  
CHECKED BY: LL  
REFERENCE NO.: 21-14-415-00-A  
DATED: MARCH 17, 2021

July 9, 2021

**NOTICE OF AN APPLICATION FOR CONSENT**

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

*APPLICATION SUBMITTED ON: June 29, 2021*

**FILE NO. B50-21**

**APPLICANT**

Abigail & Lisa Slater  
711 Arkell Road  
Arkell N0B 1C0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lots 7, 8 & 9  
Concession 10

Proposed severance is 60m fr x 135m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 41.8 hectares with 280m frontage, existing and proposed rural residential use with existing 3 dwellings, storage building and shed.

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

**August 18, 2021**

**Comments** can be provided by mail at address above or by email [janap@wellington.ca](mailto:janap@wellington.ca)

**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 Land Tribunal 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 and provide your email address** 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 Land Tribunal. 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 Land Tribunal by the applicant or another member of the Public.

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

**MAILED TO:**

Local Municipality – Puslinch                      County Planning                      Conservation Authority - GRCA  
Neighbouring Municipality – City of Guelph                      Source Water Protection  
Bell Canada (email)                      County Clerk                      Roads/Solid Waste                      Civic Addressing  
Neighbour - as per list verified by local municipality and filed by applicant with this application

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

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

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

Required Fee: \$

Fee Received:

File No.

Accepted as Complete on:

4630

June 29/21

B50-20

June 29/21

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) ABIGAIL SLATER & LISA SLATERAddress 711 ARKELL ROAD, ARKELL ON N0B 1C0

Phone No.

Email:

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

Phone No.

Email:

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

ROD FINNIEP. O. BOX 31, ERIN ON N0B 1T0

Phone No.

Email:

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [x]

## (e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [x]

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

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

SEVER A SINGLE LOT FOR RESIDENTIAL PURPOSESOR

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

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

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

Local Municipality: TOWNSHIP OF PUSLINCH

Concession 10 Lot No. PART OF LOTS 7,8,9

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

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

Civic Address 711 ARKELL ROAD, PUSLINCH

(b) When was property acquired: 21/07/1988 Registered Instrument No. ROS577995

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 60 AREA 0.8 Ha.

Depth 135 Existing Use(s) RESIDENTIAL

Existing Buildings or structures: NONE

Proposed Uses (s): RESIDENTIAL

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other \_\_\_\_\_

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): INDIVIDUAL

☐ Pit Privy

☐ Other (Specify): \_\_\_\_\_

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width 280

AREA 41.8 Ha.

Depth 1230

Existing Use(s) RESIDENTIAL

Existing Buildings or structures: 3 DWELLINGS, STORAGE BUILDING, SHED

Proposed Uses (s): RESIDENTIAL

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): INDIVIDUAL

☐ Pit Privy

☐ Other (Specify):

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

YES [ ]

NO [X]

\*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES [ ]

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

YES [ ]

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

YES [X]

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

YES [ ]

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

YES [ ]

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

YES [ ]

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

YES [ ]

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

YES [ ]

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

YES [ ]

NO [X]

Name of Rail Line Company:



17. Is there an airport or aircraft landing strip nearby?

YES [ ] NO [X]

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

YES [ ] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site?

YES [ ] NO [X] UNKNOWN [ ]

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

b) Has there been a commercial use(s) on the site?

YES [ ] NO [X] UNKNOWN [ ]

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

YES [ ] NO [X] UNKNOWN [ ]

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

20. Is this a resubmission of a previous application?

YES [ ] NO [X]

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [ ] NO [X]

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

YES [ ] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

SEE ATTACHED

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

SEE ATTACHED

26. a) Indicate the existing County Official Plan designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

SECONDARY AGRICULTURE WITH CORE GREENLANDS OVERLAY

COUNTY PERMITS SINGLE SEVERANCE IN SECONDARY AGRICULTURE, SUBJECT TO 10.4

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised December 2019

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

S. 10.4 OF THE COUNTY OFFICIAL PLAN PERMITS A SINGLE SEVERANCE OF A LOT SUBJECT TO  
CONDITIONS (LENGTH OF OWNERSHIP, MDS, ENVIRONMENTAL PROTECTION).

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): \_\_\_\_\_

27. Is the subject land a proposed surplus farm dwelling?\*

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

28. What is the zoning of the subject lands? AGRICULTURAL WITH ENVIRONMENTAL PROTECTION OVERL

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

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

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

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

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

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

**31. Type of Farm Operation** conducted on these subject lands: NOT APPLICABLE

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>12.2</u>	Length <u>16</u>	Area <u>195 SQ.M.</u>	Use <u>STORAGE, RECREATION</u>
	Width _____	Length _____	Area _____	Use _____

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

58. <u>Manure Storage</u>		
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 [ ]

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

YES [ ] NO [X]

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca))

YES [X] NO [ ]

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

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

YES [X] NO [ ]

If yes, please indicate the person you have met/spoken to: ZACH PRINCE

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

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:**

*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), ABIGAIL SLATER & LISA SLATER the Registered Owners of  
PART OF LOTS 7, 8, 9, CONCESSION 10 Of the TOWNSHIP OF RUSLINCW in the  
County/Region of WELLINGTON severally and jointly, solemnly declare that  
ROD FINNIE

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

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) ROD FINNIE of the  
TOWN OF ERIN In the County/Region of  
WELLINGTON Solemnly declare that all  
the statements contained in this application for consent for (property description) PART OF LOTS 7, 8, 9,  
CONCESSION 10, TOWNSHIP OF RUSLINCW.


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

Town Of  
Erin In the

County/Region of Wellington

This 25 day of June 20 21

  
Commissioner of Oaths

  
(Owner or Applicant)

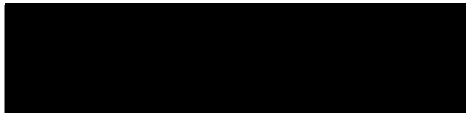
(Owner or Applicant)

**ROBERT H. ROUTLIFFE**  
Barrister & Solicitor  
55 Main Street, P.O. Box 295  
Erin, Ontario N0B 1T0  
Telephone: (519) 833-9626

Printed Commissioner's, etc. Name

### APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Rob Finnie, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Applicant/Agent(s)

JUNE 16 / 21

Date

### THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Phone (519) 837-2600 Ext. 2160

*J. R. Finnie O.L.S.*~~~~~

Box 31,  
Erin, ON N0B 1T0  
Ph. [REDACTED]  
Fax [REDACTED]  
Email [REDACTED]

14 June 2021

Secretary/Treasurer Land Division Committee & Committee Members  
County of Wellington

Re: Application for Severance on Part of Lots 7, 8, and 9, Concession 10, Township of Puslinch

Ladies and Gentlemen;

This is a proposal to sever a 0.8-hectare lot from a 42.6-hectare parcel. The lands have been owned by the same family since 1988 and are used for residential and recreational purposes. An existing stone dwelling and an existing stone barn have been preserved and updated, but the barn is only used for storage, and is no longer suited for housing livestock. The lands are across the road from the Arkell well field that supplies the City of Guelph with drinking water. A residential use on this property presents no threat to the well field. It is adjacent to the Starkey Hill Conservation area, and although some of those lands are used for agricultural purposes, it is only for cash-cropping and no livestock is on site. Lands to the rear of the retained parcel are all used for large residential properties, and the lands to the east are also residential, so this proposal is compatible with existing uses in the area.

The lands are designated as secondary agricultural within the County official plan and agricultural within the Town's Zoning Bylaw. The creation of a new lot for residential purposes is consistent with the Official Plan and Zoning Bylaw, subject to the MDS requirements.

If you have any questions, please contact us.

Yours truly,

[REDACTED]  
Rod Finnie O.L.S.

RECEIVED

JUN 29 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

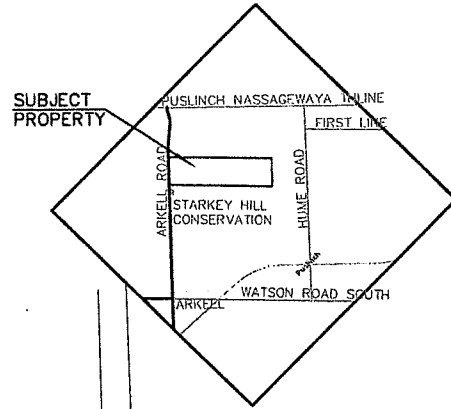
## **SUPPLEMENTARY RESPONSES**

24. Section 1.1.5.2 of the Provincial Policy Statements permits residential development including lot creation, that is locally appropriate. The lands to the west of this are a conservation area, the lands to the north are a wellfield for the City of Guelph and the lands to the south and east are residential properties. This proposed severance is consistent with the uses in the vicinity.

25. These lands are not currently within the Greenbelt. A Place to Grow (2019) mapping will come into effect when the changes to the natural heritage system and the agricultural system are incorporated into the County's Official Plan. S. 2.2.9.6 allows for the creation of new multiple lots for residential development subject to the lands being appropriately zoned and designated in the Official Plan as of June 16, 2006. Use of a lot for a single-family dwelling in the agricultural zone is permitted by Table 11.1 of the Town's Zoning Bylaw. Lot creation is permitted in secondary agricultural areas subject to the requirements in s. 10.4 of the County's Official Plan.



# KEY MAP



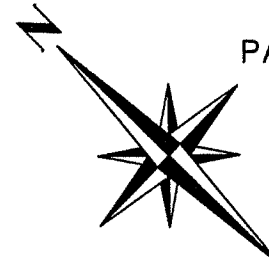
## NOTES

INFORMATION ON THIS PLAN HAS BEEN COMPILED FROM WELLINGTON COUNTY AERIAL PHOTOGRAPHY AND LAND REGISTRY OFFICE INFORMATION.  
NTS DENOTES NOT TO SCALE

OFFICIAL PLAN:  
SECONDARY AGRICULTURE  
WITH EARTH SCIENCE ANSI  
AND CORE GREENLANDS OVERLAY

ZONING: AGRICULTURAL WITH ENVIRONMENTAL  
PROTECTION AND NATURAL ENVIRONMENT  
OVERLAY

EPA DENOTES ENVIRONMENTAL PROTECTION AREA  
LANDS ARE WITHIN SOURCE WATER PROTECTION AREA.



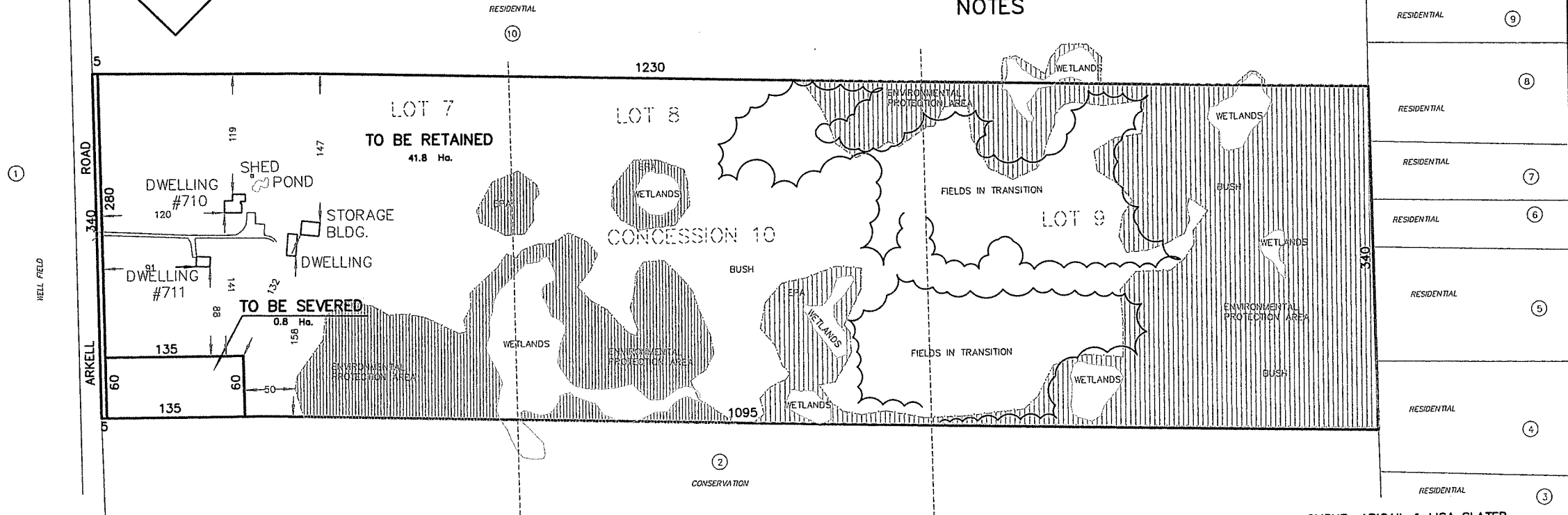
## SKETCH FOR SEVERANCE APPLICATION PART OF LOTS 7, 8, AND 9, CONCESSION 10 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.  
SCALE 1:4000 METRIC  
0 4 8 12 16 METRES

## METRIC

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

## NOTES



## CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL  
ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

© J. R. FINNIE O.L.S. - 2021

CLIENT: ABIGAIL & LISA SLATER

**J. R. FINNIE**  
ONTARIO LAND SURVEYOR  
BOX 31, ERIN ON NOB 1TO

PH (519) 833-2380 FAX (519) 833-0208  
EMAIL : rfinnie@jrfinnie.com  
www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 21-2095SKT

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

July 9, 2021

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: June 28, 2021

FILE NO. B51-21

APPLICANT

Dawn & Donald Dagget  
4189 Sideroad 20 S  
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 21  
Concession 1

Proposed severance is 0.4 hectares with 65m frontage, vacant land for proposed rural residential use

Retained parcel is 4.2 hectares with 57m frontage, existing and proposed rural residential use with existing dwelling, garage & pool.

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

August 18, 2021

Comments can be provided by mail at address above or by email [janap@wellington.ca](mailto:janap@wellington.ca)

**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 Land Tribunal 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 and provide your email address** 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 Land Tribunal. 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 Land Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality - Puslinch                      County Planning                      Conservation Authority - GRCA  
Bell Canada (email)      County Clerk                      Roads/Solid Waste                      Civic Addressing  
Neighbour - as per list verified by local municipality and filed by applicant with this application

## 1. Approval Authority:

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

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

Required Fee: \$ 4680

Fee Received: June 28/21

File No. B51-21

Accepted as Complete on: June 28/21

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

2. (a) Name of Registered Owner(s) Dawn Ellen DAGGET & Donald Allen DAGGET

Address 4189 Sideroad 20 South, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

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

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

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

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

To create a new parcel for rural residential purposes.

OR

EASEMENT [ ]

RIGHT OF WAY [ ]

CORRECTION OF TITLE [ ]

LEASE [ ]

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 1 Lot No. Part of Lot 21

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

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

Civic Address 4189 Sideroad 20 South

(b) When was property acquired: August 2016 Registered Instrument No. WC478165

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

Frontage/Width 65 / 47 ± AREA 0.4 ha ±

Depth 74 ± Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – proposed dwelling

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

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[ ] Pit Privy

[ ] Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width

57 / 102 ±

AREA

4.2 ha ±

Depth

411 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling, Garage & Pool

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

[ ] Provincial Highway

[ ] County Road

[X] Municipal road, maintained year round

[ ] Municipal road, seasonally maintained

[ ] Easement

[ ] Right-of-way

[ ] Private road

[ ] Crown access road

[ ] Water access

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[ ] Pit Privy

[ ] Other (Specify):

7.

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

YES [ ]

NO [X]

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

8.

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

YES [ ]

NO [X]

9.

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

YES [ ]

NO [X]

10.

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

YES [X]

NO [ ]

11.

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

YES [ ]

NO [X]

12.

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

YES [ ]

NO [X]

13.

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

YES [ ]

NO [X]

14.

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

YES [ ]

NO [X]

15.

Is there a noxious industrial use within 500 meteres [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:

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2018

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

**This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.**

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

**There are areas of Natural Heritage System features located on the property but they are outside of the severance area.**

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

**The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.**

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

**N/A**

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): \_\_\_\_\_

27. 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.

28. What is the zoning of the subject lands? **Agricultural, Natural Environmental and Environmental Protection Overlay**

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

**A minor variance will be applied for pending severance approval**

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

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

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

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

- **Mortgage as in Instrument No. WC478166 with CIBC located at 100 University Avenue, 3<sup>rd</sup> Floor, Toronto, ON, M5J 2X4**

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

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

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

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

<u>Retained</u>	Width	<b><u>8±m</u></b>	Length	<b><u>12±m</u></b>	Area	<b><u>96±m<sup>2</sup></u></b>	Use	<b><u>Garage</u></b>
	Width		Length		Area		Use	
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

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

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

34. Are there any drainage systems on the retained and severed lands? **YES ☐ NO ☒**

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

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? **YES ☐ NO ☒**

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

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

**YES ☐ NO ☒**

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

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

**Please see covering letter.**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
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.



29210-21

**OWNER'S AUTHORIZATION:**

*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), Dawn Ellen DAGGETT & Donald Allen DAGGETT the Registered Owners of Part of Lot 21, Concession 1, as in INST No. RO684206 Of the Township of Puslinch in the County/-Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. Is authorized to submit an application for consent on my (our) behalf. X X ed Owner(s) o

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. 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 21, Concession 1, as in INST No. RO684206 Of the Township of Puslinch

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

DECLARED before me at the City Of Guelph In the County/-Region of Wellington This 25 day of June 20 21 (Owner or Applicant) applicant)

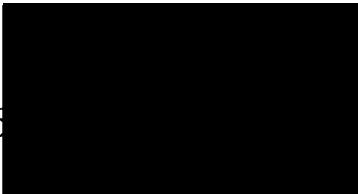
James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2024.

Printed Commissioner's, etc. Name

**APPLICANT’S CONSENT (FREEDOM OF INFORMATION):**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of C



Date

June 25/2021

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

**Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



LAND SURVEYORS and ENGINEERS

June 30, 2021

29210-21

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch  
4189 Sideroad 20 South  
Part of Lot 21, Concession 1  
PIN 71203-0019  
Township of Puslinch**

RECEIVED

JUN 29 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

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, PIN Report and Map, the required deeds, addresses of neighbouring properties, a cheque to the GRCA for \$430.00 and a cheque to Wellington County for \$4,630.00.

### **Proposal**

The proposal is to create a new rural residential parcel along Sideroad 20 South with a frontage of 65±m, depth of 74±m, for an area of 0.4±ha where a dwelling is proposed. The right rear corner (when facing the property from the road) of the severed parcel was configured to exclude a pocket of bush/trees on a hill. These trees will provide for a buffer and a positive aesthetic feature. The parcel has been evaluated and safe entrance is possible.

There is an existing hydro line that runs through the severed parcel to the existing dwelling on the retained parcel. This hydro line will be used for the severed parcel and a new hydro line is proposed to service the dwelling on the retained parcel.

The Retained Parcel (known as #4189 Sideroad 20 South) has a frontage of 57±m, depth of 411±m for an area of 4.2±ha where the existing dwelling, garage and pool will remain. The retained parcel has a frontage of 57±m which is under the minimum frontage Zoning requirement of 120m; however, a minor variance will be applied for to address this deficiency. The entrance exists and the safe access will continue to be maintained.

572 Weber Street North, Unit 7  
Waterloo ON N2L 5C6  
519-742-8371

Elmira, ON:  
519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110

Collingwood, ON:  
249-499-8359

[www.vanharten.com](http://www.vanharten.com)

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.



LAND SURVEYORS and ENGINEERS

The subject property is zoned Agricultural, and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel. The Zoning requirements are met for the Retained Parcel other than the frontage.

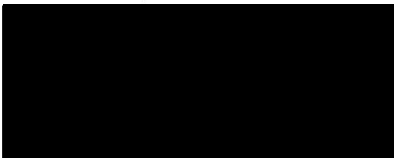
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

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*

cc Donald Daggett

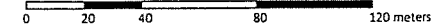
---

[www.vanharten.com](http://www.vanharten.com)

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.

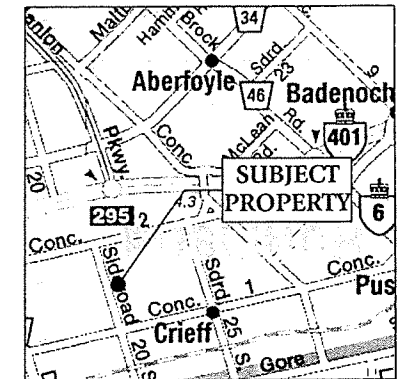
SEVERANCE SKETCH  
PART OF LOT 21, CONCESSION 1  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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

THIS SKETCH WAS PREPARED  
ON THE 25th DAY OF JUNE 2021



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

Kitchener/Waterloo  
Ph: 519-742-8371

Guelph  
Ph: 519-821-2763

Orangeville  
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

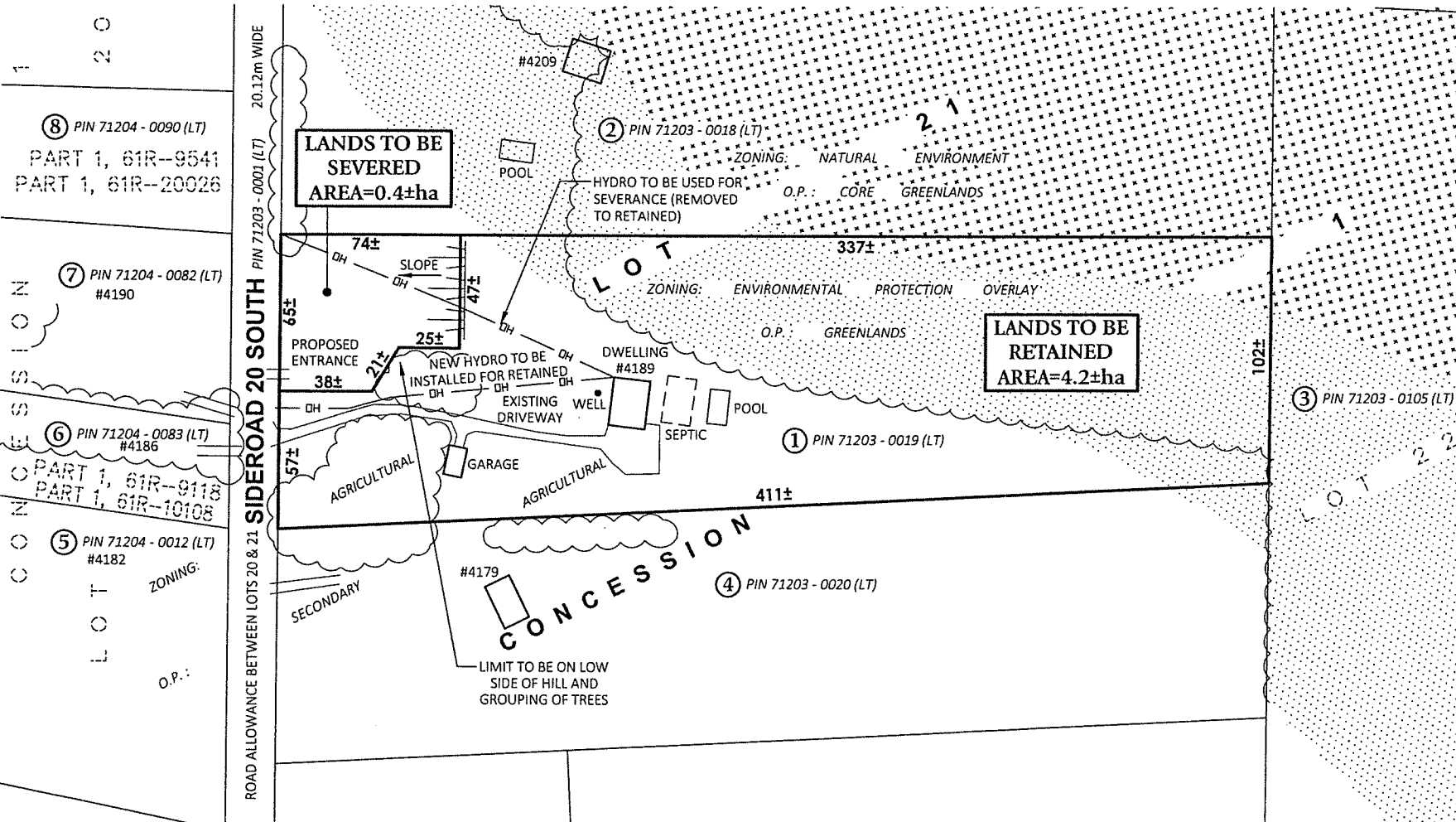
PROJECT No. 29210-21

Jun 25, 2021-10:20:55 AM

G:\PUSLINCH\Con1\ACAD\SEV LOT 21 (DAGGETT) UTM.dwg

O.P. : GREENLANDS  
ZONING: AGRICULTURAL

O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT





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

July 9, 2021

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: June 28, 2021

FILE NO. B52-21

<u>APPLICANT</u>	<u>LOCATION OF SUBJECT LANDS</u>
Michele & George Gray	Township of Puslinch
6655 Concession 2	Part Lot 7
Cambridge N3C 2V4	Concession 1

Proposed severance is 1.0 hectares with 62m frontage, existing and proposed agricultural with existing shed & barn for proposed rural residential use. Shed & barn to be removed.

Retained parcel is 9.9 hectares with 15m frontage, existing and proposed agricultural use with dwelling & pool.

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

August 18, 2021

Comments can be provided by mail at address above or by email [janap@wellington.ca](mailto:janap@wellington.ca)

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 Land Tribunal 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 and provide your email address 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 Land Tribunal. 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 Land Tribunal 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
Source Water Protection		
Bell Canada (email)	County Clerk	Roads/Solid Waste
		Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application		

1. Approval Authority:

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

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

Required Fee: \$ 4630  
Fee Received: June 28/21  
File No. B52-21  
Accepted as Complete on: June 28/21

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

2. (a) Name of Registered Owner(s) Michele Sandra GRAY & George Richard GRAY

Address 6655 Concession 2, Cambridge, ON, N3C 2V4

Phone No. [REDACTED] Email: [REDACTED]

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

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

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

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

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 1 Lot No. Part of Lot 7

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

Reference Plan No. 61R-4224 Part No. 1

Civic Address 6655 Concession 2

(b) When was property acquired: December 2000 Registered Instrument No. LT44347

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

Frontage/Width 62 / 51 ± AREA 1.0 ha ±

Depth 177 ± Existing Use(s) Agricultural

Existing Buildings or structures: Shed & Barn (Both to be removed)

Proposed Uses (s): Proposed Dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other \_\_\_\_\_

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): \_\_\_\_\_