



## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

November 9, 2021

7:00 p.m.

Register in advance:

[https://us02web.zoom.us/webinar/register/WN\\_F2TFYjObSpymtDp5Mlmsng](https://us02web.zoom.us/webinar/register/WN_F2TFYjObSpymtDp5Mlmsng)

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: 871 2136 4845

Passcode: 231003

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**
  - October 12, 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-MIL – Douglas Jamieson Miller – 6812 Concession 2, Front Part Lot 13, Concession 2, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards.

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the merged parcel to be 104m instead of 120m as required.





## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

November 9, 2021

7:00 p.m.

**6(b) Minor Variance Application D13-WU – 6580 Wellington Road Inc. c/o Jane Wu – 6580 Wellington Road 34, Front Part Lot 4, Concession 3, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards.

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 109m instead of 120m as required.

**6(c) Minor Variance Application D13-SPE – Corey William Speers – 11 Farnham Road, Lot 2 Part Lot 3, Plan 131, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.4, table 11.3 – Agricultural zone Standards and Section 4.16.1 MDS I – New Non-Farm Uses.

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

1. Section 11.4 (table 11.3) to permit a reduced lot frontage of the severed parcel to be 11m instead of 25m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the severed parcel to the barns at 413 Arkell Road to be 370m instead of 976m as required.

**6(d) Minor Variance Application D13-SLO – John Slood – 985 Watson Road South, Rear Part Lot 10, Concession 9, Township of Puslinch.**

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

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 37m instead of 120m as required.
2. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the severed parcel to the barns at 4726 Watson Road South to be 291m instead of 392m as required.

**6(e) Minor Variance Application D13-HAM – William Harvey Hamilton and Lisa Anne Hamilton – 4674 Watson Road South, Rear Part Lot 13, Concession 9, 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.





## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

November 9, 2021

7:00 p.m.

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

1. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4677 Watson Road South to the severed parcel to be 174m instead of 220m as required

**6(f) Minor Variance Application D13-JHA – Kanwarpal Jhajj – 7004 Concession 4, Part Lot 20 Concession 4 S, 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.

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

1. Section 4.16.1 to permit a Minimum Distance Separation Type I setback from the barn at 4638 Sideroad 20 North to the severed parcel to be 320m instead of 422m as required.

**6(g) Minor Variance Application D13-GRE – Divinder Singh Grewal and Sukhbir Kaur Grewal – 130 Maltby Road West, Rear Part Lot 16, Concession 7, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 11.3, table 11.2 – Agricultural zone Standards.

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 94m instead of 120m as required.

**6(h) Minor Variance Application D13-THO – Alan and Marjorie Thomson – 7 Sumac Street, Lot 191, Plan 61M203, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Site Specific Special Provision Number 86.

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

1. Site specific special provision number 86 to permit an increase in lot coverage to 38 percent instead of 35 percent as required.

**6(i) Minor Variance Application D13-HP – HP Polymers – 32 Kerr Crescent, Lot 1 Part Lot 2, Plan 677, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2 (b) – Shipping Containers in Agricultural and Industrial Zones.

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

1. Section 4.24.2 (b) to permit three (3) shipping containers instead of one (1) as required.





## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

November 9, 2021

7:00 p.m.

### **7. OTHER MATTERS**

- None

### **8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**





**AGENDA**

**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**

- October 12, 2021

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

- None

**7. ZONING BY-LAW AMENDMENT**

- None

**8. LAND DIVISION**

**8(a) Severance application B87-21 (D10-BAU) – Jane and George Baukham – Part Lot 19, Concession 7, municipally known as 4507 Concession 7, Township of Puslinch.**

Proposed severance is 0.68 hectares with 92m frontage, existing agricultural use for proposed rural residential use. Together with easement for shared entrance in favour of severed parcel.

Retained parcel is 39.6 hectares with 216m frontage, existing and proposed agricultural use with existing dwelling, garage, shed & barn.

**8(b) Severance application B94-21 (D10-GIL) – Scott and Herminia Gillingham – Part Lot 20, Concession 4, municipally known as 6981 Forestell Road, Township of Puslinch.**

Proposed severance is 60m fr x 75m = 0.45 hectares, vacant land for proposed residential use.

Retained parcel is 6.7 hectares with 99m frontage, existing and proposed agricultural and residential use with existing dwelling and sheds.





## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

November 9, 2021

7:00 p.m.

### **9. OTHER MATTERS**

- None

### **10. CLOSED MEETING**

- None

### **11. NEXT MEETING** Tuesday, December 7, 2021 @ 7:00 p.m.

### **12. ADJOURNMENT**



## **MINUTES**

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

The October 12, 2021 Committee of Adjustment Meeting was held on the above date and called to order at 7:04 p.m. via electronic participation.

### **2. ROLL CALL**

#### **MEMBERS IN ATTENDANCE**

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

#### **MEMBERS ABSENT**

None

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Clerk  
Jeff Bunn, Deputy Clerk  
Zachary Prince, Senior 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: Deep Basi

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, September 14, 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.**

- None

### **OTHER MATTERS**

None

### **8. ADJOURNMENT**

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:07 p.m.

**CARRIED**





**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):** Douglas Jamieson MILLER

**Address:** 6812 Concession 2

**City:** Puslinch

**Postal Code:** N3C 2V4

**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 INST No. WC427953 with the Royal Bank of Canada located at 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2

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

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

Municipal address: 6812 Concession 2

Concession: 2 Lot: 13

Registered Plan Number: Part 1, 61R-5548 & Part 1, 61R-10560

**Merged Parcel** Area: 14.2ha ha Depth: 816m m Frontage: 104m m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ 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 request is as follows:

A) To permit a reduced lot frontage of the merged parcel to be 104m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.



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

A minor variance request is being made for the merged parcel of Severance Application B18-21. This application has been approved subject to conditions including the requirement of Zoning Compliance (Condition 9).

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)

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

Concession 2

**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: Merged Parcel

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

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: June 2007

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:

Previous Severance and Minor Variance Application (B70/06).

**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"/>	B18-21	County of Wellington	Lot 13, Con 2	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:**

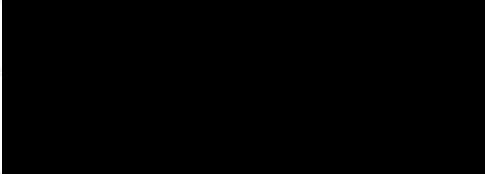
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Douglas Jamieson MILLER 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.



Signature of Owner(s)

July 22, 2021  
Date

\_\_\_\_\_  
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

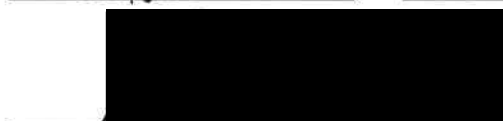
conscientiously believing it to be true, and knowing that it is of the same force and effect

as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

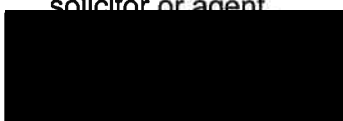
County/Region of Wellington this 6 day of

October, 20 21.



Signature of Owner or authorized  
solicitor or agent

Oct 6, 2021  
Date



Signature of Commissioner

Oct 6, 2021  
Date

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



## 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.



October 6, 2021  
29455-21  
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 B18-21  
6812 Concession 2  
Part of Lot 13, Concession 2  
PIN 71208-0143 & 71208-0144  
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 and a cheque in the amount of \$1,241.00 to the Township of Puslinch.

### **Proposal**

A minor variance request is being made for the merged parcel of the Severance Application B18-21 that has been approved subject to conditions at the June 2021 Land Division Committee Meeting. This is required to satisfy Condition 9 of the approved application. The Minor Variance request is as follows:

**A. To permit a reduced lot frontage of the merged parcel to be 104m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**

The lot line adjustment severed the majority of the vacant parcel on Concession 2, shown as PIN 71208-0143 and merged it with the surrounding adjacent parcel at #6812 Concession 2 (PIN 71208-0144) where an existing dwelling will remain for continued rural residential / agricultural use.

There has been severance history on this property that is worth reviewing. The subject parcel (PIN 71208-0143) was created by consent in 2007 by Application B70/06. This application created the 2.9ha parcel, retaining the 11.7ha parcel (#6812). The lot line adjustment reconfigured the parcels so that the previously approved severance becomes a 0.47ha parcel for rural residential use.

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

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



The Retained Parcel will be used for a future residence and has a width of  $59\pm\text{m}$ , depth of  $80\pm\text{m}$  for an area of  $0.47\pm\text{ha}$ . This parcel has been evaluated and a safe entrance is possible. The zoning is met for the Retained Parcel.

The Lands to be Severed has a frontage of  $40\pm\text{m}$ , depth of  $300\pm\text{m}$  for an area of  $2.5\pm\text{ha}$  that will be merged with the adjacent parcel at #6812 Concession 2. The Lands to be Added to contains an existing dwelling (#6812) on  $11.7\pm\text{ha}$  of land. The majority of the rear half of the parcel is dense with trees and bush and the dwelling is set quite far back into the property. There are more open areas in the front half of the parcel. The merged parcel will have a combined area of  $14.2\pm\text{ha}$ .

The zoning for the subject property is Agricultural, Natural Environment and Environmental Protection Overlay. The zoning is met for the Merged Parcel except for the frontage.

The merged parcel will have a combined frontage of 104m and the minimum zoning requirement for parcels over 4.0ha is 120m. As part of the previous severance (Application B70/06), a minor variance application approved a reduced frontage of 64m, however, due to the frontage being altered with the lot line adjustment, a new minor variance is required to recognize the deficiency. Although it is over the 64m that was previously approved, it is still under the required 120m and therefore the request is required. We consider this to be minor in nature as 64m was permitted and we are expanding it to be 104m, and the existing safe existing entrance will continue to provide safe sightlines.

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

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

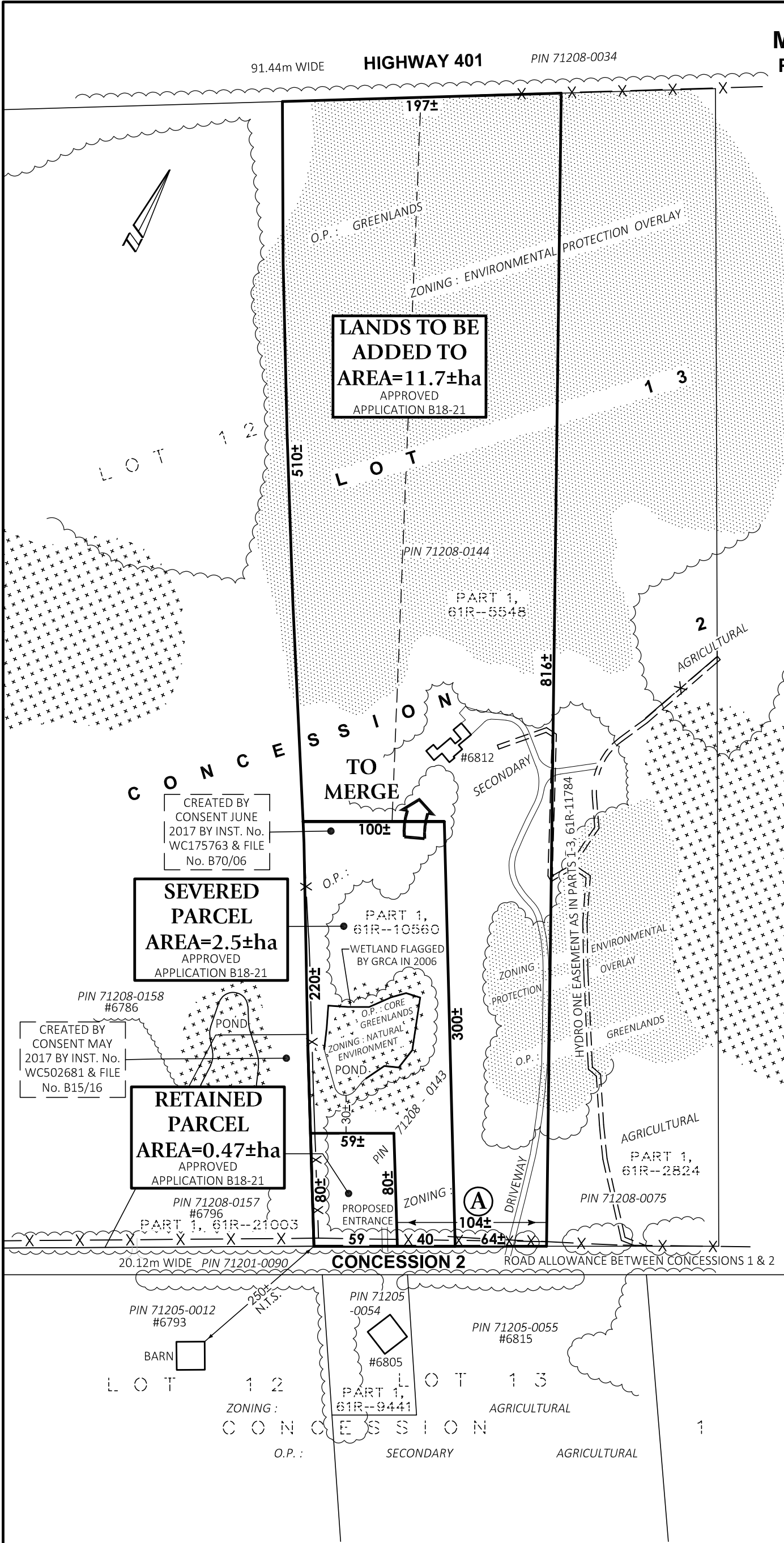
Very truly yours,  
Van Harten Surveying Inc.



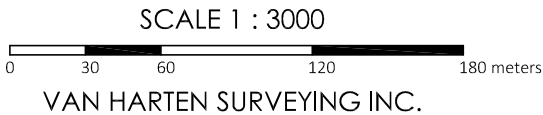
**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Jamie Miller





MINOR VARIANCE SKETCH  
PART OF LOT 13, CONCESSION 2  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

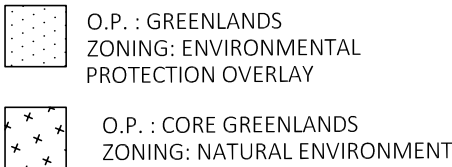


KEYMAP



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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
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. N.T.S. DENOTES NOT TO SCALE.
7. PROPERTY OWNER: DOUGLAS MILLER.



MINOR VARIANCE REQUEST:

TO PERMIT A REDUCED FRONTAGE OF THE MERGED PARCEL TO BE 104m INSTEAD OF 120m AS REQUIRED IN TABLE 11.2 OF THE ZONING BY-LAW.

THIS SKETCH WAS PREPARED ON  
THE 4th DAY OF OCTOBER 2021

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



Van Harten  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

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. 29455-21

Oct 4, 2021-2:57:39 PM

G:\PUSLINCH\Con2\Acad\MV LOT 13 (MILLER) UTM.dwg



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:40 AM  
**To:** Lynne Banks  
**Subject:** FW: 11 Minor Variance applications 6812 Concession 2

**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for 6812 Concession 2. The Department has no concerns with the application. Please remind the applicant to ensure proper access is maintained for emergency vehicles to the building and to ensure any tree plantings around the driveway will not slow emergency response once the trees mature.

Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:15 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/MIL - 6812 Concession 2

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**Michael Fowler**  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

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**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:03 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/MIL - 6812 Concession 2



**PUSLINCH**

**Lynne Banks**  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 1:43 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/MIL - 6812 Concession 2

Good afternoon everyone,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 6812 Concession 2.

Kind regards,



## Hillary Miller

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 8:57 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/MIL - 6812 Concession 2  
**Attachments:** WHPA\_Map\_Concession2\_6812.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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)*

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**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 1:40 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/MIL - 6812 Concession 2

Good afternoon,





November 2, 2021

Lynne Banks  
Secretary-Treasurer, Committee of Adjustment  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Via email only

Dear Ms. Banks,

**Re: Committee of Adjustment Meeting – November 9, 2021**

---

**Applications for Minor Variance**

D13/GRE	130 Maltby Road West
D13/MIL	6812 Concession 2
D13/WU	6580 Wellington Road 34
D13/HAM	4674 Watson Road South
D13/SLO	985 Watson Road South
D13/JHA	7004 Concession 4

The Grand River Conservation Authority (GRCA) previously provided comments on the consent applications related to the minor variance applications noted above. It is our understanding that the minor variance applications are needed to satisfy conditions of approval for the related consent applications. Further to our related comments, GRCA staff have no objection to the approval of the above-noted applications by the Township of Puslinch.

If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** November 9<sup>th</sup>, 2021  
**TO:** Lynne Banks, Secretary-Treasurer  
Township of Puslinch  
**FROM:** Asavari Jadhav, Junior Planner  
Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/MIL (Douglas Jamieson Miller)**  
**6812 Concession 2**  
**Part 1, 61R-5548 & Part 1, 61R-10560**

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 variance requested would provide relief from Section 11.3 (Table 11.2) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 104 meters is proposed, whereas the by-law requires a minimum lot frontage 120 meters for properties that are greater than 4 hectares in size.

The lot line adjustment application **B18/21** was conditionally approved at June 2021 Land Division Committee Meeting. This application would sever a 2.5 ha (6.2 ac) of vacant land and merge it with abutting lot of 11.7 ha (28.91 ac) with an existing dwelling and a pool. Approximately 0.4 ha (1 ac) of vacant land would be retained (Figure 1). The minor variance is a condition of approval for the above noted consent application.

This minor variance application maintains the general intent and purpose of the Official Plan and the 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.

### Proposal:

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3	The by-law requires a minimum lot frontage of 120 meters for properties greater than 4 hectares	Requesting a lot frontage of 104 meters.





**Figure 1 - Subject Property**

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

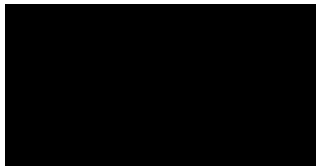
Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>Both the severed and retained lands meet the minimum lot area requirements of the Agriculture (A) Zone.</li> <li>The frontage on the related retained parcel (0.4 ha lot) is met.</li> <li>Access is maintained for the merged parcel via an existing driveway.</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 Agricultural (A), Natural Environment (NE) and a portion of land is within the Environmental Protection Overlay (EP).</li> <li>A single detached dwelling is a permitted use within the Agricultural (A) zone.</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 Secondary Agricultural, Core Greenlands and Greenlands.</li> <li>The subject lands are also identified as being within the Paris Galt Moraine Policy.</li> <li>A single detached dwelling is a permitted use in the Secondary Agricultural designation.</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 proposed lot line adjustment application B18/21 will increase the lot frontage from 65 m to 104 m on the subject lands.</li> <li>• The intent of the minimum lot frontage is to ensure that a safe entrance is available and also to ensure the viability of present and future use of the property.</li> <li>• The proposed severed and retained lots meet the minimum lot area requirement for the Agricultural (A) Zone.</li> <li>• There is an existing driveway access to the retained lands.</li> <li>• County staff are satisfied that the reduced frontage is sufficient in this case, 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

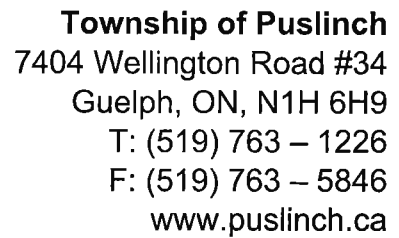


Asavari Jadhav  
Junior Planner



Zach Prince, MCIP RPP  
Senior Planner







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

- Mortgage as in Instrument No. WC403035 with the Royal Bank of Canada located at 6580 County Road 34, Puslinch, ON,  
- Right-of-way as in INST ROS267183 for access

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

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

Municipal address: 6580 Wellington County Road 34

Concession: 3 Lot: 4

Registered Plan Number: Parts 1-3, 61R-2746

**Retained Parcel** Area: 21.3ha ha Depth: 743m m Frontage: 109m m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): 30.48m

**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 following variance is being requested:

A) To permit a reduced lot frontage of the retained parcel to be 109m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.



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

A minor variance request is being made for the retained parcel of Severance Application B31-21. This application has been approved subject to conditions including the requirement of Zoning Compliance (Condition 7).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Prime Agricultural, Core Greenlands and Greenlands

Zoning Designation: Agricultural, Natural Environment and EP Overlay

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

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

Continually maintained County Road

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

Wellington County 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: Retained Parcel

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? Agricultural

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: May 2014

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"/>	B31-21	County of Wellington	Lot 4, Con 3	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) 6580 Wellington Road Inc. c/o Shizhen WU (Jane Wu) of the  
Wellington 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.

Signature of Owner(s)

Date

August 20, 2021

Signature of Owner(s)

Date

**Affidavit:**

I (we) Jeff Buisman of Van Harten Surveying Inc. of the  
Wellington 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 6 day of

October 20 21

Signature of Owner or authorized  
solicitor or agent

Date

Oct 6, 2021

Signature of Commissioner

Date

Oct 6, 2021

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

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



## 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.



October 6, 2021  
21770-13  
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 B31-21  
6580 Wellington County Road 34  
Part of Lot 4, Concession 3  
Parts 1-3, 61R-2746  
PIN 71211-0052  
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, and a cheque in the amount of \$1,241.00 to the Township of Puslinch.

### **Proposal**

One minor variance request is being made for the retained parcel of the Severance Application B31-21 that has been approved subject to conditions at the July 2021 Land Division Committee Meeting. This is required to satisfy Condition 7 of the approved application. The Minor Variance request is as follows:

**A. To permit a reduced lot frontage of the retained parcel to be 109m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**

The severance is creating a rural residential parcel along Wellington County Road 34 with a frontage of 50±m, depth of 122±m, for an area of 0.61±ha where a dwelling is proposed. The retained parcel will have a frontage of 109m, depth of 743±m for an area of 21.3±ha where the existing dwelling, pool and garage will remain.

The severance is an efficient use of open space with flat terrain and safe access for the entrance can be provided. The Zoning By-law requirements are met for the severed parcel.

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)



This leaves the retained parcel with a frontage of 109m instead of 120m as required in the Zoning By-law and therefore a minor variance is required to address the slight deficiency. The entrance currently exists, and the safe access will continue to be maintained. We feel that the variance request is minor in nature. The remaining zoning requirements are met for the retained parcel.

We provide the opinion that the minor variance request 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 Jane Wu



## 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: **6580 Wellington County Road 34, Puslinch**

Property Owner: **6580 Wellington Road Inc. c/o Shizhen WU**

### 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
<input checked="" type="checkbox"/>	Minor Variance
	Official Plan Amendment
	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

A severance was recently approved and a minor variance is required as a condition of approval. The severance created a new rural residential parcel along Wellington County Road 34. The Severed Parcel has a frontage of 50±m, depth of 122±m, for an area of 0.61±ha where a dwelling is proposed. The retained parcel has an area of 21.3±ha where the existing dwelling will remain. The minor variance request is as follows:

A) To permit a reduced lot frontage of the retained parcel to be 109m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.



### 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.

October 6, 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 (DNAPLs) 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.

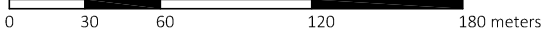
**Section 4 - Declaration:**

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



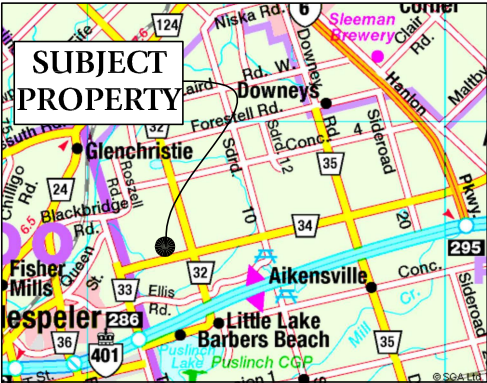
MINOR VARIANCE SKETCH  
PART OF LOT 4, CONCESSION 3  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 3000



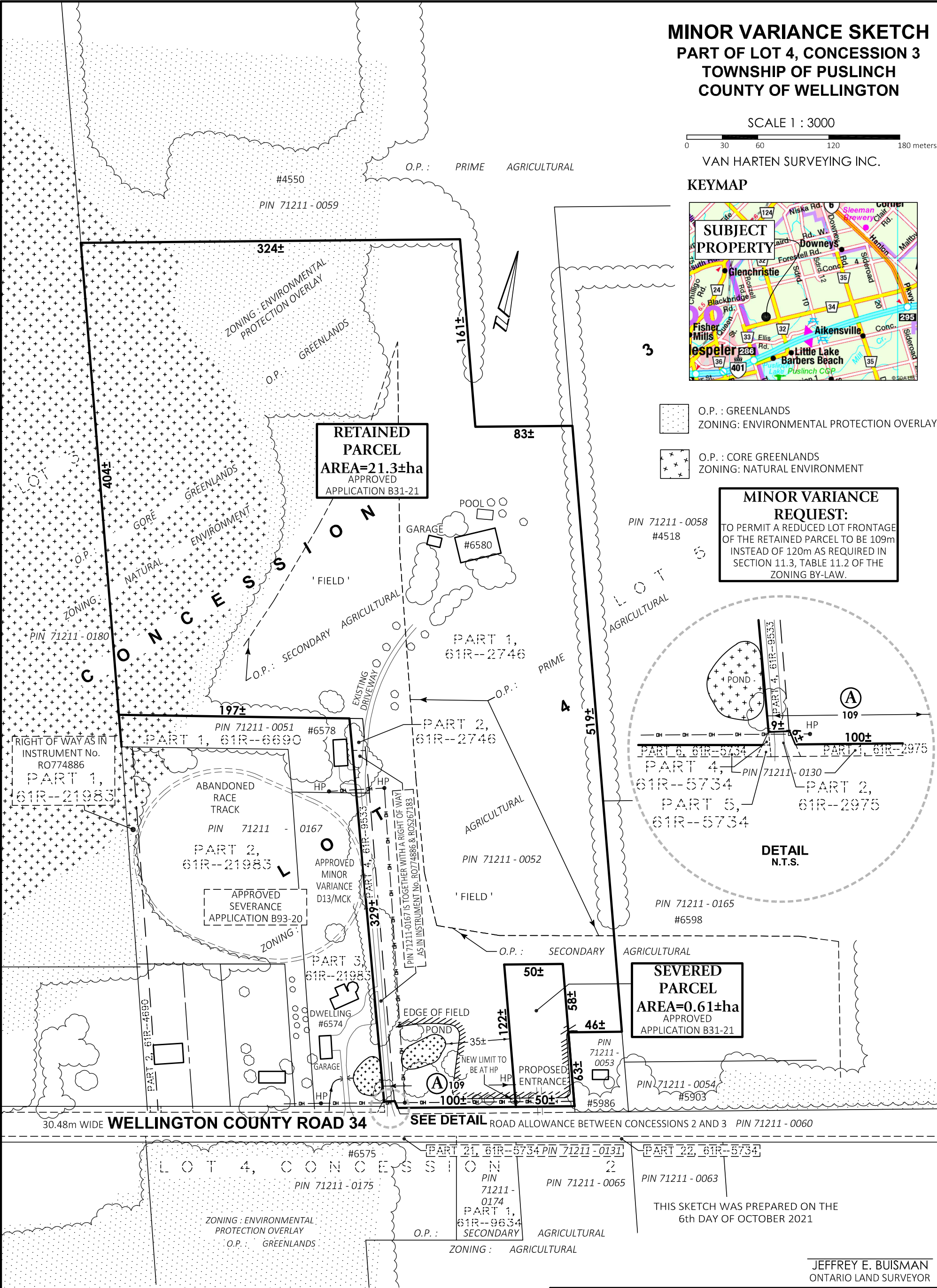
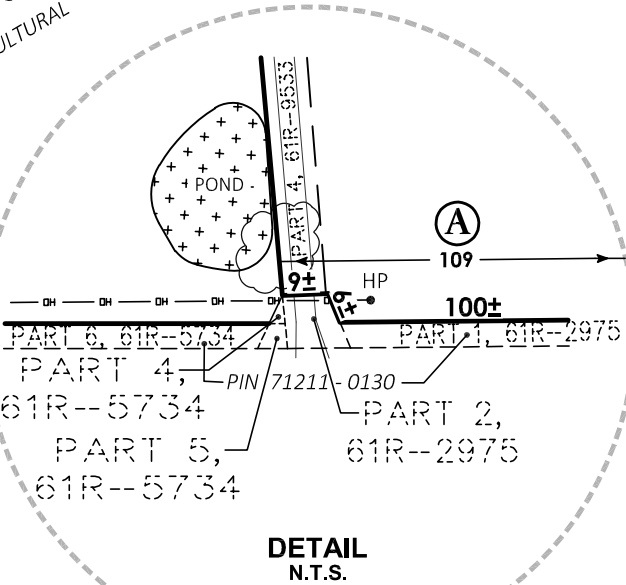
VAN HARTEN SURVEYING INC.

KEYMAP

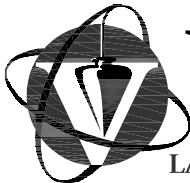


- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

**MINOR VARIANCE REQUEST:**  
TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 109m INSTEAD OF 120m AS REQUIRED IN SECTION 11.3, TABLE 11.2 OF THE ZONING BY-LAW.



- NOTES:**
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  - SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
  - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
  - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
  - PROPERTY OWNER: 6580 WELLINGTON ROAD INC..



**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. 21770-13

Oct 6, 2021-8:38:39 AM  
G:\PUSLINCH\Con3\ACAD\MV LOT 4 (WU) UTM.dwg



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:41 AM  
**To:** Lynne Banks  
**Subject:** FW: 6580 Wellington County road 34

**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application.  
Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:21 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/WU - 6580 Wellington Rd 34

Hi Lynne,

Please contact the County for entrance approval.

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**Michael Fowler**  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

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**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:04 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/WU - 6580 Wellington Rd 34



**PUSLINCH**

**Lynne Banks**  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 1:54 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Cc:** Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>; Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/WU - 6580 Wellington Rd 34

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 6580 Wellington Road 34.

Kind regards,



## Hillary Miller

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 9:04 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/WU - 6580 Wellington Rd 34  
**Attachments:** WHPA\_Map\_Wellington34\_6580.pdf

Hi Hillary,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to 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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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)*

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**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 1:54 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/WU - 6580 Wellington Rd 34

Good afternoon,





November 2, 2021

Lynne Banks  
Secretary-Treasurer, Committee of Adjustment  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Via email only

Dear Ms. Banks,

**Re: Committee of Adjustment Meeting – November 9, 2021**

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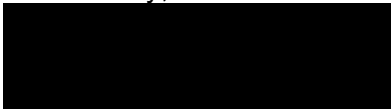
**Applications for Minor Variance**

D13/GRE	130 Maltby Road West
D13/MIL	6812 Concession 2
D13/WU	6580 Wellington Road 34
D13/HAM	4674 Watson Road South
D13/SLO	985 Watson Road South
D13/JHA	7004 Concession 4

The Grand River Conservation Authority (GRCA) previously provided comments on the consent applications related to the minor variance applications noted above. It is our understanding that the minor variance applications are needed to satisfy conditions of approval for the related consent applications. Further to our related comments, GRCA staff have no objection to the approval of the above-noted applications by the Township of Puslinch.

If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** November 9<sup>th</sup>, 2021  
**TO:** Lynne Banks, Secretary-Treasurer  
Township of Puslinch  
**FROM:** Asavari Jadhav, Junior Planner  
Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/WU (6580 Wellington Road Inc. c/o Jane Wu)**  
**6580 Wellington Road 34**  
**Part of Lot 4, Concession 3, Parts 1-3, 61R-2746**

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 variance requested would provide relief from Section 11.3 (Table 11.2) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 109 meters is proposed, whereas the by-law requires a minimum lot frontage 120 meters for properties that are greater than 4 hectares in size.

This application is required as a condition of consent application **B31/21** that was conditionally approved at July 2021 Land Division Committee Meeting. This application would sever a 0.61 ha (1.5 ac) rural residential parcel in the Secondary Agricultural area. A 21.3 ha (52.63 ac) agricultural parcel would be retained for agricultural use with an existing dwelling, garage and pool (Figure 1).

This minor variance application maintains 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.

### Proposal:

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3	The by-law requires a minimum lot frontage of 120 meters for properties greater than 4 hectares	Requesting a lot frontage of 104 meters.





**Figure 1 - Subject Property**

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

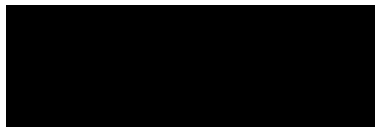
Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>Both the severed and retained lands meet the minimum lot area requirements of the Agriculture (A) Zone.</li> <li>There is appropriate access maintained for the retained parcel via an existing driveway.</li> <li>We find that the requested variance 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 Agriculture (A), Natural Environment (NE) and a portion of land is within the Environmental Protection Overlay (EP).</li> <li>A single detached dwelling is a permitted use within the Agriculture (A) Zone.</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 Prime Agriculture, Secondary Agricultural, Core Greenlands and Greenlands.</li> <li>The subject lands are also identified as being within the Paris Galt Moraine Policy.</li> <li>A single detached dwelling is a permitted use in the Prime and Secondary Agricultural designations.</li> </ul>



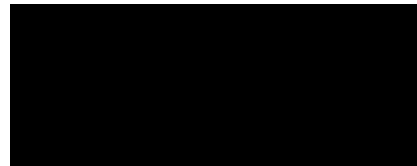
That the variance is <b>desirable</b> for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The reduced frontage for the retained parcel was created as a result of a secondary agriculture severance.</li> <li>• The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and future use of and access to and from the property.</li> <li>• There is appropriate access maintained for the retained parcel and 5478 Wellington Rd 34 with an existing driveway.</li> <li>• The retained lot meet the minimum lot area requirement for the Agricultural (A) zone.</li> <li>• County staff is satisfied that the reduced frontage is sufficient in this case, 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

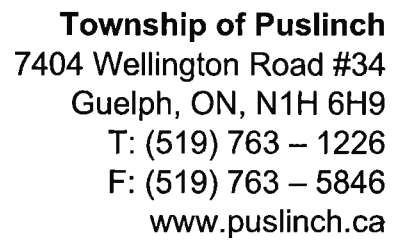


Asavari Jadhav  
Junior Planner



Zach Prince, MCIP RPP  
Senior Planner







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

Mortgage as in Instrument No. WC504120 with CIBC located at PO Box 115,  
Commerce Court Postal Station, Toronto, ON, M5L 1E5

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

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

Municipal address: 11 Farnham Road

Concession: \_\_\_\_\_ Lot: All of Lot 2, Part Lot 3

Registered Plan Number: Plan 131

**Severed Parcel** Area: 0.40ha ha Depth: 130.9m m Frontage: 11.0m m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ 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 severed parcel to be 11m instead of 25m as required in Section 11.4, Table 11.3 of the Zoning By-law.

B) To permit a reduced MDSI setback from the severed parcel to the barns at PIN 71187-0003 to be 370m instead of 976m 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 parcel of application B17-21. This application has been approved subject to conditions including the requirement of MDS compliance and Zoning compliance (Conditions 5 & 9).

Please see covering letter for more information.

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

Official Plan Designation: Special Policy Area (PA7-4)

Zoning Designation: Agricultural

**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?**

Farnham Road

**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:

Retained Parcel		Severed Parcel
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 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: June 2016

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"/>	B17-21	County of Wellington	Lots 2 & 3, Plan 131	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



29485-21

**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) Corey William SPEERS 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.

DocuSigned by:

19 July 2021 | 10:26 AM EDT

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 6 day of

October, 20 21.

Signature of Owner or authorized  
 solicitor or agent

Oct 6, 2021  
 Date

Signature of Commissioner

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

Oct 6, 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.



October 6, 2021  
29485-21  
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 B17-21  
11 Farnham Road  
All of Lot 2 & Part of Lot 3  
Registered Plan 131  
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, 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 parcel of the Severance Application B17-21 that has been approved subject to conditions at the June 2021 Land Division Committee Meeting. This is required to satisfy Conditions 5 and 9 of the approved application. The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of the severed parcel to be 11m instead of 25m as required in Section 11.4, Table 11.3 of the Zoning By-law.**
- B. To permit a reduced MDSI setback from the severed parcel to the barns at PIN 71187-0003 to be 370m instead of 976m as required.**

The severance created a rural residential parcel along Farnham Road. The severed parcel is flag shaped with a frontage of 11.0m, depth of 130.9m, for an area of 0.40ha where a dwelling is proposed to be built. The severed parcel consists of cut grass and an open area that is ideal for a new dwelling

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

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



The retained parcel is known as #11 Farnham Road and has a frontage of 51.4m, depth of 81m for an area of 0.41ha where the existing dwelling, garage and pool will remain for rural residential purposes. The rear boundary of the retained parcel was set to be at least 2m from the rear of the garage/shed and at least 1.5m from the pool (water's edge) so that the zoning requirements could be met. All the zoning requirements are met for the retained parcel.

The severed parcel is flag shaped with a narrow frontage and as a result, a minor variance is required. The frontage will be 11.0m instead of 25m as required. Although slightly under, the site has been evaluated and safe sightlines and access is possible. A new driveway will be constructed between existing rows of trees. There should be no disruption for the existing house and features on the retained parcel.

We evaluated MDS and barns in the area and a second variance is being requested for the reduced MDSI from the severed parcel to the barns on the agricultural research operation that runs along Arkell Road and Victoria Road South at PIN 71187-0003. This parcel contains a large agricultural operation owned by the Agricultural Research Institute of Ontario with approximately 247ha of land. There are various livestock facilities on this property and various livestock types. The MDS calculation considers all the barns on the property and then derives a minimum distance for all the barns and animals combined. The minimum requirement, in this case, is 976m and is applied to the closest barn. The distance from the severance to this barn is 370m.

We are requesting that the reduced MDSI be a minimum of 370m to all livestock buildings on that property.

The area of Farnham Road and Arkell Road contains what could be referred to as an older estate subdivision. This area contains approximately 15 parcels with rural residential dwellings and therefore, the creation of this severance and a new proposed dwelling, will not negatively impact the neighbouring agricultural operation and future livestock expansion. Although under the required MDS distance, the variance requested is minor in nature, there are dwellings located closer to the livestock buildings and the new dwelling will not impact the existing agricultural operation.

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 Corey Speers & Johanna Atkinson Speers



## 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: 11 Farnham Road, Puslinch

Property Owner: Corey Speers

### 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
<input checked="" type="checkbox"/>	Minor Variance
	Official Plan Amendment
	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

A severance was recently approved and a minor variance is required as a condition of approval. The severance created a new rural residential parcel along Farnham Road. The Severed Parcel is flag shaped with a frontage of 11.0m, depth of 130.9±m, for an area of 0.40±ha where a dwelling is proposed to be built. The minor variance requests are as follows:

A) To permit a reduced lot frontage of the severed parcel to be 11m instead of 25m as required in Section 11.4, Table 11.3 of the Zoning By-law.

B) To permit a reduced MDSI setback from the severed parcel to the barns at PIN 71187-0003 to be 370m instead of 976m.



### **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.

October 6, 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 (DNAPLs) 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.



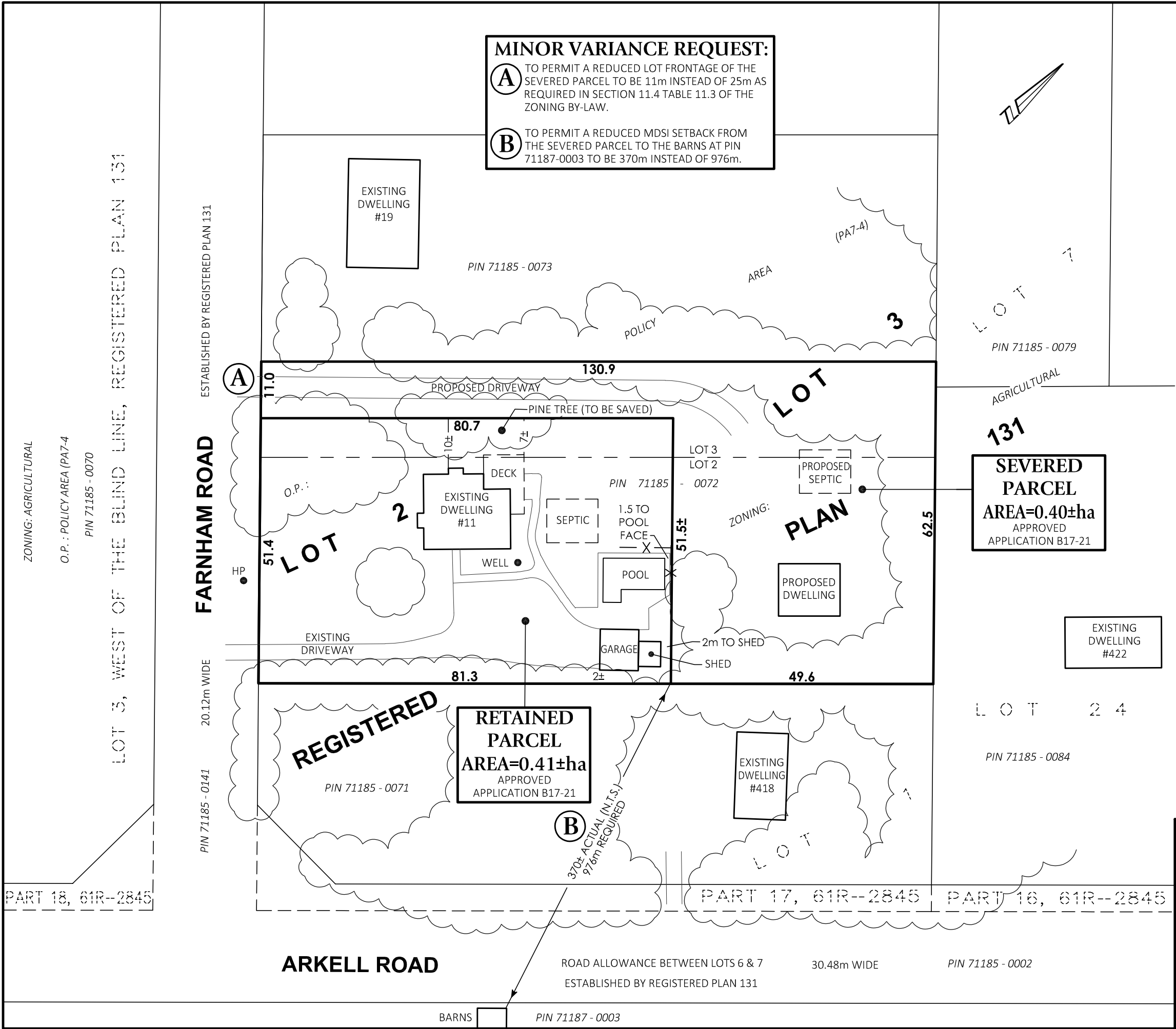
3.12 None Applicable:

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.









# 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 Agricultural Research Institute of Ontario

#### Contact Information

Email [REDACTED] Telephone [REDACTED]  
 Civic Address [REDACTED] Municipality Puslinch  
 Lot 7, 8, 9 & 10 Concession 9 Division [REDACTED]  
 Lot Size (where livestock facility is located) 247 ha hectares [REDACTED] acres

Signature of Livestock Facility Owner [REDACTED] Date July 29, 2021

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity Poultry 45,000 ft<sup>2</sup>, Equine 30,500 ft<sup>2</sup>, Swine 52,250 ft<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)		
	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)		
	Hieifers (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)	31	V2
	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	340	V5, M1
	Breeder gilts (entire barn designed specifically for this purpose)	80	V5, M1
	Weaners (7 – 27 kg)	800	V5, M1
	Feeders (27 – 136 kg)	600	V5, M1
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 pulletbarn)	6000	V2
	Layer pullets (day-olds until transferred into layer barn)	4000	V2
	Broiler breeder growers (males/females transferred out to layerbarn)	400	V2
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle	2000	V2
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



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:43 AM  
**To:** Lynne Banks  
**Subject:** FW: Minor Variance application 11 Farnham Road

**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application except to ensure that the driveway is accessible for emergency vehicles including removing any tree limbs overhanging the driveway.

Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 9:12 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/SPE - 11 Farnham Rd  
**Attachments:** WHPA\_Map\_Farnham\_11.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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)*

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**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 2:11 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/SPE - 11 Farnham Rd

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 11 Farnham Road.





## 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:** November 9<sup>th</sup>, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/SPE (Corey Speers)**  
**11 Farnham Road**  
**All of Lot 2 and Part of Lot 3, Registered Plan 131**  
**ATTACHMENTS:** 1 – Aerial with MDS setbacks

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 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 Agricultural (A) Zone to fulfill a condition of consent application **B17-21** that was conditionally approved at June 2021 Land Division Committee Meeting. The consent application would sever a 1.05 ha (2.6 ac) vacant parcel in the Secondary Agricultural area and a 6.7 ha (16.6 ac) parcel containing an existing dwelling and shed would be retained.

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

The applicant requires a setback reduction to the livestock operation facility located at 413 Arkell Road. The subject Minor Variance application would seek relief from Section 4.16.1 of the Zoning By-law, the required MDS I setback is 976 m (3,202.1 ft), whereas a reduced setback of 370 meters (1,213.91 ft) is requested. The livestock facility located at 413 Arkell Road, contains three barns with 31 horses, 1,820 swine and 12,400 chickens. The farm property is large, 242 ha (597 ac), and the MDS calculation is an accumulation of all the barns on the property, the MDS setback is measured from the closest barn to the proposed severance.

#### *Minimum Required Frontage*

The applicant requires relief from Section 11.4 (Table 11.3) of the Zoning By-Law to permit a reduced lot frontage for the retained lands. A lot frontage of 11 meters (36.08 ft) is proposed, whereas the By-law requires a minimum lot frontage of 25 meters (82.02 ft) for the properties that are greater than 0.4 hectares in size. The proposed severed lot meets the minimum lot frontage and the area requirements of the By-law.

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
4.16.1 - Minimum Distance Separation – New Non-Farm Uses	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.  976 m (3,202.1 ft) is required	370 meters (1,213.91 ft)	606 m (1,988.18 ft)
11.4 - Agricultural Zone Requirements Table 11.3	Minimum Required Lot Frontage: 25m (82.02 ft)	11 m (36.08 ft)	14 m (45.93 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 required MDS I setback is from a livestock facility located at 413 Arkell Road.</li> <li>The MDS I calculations are based on nutrient units on farm data sheet submitted with the application and Type B land use.</li> <li>The intent of MDS I setback 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>There is not a more suitable location on the subject property available for the proposed severed lot that could meet the required MDS I setback due to the area of the subject property.</li> <li>Regarding lot frontage, the applicant is proposing a 'flag' shaped lot in which the proposed dwelling is accessed via a driveway (11 m) and widens towards the rear of the property.</li> <li>Both the severed and retained lands are approximately 1 ac in size.</li> <li>The retained parcel has an appropriate access the existing dwelling via a driveway; however, a new entrance will be required for the severed land.</li> <li>We find that the requested variance 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) Zone.</li> <li>The intent of the zoning provisions regarding MDS are to provide a minimum distance between livestock facilities and sensitive lands uses (i.e. dwellings). It is also the intent to promote and protect agricultural uses while also reducing the potential odour complaints and land use incompatibility concerns.</li> <li>A single detached dwelling is a permitted use within the Agricultural (A) Zone.</li> </ul>



	<ul style="list-style-type: none"> <li>• The subject land contains an existing dwelling, garage and pool.</li> <li>• An entrance will be required to access the severed lands. However, the retained land is accessible by a driveway.</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 property is designated as Prime Agriculture and lies within the Policy Area (PA 7-4).</li> <li>• In the area northwest of Arkell and identified as PA7-4 on Schedule "A7", there is a mixture of existing livestock operations and non-farm residential uses. It is the policy of this Plan, that if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan subject to the applicable policies of this Plan.</li> <li>• Section 10.4.7 requires that the appropriate provincial Minimum Distance Separation formula will be applied to all new lot creation.</li> <li>• The subject lands are within the Secondary Agricultural designation and have not been severed after March 1, 2005, one residential lot can be considered.</li> <li>• Consent application <b>B17-21</b> was supported by planning staff and generally conforms to the policies of the Official Plan subject to reduced lot frontage and 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 severed lands could impact future expansions of the livestock facility on the 413 Arkell Road. Although the proposed served lot is not the closest residential lot and it is noted that there are other surrounding dwellings (478 Arkell Rd) that will impact future expansions to livestock facility.</li> <li>• In addition, there are existing type B uses in the area (Church and Cemetery) which would factor in to any potential livestock expansions.</li> <li>• The intent of the minimum lot frontage is to ensure that an entrance is available and also ensure the viability of present and future use and access to and from the property.</li> <li>• The committee may want to consider the impacts of the proposed driveway including minimizing tree loss to reduce the impact of the new lot to the surrounding residential uses.</li> <li>• County staff is satisfied that the reduced frontage and MDS reduction are sufficient in this case, desirable, and appropriate for the development and use of the land.</li> </ul>

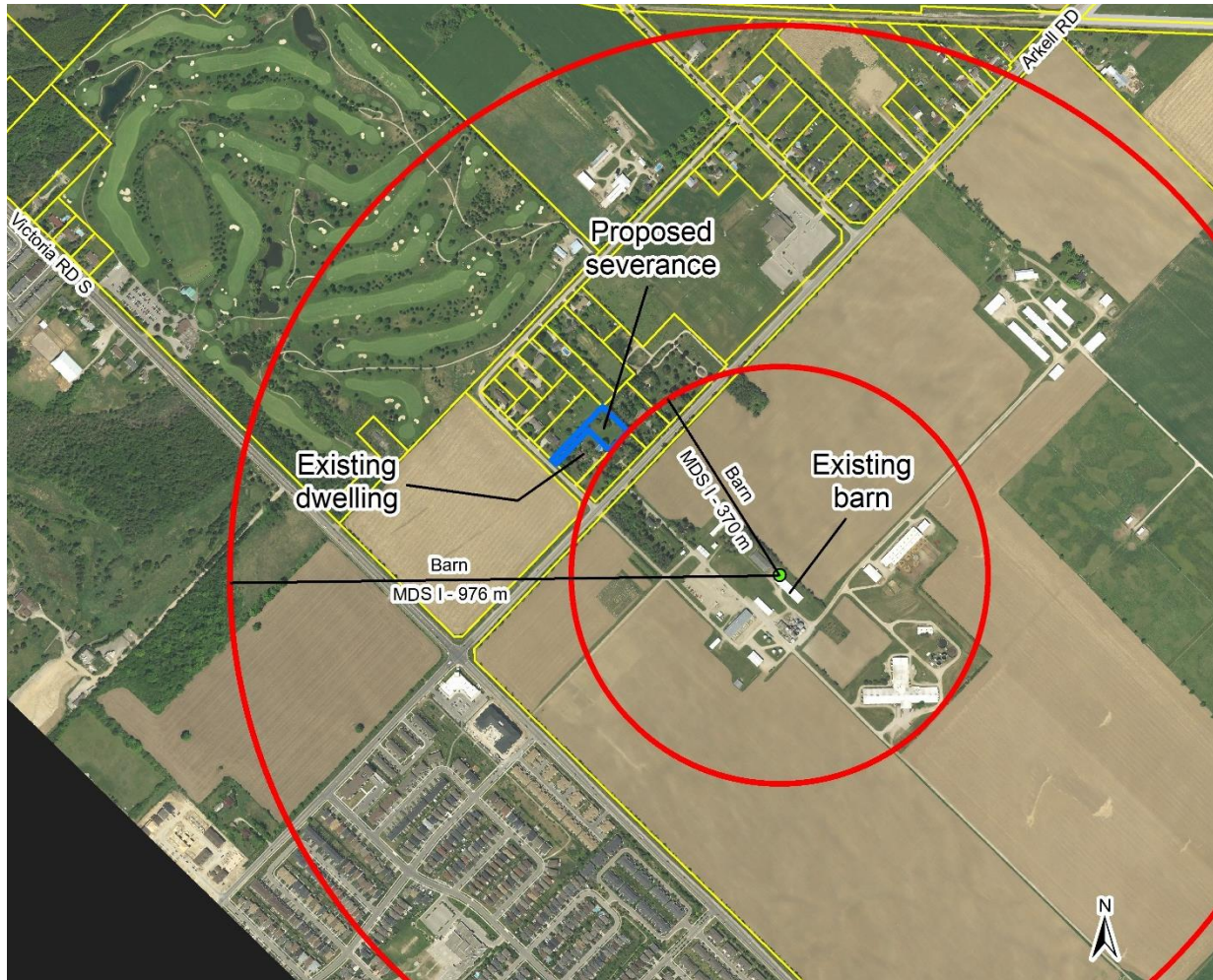
In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with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

Respectfully submitted  
County of Wellington Planning and Development Department

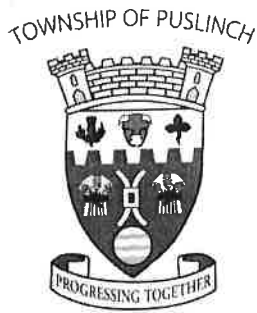
Senior Planner



## ATTACHMENT 1: Aerial with MDS setbacks







**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):** John SLOOT

**Address:** 599 Arkell Road

**City:** Arkell, ON

**Postal Code:** N0B 1C0

**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. WC414960 with Meridian Credit Union Limited located at 75 Corporate Park Drive, St. Catharines, ON, L2S 3W3  
- Mortgage as in INST No. WC414690 & WC497655 with Luke & Gay Kukovica located at 953 Watson Road South, RR#1, Puslinch, ON, N0B 2J0

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

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

Municipal address: 985 Watson Road South

Concession: 9 Lot: 10

Registered Plan Number: Part 1, 61R-6390

<b>Retained Parcel</b>	Area: <u>6.7ha</u> ha	Depth: <u>508m</u> m	Frontage: <u>37m</u> m
	<b>Severed Parcel</b>	<u>1.05ha</u> ac	<u>150m</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 37m 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 barns at #4726 Watson Road South to be 291m instead of 392m 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 B20-21. This application has been approved subject to conditions including the requirement of MDS compliance and Zoning compliance (Conditions 5, 8 & 9).

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 & Earth Science ANSI

Zoning Designation: Agricultural and Natural Environment

**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?**

Watson Road South

**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: September 2014

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"/>	B20-21	County of Wellington	Lot 10, Con 9	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) JOHN SLOOT 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.

  
Signature of Owner(s)

July 7 2021  
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 6 day of

October 20 21

  
Signature of Owner or authorized  
solicitor or agent

Oct 6, 2021  
Date

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

Oct 6, 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.



October 5, 2021

26276-18

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 B20-21  
985 Watson Road South  
Part of Lot 10, Concession 9  
PIN 71187-0072  
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, 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 the Severance Application B20-21 that has been approved subject to conditions at the June 2021 Land Division Committee Meeting. This application is required to satisfy Conditions 5, 8 and 9 of the approved application. The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of the retained parcel to be 37m 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 barns at #4726 Watson Road South to be 291m instead of 392m as required.**

The severance is creating a rural residential parcel along Watson Road South. The severed parcel has a frontage of 80.9m, depth of 150±m, for an area of 1.05±ha where a dwelling is proposed to be built. The existing entrance will be used to access the severed parcel and the frontage and area zoning requirements are met.

The retained parcel has a frontage of 37m, depth of 508±m, for an area of 6.7±ha where the existing dwelling and accessory buildings will remain. A minor variance is required for the reduced frontage to be 37m instead of 120m as required for a parcel greater than 4.0 ha.

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 is slightly larger than a typical rural residential severance due to the wetland feature in the north corner. The parcel was configured around the wetland to ensure that the minimum 30m buffer could be met and this is summarized in the Environmental Impact Study (EIS) completed by Aboud & Associates. The driveway and house envelope on the severed parcel have been set to be at least 30m from the wetland feature. Also, the proposed driveway entrance on the retained parcel is to be set 38m away from the small wetland pocket to the south.

The first variance being requested is for a frontage of 37m for the retained parcel. The minimum requirement is 120m for parcels over 4 ha. The reduced frontage has plenty of room to accommodate the proposed driveway entrance and existing driveway to the existing dwelling located further back in the parcel. The parcel is about 160m wide in the area of the dwelling.

The second variance being requested is for the reduced MDS I setback to the severed parcel. The livestock facility at #4726 Watson Road South was evaluated with respect to Minimum Distance Separation (MDS) requirements. Due to being within a group of at least 4 dwellings, the MDS guidelines requires that a Type B classification be used for this MDS evaluation. The required Type B MDS distance between the barn and the severance is 392m, whereas the actual distance is 291m.

If there were less than 4 lots in the immediate proximity, the Type A scenario would apply, in which case the minimum requirement would be 196m. The actual setback to the barn is 291m, which is about  $\frac{3}{4}$  of the requirement under the Type B scenario but 1.5 times the minimum requirement if Type A applied. Also, the existing house on the retained parcel is 270m from the barn. We feel that the requested variance is minor in nature.

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 John Slood



## 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: 985 Watson Road South, Puslinch, ON

Property Owner: John Slood

### 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
<input checked="" type="checkbox"/>	Minor Variance
	Official Plan Amendment
	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

A severance was recently approved and a minor variance is required as a condition of approval. The severance created a new rural residential parcel along Watson Road South where a dwelling is proposed to be built and the existing dwelling will remain on the Retained Parcel. The minor variance requests are as follows:

A) To permit a reduced lot frontage of the retained parcel to be 37m 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 barns at #4726 Watson Road South to be 291m instead of 392m.



### **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.

October 6, 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 (DNAPLs) 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.



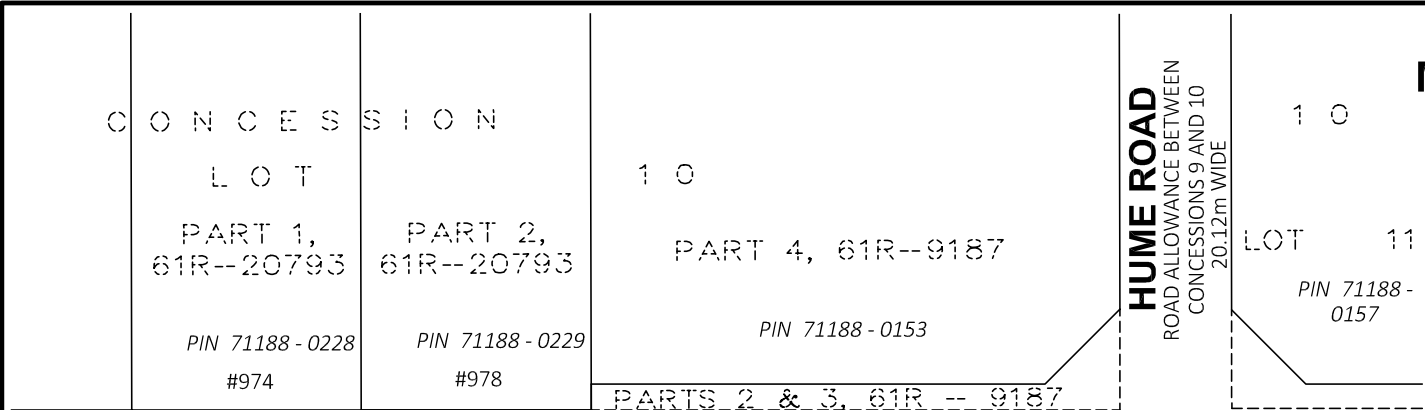
3.12 None Applicable:

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

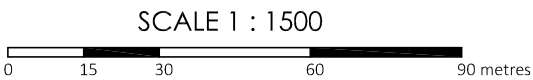
**Section 4 - Declaration:**

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



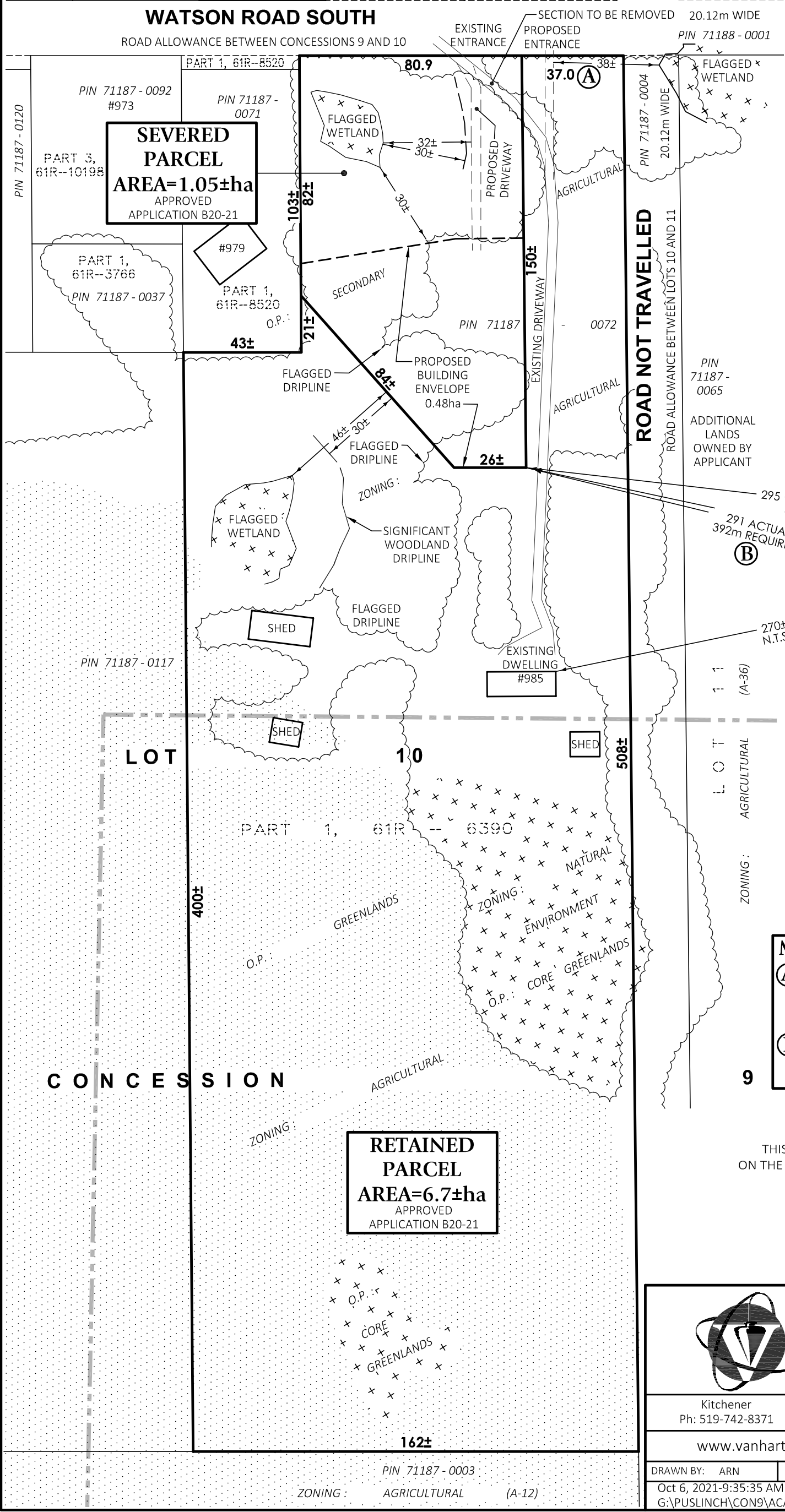
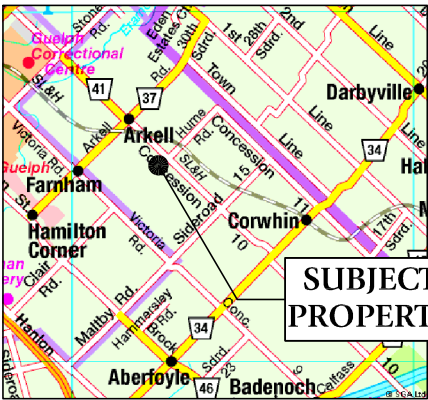


MINOR VARIANCE SKETCH  
PART OF LOT 10, CONCESSION 9  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



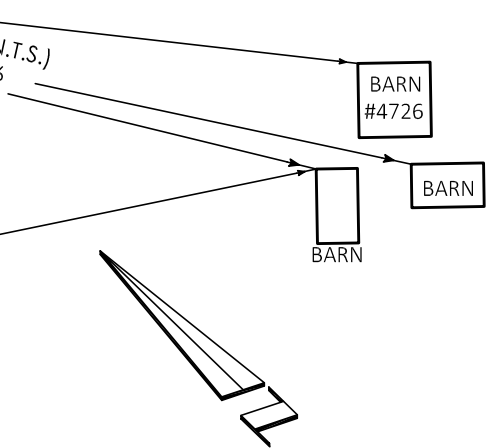
VAN HARTEN SURVEYING INC.

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS & EARTH SCIENCE ANSI.
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. N.T.S. DENOTES NOT TO SCALE.
7. PROPERTY OWNER: JOHN SLOOT.



- O.P. : GREENLANDS  
ZONING: AGRICULTURAL
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT
- O.P. : EARTH SCIENCES ANSI

MINOR VARIANCE REQUESTS:

- A** TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 37m 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 AT #4726 WATSON ROAD SOUTH TO BE 291m INSTEAD OF 392m AS REQUIRED.

THIS SKETCH WAS PREPARED  
ON THE 6th DAY OF SEPTEMBER 2021

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



Van Harten  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Kitchener 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. 26276-18

Oct 6, 2021-9:35:35 AM  
G:\PUSLINCH\CON9\ACAD\MV LOT 10 (SLOOT) UTM.dwg





# 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 John Slood

### Contact Information

Email \_\_\_\_\_ Telephone [REDACTED]

Civic Address 4726 Watson Road Municipality Puslinch

Lot 11 Concession 9 Division \_\_\_\_\_

Lot Size (where livestock facility is located) 39.6ha hectares \_\_\_\_\_ acres

Signature of Livestock Facility Owner [REDACTED] Date Aug 22, 2018

**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  | 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 opensides  |
| 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)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hievers (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)		
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  
 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



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:44 AM  
**To:** Lynne Banks  
**Subject:** FW: minor variance application 985 Watson Road South  
  
**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application except to ensure that the driveway is accessible for emergency vehicles including ensuring new trees when mature will not overhang the driveway or removing any existing tree limbs overhanging the driveway.  
Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:19 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**PUSLINCH**

Michael Fowler  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:04 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St



**PUSLINCH**

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 3:30 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 7 Sumac St.

Kind regards,



## Hillary Miller

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 9:15 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/SLO - 985 Watson Rd S  
**Attachments:** WHPA\_Map\_WatsonS\_985.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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)*

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**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 2:32 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/SLO - 985 Watson Rd S

Good afternoon,





November 2, 2021

Lynne Banks  
Secretary-Treasurer, Committee of Adjustment  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Via email only

Dear Ms. Banks,

**Re: Committee of Adjustment Meeting – November 9, 2021**

---

**Applications for Minor Variance**

D13/GRE	130 Maltby Road West
D13/MIL	6812 Concession 2
D13/WU	6580 Wellington Road 34
D13/HAM	4674 Watson Road South
D13/SLO	985 Watson Road South
D13/JHA	7004 Concession 4

The Grand River Conservation Authority (GRCA) previously provided comments on the consent applications related to the minor variance applications noted above. It is our understanding that the minor variance applications are needed to satisfy conditions of approval for the related consent applications. Further to our related comments, GRCA staff have no objection to the approval of the above-noted applications by the Township of Puslinch.

If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority



## Hillary Miller

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**From:** Les Petroczi [REDACTED]  
**Sent:** Tuesday, November 02, 2021 1:37 PM  
**To:** Planning  
**Subject:** Minor Variance Application #D13/SLO

Secretary-Treasurer

On the proposed minor variance, GJR is in favor providing:

The owner agrees to the reduced frontage of lot being within 1400' of the Guelph Junction Railway Limited. Although this is safe distance from the railway, sounds may be emitted from the operation of which GJRL nor it's operator has no control over.

Thank you

Les Petroczi

-----  
This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.





## 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:** November 9<sup>th</sup>, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/SLO (John Slood)**  
**985 Watson Road South**  
**Part Lot 10, Concession 9**  
**ATTACHMENTS:** **1 – Aerial with MDS setbacks**

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 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 Agricultural (A) Zone to fulfill a condition of consent application **B20-21** that was conditionally approved at the June 2021 Land Division Committee Meeting. The consent application would sever a 1.05 ha (2.6 ac) vacant parcel in the Secondary Agricultural area. A 6.7 ha (16.6 ac) parcel containing an existing dwelling and shed would be retained.

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

The applicant requires a setback reduction to the livestock operation facility located at 4726 Watson Road South. The subject Minor Variance application would seek relief from Section 4.16.1 of the Zoning By-law, the required MDS I setback is 392 m (1,286.08 ft), whereas a reduced setback of 291 m (954.72 ft) is requested. The livestock facility located at 4726 Watson Road South contains barns with fifty (50) cows.

#### *Minimum Required Frontage*

The applicant requires relief from Section 11.3 (Table 11.2) of the Zoning By-Law to permit a reduced lot frontage for the retained lands. A lot frontage of 37 m (121.39 ft) is proposed, whereas the By-law requires a minimum lot frontage of 120 m (393.7 ft) for the properties that are greater than 4 hectares in size. The proposed severed lot meets the minimum lot frontage and the area requirements of the By-law.

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
4.16.1 - Minimum Distance Separation – New Non-Farm Uses	<p>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.</p> <p>392 m (1,286.08 ft) is required</p>	291 m (954.72 ft)	101 m (331.36 ft)
11.3 - Agricultural Zone Requirements Table 11.2	Minimum Required Lot Frontage: 120 m	37 m (121.39 ft)	83 m (272.30 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 required MDS I setback is from the applicant's neighbouring livestock facility located in a barn at 4726 Watson Road South, which the applicant has indicated they also own.</li> <li>The intent of MDS I setback 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>There is not a more suitable location on the property for the proposed severed lot that could meet the required MDS I setback.</li> <li>Regarding the lot frontage, the severed lands meet the minimum lot area requirements of the Agriculture (A) Zone.</li> <li>The severed parcel has an appropriate access via an existing driveway; however, a new entrance will be required for the retained lands to access the existing dwelling and shed.</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 Zone (A) and Natural Environment Zone (NE) with Environmental Protection Overlay.</li> <li>A single detached dwelling, accessory uses to a dwelling, and a barn are permitted use within the Agricultural (A) Zone.</li> <li>There are a number of lots in the area that has an existing setback similar in distance to the proposed lot which would also impact the expansion possibilities of the existing livestock structure.</li> <li>The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and future use of and access to and from the property.</li> </ul>



<p>That the general intent and purpose of the <b>Official Plan</b> is maintained</p>	<ul style="list-style-type: none"> <li>• The subject property is designated as Secondary Agriculture, Core Greenlands and Greenlands within the Official Plan. The features include Wetlands, Provincially Significant Wetlands, Significant Wooded Area, Earth Science ANSI (Area of Natural and Scientific Interest).</li> <li>• The subject lands are also identified as being within the Paris Galt Moraine Policy.</li> <li>• The severed lands are located within the Secondary Agriculture and Core Greenlands designation.</li> <li>• Section 10.4.7 requires that the appropriate provincial Minimum Distance Separation formula will be applied to all new lot creation.</li> <li>• The subject lands are within the Secondary Agricultural designation and have not been severed after March 1, 2005, one residential lot can be considered.</li> <li>• Consent application <b>B20-21</b> was supported by planning staff and generally conforms to the policies of the Official Plan subject to MDS compliance.</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 reduced frontage for the retained parcel was created as a result of a secondary agriculture severance.</li> <li>• The retained lot meet the minimum lot are requirement for the Agriculture (A) Zone.</li> <li>• A safe entrance will be required to access the retained lands.</li> <li>• County staff is satisfied that the reduced frontage and reduced MDS setback is sufficient in this case, 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



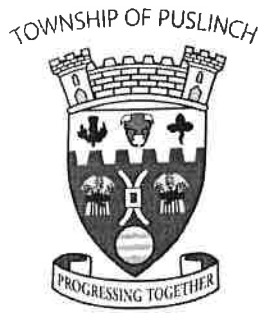
Senior Planner



## ATTACHMENT 1: Aerial with MDS setbacks







**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):** William Harvey Hamilton & Lisa Anne Hamilton

**Address:** 4674 Watson Road South

**City:** Puslinch, ON

**Postal Code:** N0B 2C0

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

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

**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 INST No. WC572986 with the Royal Bank of Canada located at 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2  
- Right of Way as in INST No. MS107143 over PIN 71187-0067 in favour of PIN 71187-0060

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

**2. Provide a description of the “entire” property:**

Municipal address: 4674 Watson Road South

Concession: 9 Lot: 13

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

**Severed Parcel** Area: 0.9ha ha Depth: 111m m Frontage: 100m m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ 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 request is as follows:

A) To permit a reduced MDSI setback from the barn at #4677 Watson Road South to the Severed Parcel to be 174m instead of 220m as required.



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

A minor variance request is being made for the severed parcel of Severance Application B37-21. This application has been approved subject to conditions including the requirement of MDS & Zoning compliance (Conditions 5 & 9).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural

**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?**

Watson Road South

**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:

Severed Parcel

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 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 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: August 2016

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"/>	B37-21 & B38-21	County of Wellington	Lot 13, Con 9	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) William Harvey Hamilton & Lisa Anne Hamilton 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 of Owner(s)

Aug 18, 2021  
Date

[Redacted]  
Signature of Owner(s)

Aug 18, 2021  
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 6 day of

October, 20 21

[Redacted]

Signature of Owner or authorized  
solicitor or agent

October 6, 2021  
Date

[Redacted]

Signature of Commissioner

October 6, 2021  
Date

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



## 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.



October 6, 2021  
29598-21  
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 B37-21  
4674 Watson Road South  
Part of Lot 13, Concession 9  
PIN 71187-0068 & 71187-0060  
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 deeds, PIN report and map, Source Water Protection Form, and MDS Farm Data Sheet. A cheque in the amount of \$1,241 to the Township of Puslinch was dropped off directly at the Township office.

### **Proposal**

The approved severance applications reconfigured the two properties into three properties with a severance and lot line adjustment. This resulted in the creation of a new parcel for rural residential purposes (B37-21) and to merge two larger, vacant parcels for continued agricultural use, retaining the dwelling on a smaller lot (B38-21).

The proposed minor variance request is being made for the severed parcel of Severance Application B37-21 which has been approved subject to conditions by the County of Wellington Land Division Committee Meeting. The Minor Variance is required to satisfy Condition 7 of the approved decision. The Minor Variance request is as follows:

- A) To permit a reduced MDSI setback from the barn at #4677 Watson Road South to the Severed Parcel to be 174m instead of 220m as required.**

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 severance created a rural residential parcel along Watson Road South in between two existing residential parcels. The Severed Parcel has a frontage of  $100\pm\text{m}$ , depth of  $111\pm\text{m}$  and  $80\pm\text{m}$ , for an area of  $0.9\pm\text{ha}$  where a dwelling is proposed. The severed parcel was configured to fill in the space between the existing rural residential parcel (#4662) and the retained parcel (2) of the lot line adjustment (#4674). The depths match each adjacent parcel which creates a diagonal rear property line. The parcel has been evaluated and a safe entrance is possible. The Zoning requirements are met for the Severed Parcel other than the Minimum Distance Separation.

The Minimum Distance Separation (MDS) guidelines were evaluated for the barn across the road at #4677 Watson Road South. The MDS requirement of "Type B" Land Use must be applied in this situation instead of "Type A" Land Use. Type B applies in situations *"that results in four or more lots for development, which are in immediate proximity to one another"* (Guideline #34). Under this definition, Type B applies because this is an existing cluster of rural residential parcels and this severance creates a fourth. The challenge is, however, that the MDS minimum under Type B is 220m whereas under Type A, the minimum is 110m. In this case the barn is 174m to severed parcel.

Also note that there are a number of dwellings already closer or a similar distance to the barn. As shown on the sketch, there are two homes about 175m away and there is one house at 144m away.

The barn at #4677 is 174m, whereas the required distance is 220m using Type B land use. Therefore technically, the MDS requirement is not met and a minor variance for the MDS requirement is being requested. We provide the opinion that the minor variance request 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 Bill Hamilton



## 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: 4674 Watson Road South, Puslinch

Property Owner: Bill Hamilton

### 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
<input checked="" type="checkbox"/>	Minor Variance
	Official Plan Amendment
	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

A severance was recently approved and a minor variance is required as a condition of approval. The severance created a rural residential parcel along Watson Road South with a frontage of 100±m, depth of 111±m, for an area of 0.9±ha. A single-detached dwelling is proposed.

The minor variance request is as follows:

A) To permit a reduced MDSI setback from the barn at #4677 Watson Road South to the Severed Parcel to be 174m instead of 220m as required.



### **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.

October 6, 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 (DNAPLs) 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.



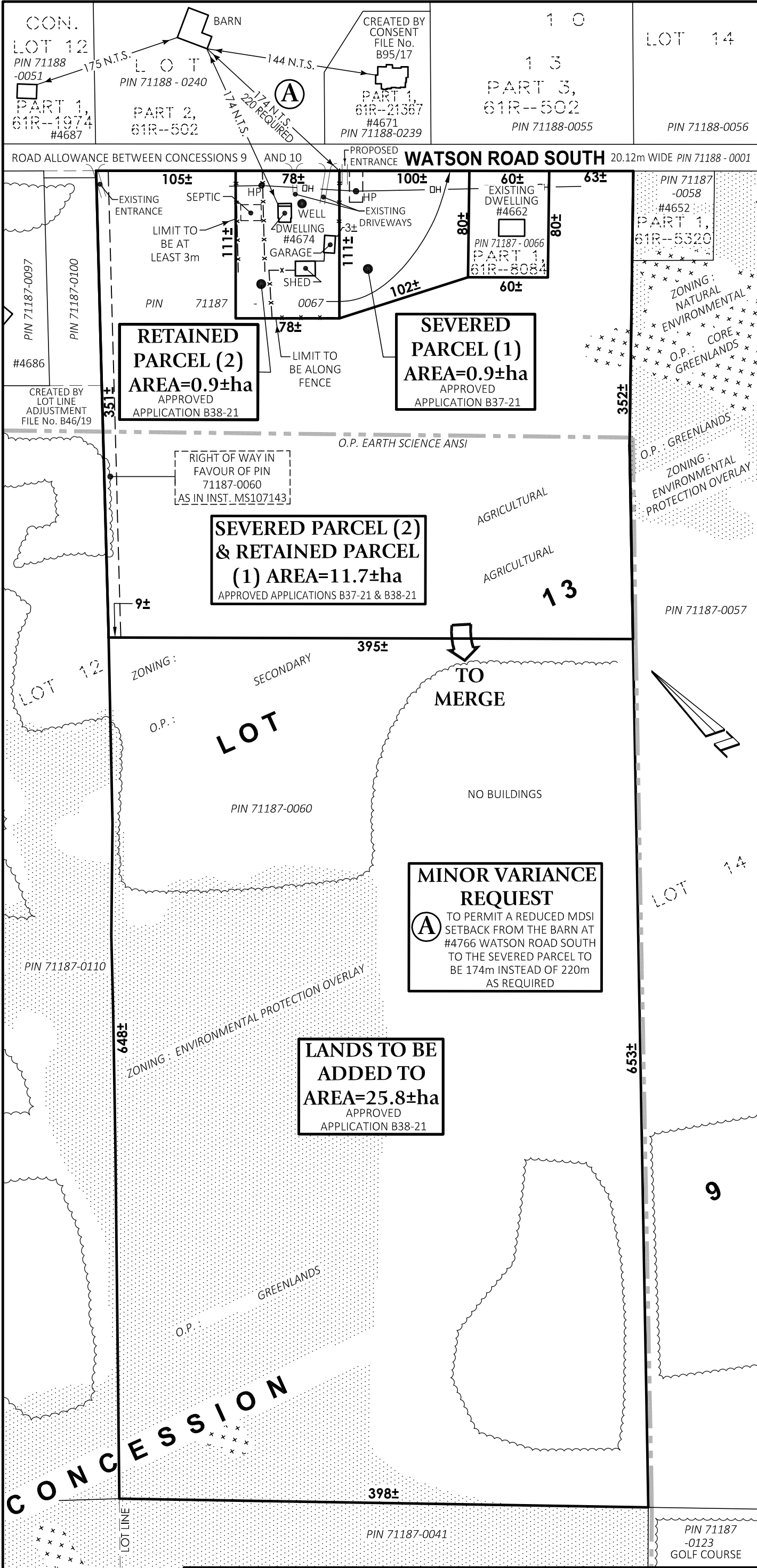
3.12 None Applicable:

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

**Section 4 - Declaration:**

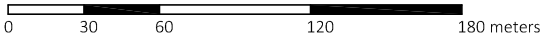
Either the owner or the applicant must sign and date the form.





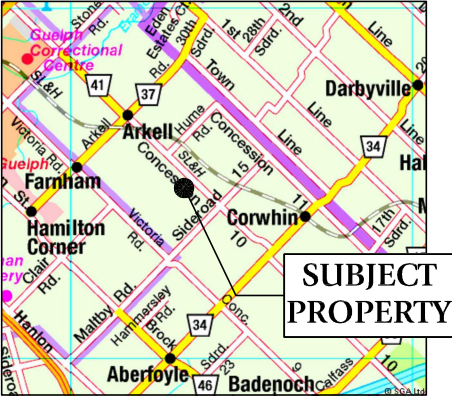
MINOR VAIRANCE SKETCH  
PART OF LOT 13, CONCESSION 9  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 3000



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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS, CORE GREENLANDS & EARTH SCIENCE ANSI.
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. N.T.S. DENOTES NOT TO SCALE.
7. PROPERTY OWNER: BILL & LISA HAMILTON

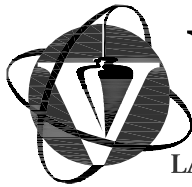
O.P. : EARTH SCIENCE ANSI

O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL  
PROTECTION OVERLAY

O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT  
PROTECTION OVERLAY

THIS SKETCH WAS PREPARED  
ON THE 6th DAY OF OCTOBER 2021

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



Van Harten  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Kitchener  
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. 29598-21

Oct 6, 2021-11:48:00 AM

G:\PUSLINCH\CON9\ACAD\MV LOT 13 (HAMILTON) UTM.dwg





## 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

#### Contact Information

Email

Telephone

Civic Address

Municipality

Lot

Concession

Division

Lot Size (where livestock facility is located)

hectares

acres

Signature of Livestock Facility Owner

Date

#### 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)		
	Hieifers (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)	11	V3
	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)		
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  
 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



## Hillary Miller

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 15, 2021 12:05 PM  
**To:** Hailey Keast  
**Subject:** Re: MDS Farm Data Sheet - McFee  
**Attachments:** image001.png; image001.png

Hi Hailey. No nothing has changed for the status of my barn. Thanks.. [REDACTED]

On Tue, Sep 14, 2021, 3:19 PM Hailey Keast <[Hailey.Keast@vanharten.com](mailto:Hailey.Keast@vanharten.com)> wrote:

Hi [REDACTED]

I hope you had a great summer and are doing well!

I know we spoke about this a few months ago but I was hoping you can verify the MDS form for me. The severance across the road from you on the Hamilton's property has been approved and we require a minor variance from your barn to their new parcel.

Can you please confirm that the attached Farm Data Sheet is accurate and nothing has changed since you signed in June 2017? The form shows 11 medium sized horses, with V3 manure.

Thank you,

Hailey

**Hailey Keast**



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

423 Woolwich Street, Guelph, Ontario, N1H 3X3

**T** 519-821-2763 x248 **F** 519-821-2770

**E** [Hailey.Keast@vanharten.com](mailto:Hailey.Keast@vanharten.com)

This communication is intended only for the party to whom it is addressed and may contain information which is privileged and/or confidential. Any other delivery, distribution, copying or disclosure is strictly prohibited and is not a waiver of privilege or confidentiality. If you receive this communication in error, please notify the sender immediately by return electronic mail and destroy the message.

↳ Please consider the environment before printing this email



## Hillary Miller

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Hailey

**Hailey Keast**



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423 Woolwich Street, Guelph, Ontario, N1H 3X3

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♻ Please consider the environment before printing this email



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:46 AM  
**To:** Lynne Banks  
**Subject:** FW: Minor Variance applications 4674 Watson Road South  
  
**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application except to ensure that the driveway is accessible for emergency vehicles including ensuring any new trees when mature will not overhang the driveway or removing any existing tree limbs overhanging the driveway.

Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:11 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/HAM - 4674 Watson Rd S

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**PUSLINCH**

Michael Fowler  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:02 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/HAM - 4674 Watson Rd S



**PUSLINCH**

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 2:46 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/HAM - 4674 Watson Rd S

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 4674 Watson Road S.

Kind regards,



## Hillary Miller

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 9:22 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/HAM - 4674 Watson Rd S  
**Attachments:** WHPA\_Map\_WatsonS\_4674.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 2:45 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/HAM - 4674 Watson Rd S

Good afternoon,





November 2, 2021

Lynne Banks  
Secretary-Treasurer, Committee of Adjustment  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Via email only

Dear Ms. Banks,

**Re: Committee of Adjustment Meeting – November 9, 2021**

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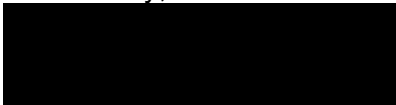
**Applications for Minor Variance**

D13/GRE	130 Maltby Road West
D13/MIL	6812 Concession 2
D13/WU	6580 Wellington Road 34
D13/HAM	4674 Watson Road South
D13/SLO	985 Watson Road South
D13/JHA	7004 Concession 4

The Grand River Conservation Authority (GRCA) previously provided comments on the consent applications related to the minor variance applications noted above. It is our understanding that the minor variance applications are needed to satisfy conditions of approval for the related consent applications. Further to our related comments, GRCA staff have no objection to the approval of the above-noted applications by the Township of Puslinch.

If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority



**Hillary Miller**

---

**From:** Les Petroczi [REDACTED]  
**Sent:** Tuesday, November 02, 2021 1:28 PM  
**To:** Planning  
**Subject:** Minor Variance Application #D13/HAM 4674 Watson Rd

Secretary-Treasurer

On the proposed minor variance, GJR is in favor providing:

The owner agrees to providing sale warning clause of lot being within 1500' of the Guelph Junction Railway Limited. Although this is safe distance from the railway, sounds may be emitted from the operation of which GJRL nor it's operator has no control over.

Thank you

-----  
This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.





## 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:** November 9, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/HAM (William Harvey Hamilton & Lisa Anne Hamilton)**  
**4674 Watson Road South**  
**Part Lot 13 Concession 9**

**ATTACHMENTS:** 1 – Aerial with MDS setbacks  
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 October 22<sup>nd</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 to fulfill a condition of consent (County of Wellington consent application B37/21). This consent application was conditionally approved on July 22, 2021. The consent application would sever a vacant 0.9 ha (2.2 ac) lot and a 11.7 ha (28.9 ac) parcel is retained with existing dwelling, garage and shed. Consent application B37/21 is also related to consent application B38/21 which is a lot line adjustment. As part of the related consent application, MDS was reviewed by the County and it was determined that due to the number of lots within the area the proposal would be calculated as a Type B land use under Guideline #34.

The applicant requires a setback reduction to the livestock barn located on 4677 Watson Road South. The subject minor variance application would seek relief from section 4.16.1 of the Zoning Bylaw and the MDS I setback requirement of 220 m (721.8 ft) to allow a reduced setback of 174 m (570.9 ft). MDS I calculations were completed using Guideline #41 of the MDS Document Publication 853 where setbacks are measured as the shortest distance between the proposed lot line and the livestock occupied portions of the livestock barn and manure storage located at 4677 Watson Road S.

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.	174 m (570.9 ft) instead of the required 220 m (721.8 ft)	46 m (150.9 m)

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 B37/21 has been conditionally approved and this application is to satisfy Condition 9 for MDS I regulation setback relief.</li> <li>Under Guideline #41 of the MDS Document Publication 853 MDS I setbacks for vacant lots less than 1 ha are measured from the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns or manure storages.</li> <li>The MDS I calculation for the barn located at 4677 Watson Road South is 220 m (721.8 ft), based on a Type B land use. If this was a Type A use, the setback requirements would be 110 m (360.9 ft).</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.</li> <li>Guideline #43 provides a mechanism for providing relief from setback requirements.</li> <li>Section 8.2 of the Guidebook requires that MDS I setbacks should not be reduced except in limited site specific circumstances that meet the intent of the MDS Document.</li> <li>Suitable alternative locations are limited for the severed parcel and there are other dwellings on surrounding properties that are located closer to the existing barn than the severed parcel on the subject lands. There is also potential to situate a dwelling on the severed parcel outside of the 220 m (721.8 ft) required setback.</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 within the Agricultural (A) Zone and the Natural Environment Zone (NE) and contains the Environmental Protection Overlay. The severed parcel 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</li> </ul>



	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.
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 Secondary Agricultural and Core Greenlands.</li> <li>• The proposed severed parcel is located fully within the Secondary Agricultural designation.</li> <li>• Consent application B37-21 has been conditionally approved by the County of Wellington Land Division Committee and was deemed to be consistent with the Official Plan.</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 by a mix of rural residential lots on the north and east, and agricultural lots to the north, west, and east.</li> <li>• The severed lands could impact future expansions of the livestock facility located at 4677 Watson Road South; however, the proposed severed lot is not the closest neighbouring dwelling to the barn located at 4677 Watson Road South, with the closest being 4671 Watson Road South which is 144 m from the existing barn. This closer neighbouring dwelling would also impact future expansions to the livestock facility.</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

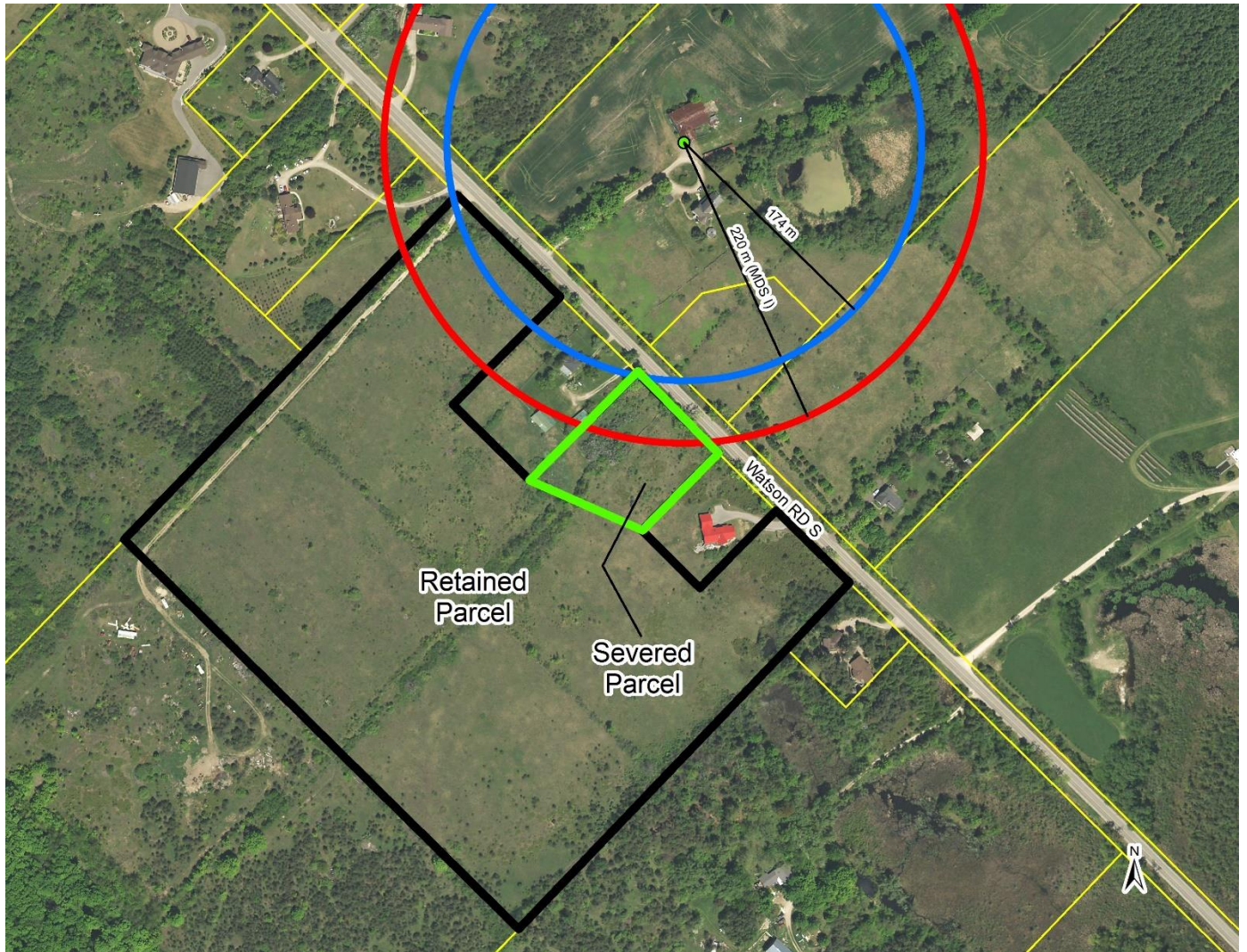
Respectfully submitted  
County of Wellington Planning and Development Department



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



## ATTACHMENT 1: Aerial with MDS setbacks





## ATTACHMENT 2: Applicant Review Letter



October 6, 2021  
29598-21  
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 B37-21  
4674 Watson Road South  
Part of Lot 13, Concession 9  
PIN 71187-0068 & 71187-0060  
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 deeds, PIN report and map, Source Water Protection Form, and MDS Farm Data Sheet. A cheque in the amount of \$1,241 to the Township of Puslinch was dropped off directly at the Township office.

### Proposal

The approved severance applications reconfigured the two properties into three properties with a severance and lot line adjustment. This resulted in the creation of a new parcel for rural residential purposes (B37-21) and to merge two larger, vacant parcels for continued agricultural use, retaining the dwelling on a smaller lot (B38-21).

The proposed minor variance request is being made for the severed parcel of Severance Application B37-21 which has been approved subject to conditions by the County of Wellington Land Division Committee Meeting. The Minor Variance is required to satisfy Condition 7 of the approved decision. The Minor Variance request is as follows:

- A) To permit a reduced MDSI setback from the barn at #4677 Watson Road South to the Severed Parcel to be 174m instead of 220m as required.**

572 Weber Street North, Unit 7  
Waterloo ON N2L 5C6  
519-742-8371  
  
Elmira, ON:  
519-889-5070

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 severance created a rural residential parcel along Watson Road South in between two existing residential parcels. The Severed Parcel has a frontage of 100±m, depth of 111±m and 80±m, for an area of 0.9±ha where a dwelling is proposed. The severed parcel was configured to fill in the space between the existing rural residential parcel (#4662) and the retained parcel (2) of the lot line adjustment (#4674). The depths match each adjacent parcel which creates a diagonal rear property line. The parcel has been evaluated and a safe entrance is possible. The Zoning requirements are met for the Severed Parcel other than the Minimum Distance Separation.

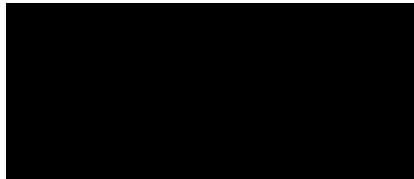
The Minimum Distance Separation (MDS) guidelines were evaluated for the barn across the road at #4677 Watson Road South. The MDS requirement of "Type B" Land Use must be applied in this situation instead of "Type A" Land Use. Type B applies in situations *"that results in four or more lots for development, which are in immediate proximity to one another"* (Guideline #34). Under this definition, Type B applies because this is an existing cluster of rural residential parcels and this severance creates a fourth. The challenge is, however, that the MDS minimum under Type B is 220m whereas under Type A, the minimum is 110m. In this case the barn is 174m to severed parcel.

Also note that there are a number of dwellings already closer or a similar distance to the barn. As shown on the sketch, there are two homes about 175m away and there is one house at 144m away.

The barn at #4677 is 174m, whereas the required distance is 220m using Type B land use. Therefore technically, the MDS requirement is not met and a minor variance for the MDS requirement is being requested. We provide the opinion that the minor variance request meets the four tests for a minor variance.

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

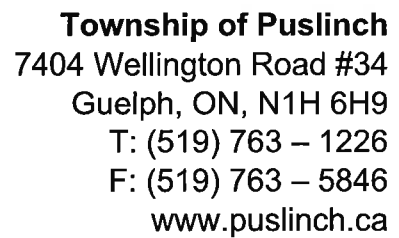
Very truly yours,  
Van Harten Surveying Inc.



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

cc Bill Hamilton







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

- Mortgage as in Instrument No. WC636163 with Computershare Trust Company of Canada

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

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

Municipal address: 7004 Concession Road 4

Concession: 4 Lot: 20

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

**Severed Parcel** Area: 0.4ha ha Depth: 115m m Frontage: 35m m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ 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 request is as follows:

A) To permit a reduced MDSI setback from the barn at #4638 Sideroad 20 North to the Severed Parcel to be 320m instead of 422m as required.



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

One minor variance request is being made for the Severed Parcel of Severance Application B22-21. This application has been approved subject to conditions including the requirement of MDS compliance (Conditions 5 & 8).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural & Greenlands

Zoning Designation: Agricultural & 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?**

Concession Road 4

**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:

### Severed Parcel

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 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 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: June 2021

Date of construction of buildings property: Vacant Parcel

**16. How long have the existing uses continued on the subject property?** N/A

**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"/>	B22-21	County of Wellington	Lot 20, Con 4	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					







## 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.



October 7, 2021

29382-21

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 – B22-21  
7004 Concession Road 4  
Part of Lot 20, Concession 4  
PIN 71200-0039  
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, and a cheque in the amount of \$1,241 to the Township of Puslinch.

### **Proposal**

One minor variance request is being made for the Severed Parcel of the Severance Application B22-21 that has been approved subject to conditions at the June 2021 Land Division Committee Meeting. This is required to satisfy Conditions 5 & 8 of the approved application. The Minor Variance request is as follows:

**A. To permit a reduced MDS I setback from the barn at #4638 Sideroad 20 North to the Severed Parcel to be 320m instead of 422m as required.**

The severance is creating a rural residential parcel along Concession Road 4 with a frontage of 35±m, depth of 115±m, for an area of 0.4±ha where a dwelling is proposed. The parcel has been evaluated and a safe entrance is available.

The Retained Parcel known as #7004 Concession Road 4 – will have a frontage of 91±m, depth of 320±m, for an area of 3.6±ha where the existing dwelling and shed will remain. The existing swimming pool is to be removed.

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

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



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 Retained Parcel. Other than the MDS requirement we are addressing now; the remaining Zoning requirements are met for the Severed Parcel.

**MDS Evaluation:**

We have evaluated the livestock facility at #4638 Sideroad 20 North with respect to Minimum Distance Separation (MDS) requirements. Due to the severance being within a group of at least 4 dwellings, the MDS guidelines requires that a Type B classification be used. The required Type B MDS distance between the barn and the proposed severance is 422m, whereas the actual distance is 320m. Therefore, we are requesting a Minor Variance for the 102m deficiency.

There are guidelines for the implementation of MDS and Guideline #12 indicates that the minimum requirement will be the greatest of 4 other non-agricultural uses in the area. In this case we found two houses to have a separation of less than 320m, but not four houses.

The approved severance created what is known as a “rural residential cluster” and therefore Type B MDS calculation is required. A Type B minimum distance is two times greater than a Type A MDS calculation – which could have easily been met for this severance.

A similar situation existed for the adjacent property to the west shown as Part 1, 61R-21559 on the sketch. This parcel was created via Severance Application B73-18 and a Minor Variance (D13/PRI) was approved for a reduced MDS of 345m.

A similar minor variance application is being submitted for the adjacent property to the east at #4620 Sideroad 20 North that was recently granted severance approval (B59-21). The request is to permit a reduced MDS setback to be 348m instead of 384m to the same barn.

Therefore, a Minor Variance for this severance is reasonable and we provide the opinion that the minor variance request 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 Kanwar Jhaji



## 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: **7004 Concession 4, Puslinch**

Property Owner: **Kanwarpal JHAJJ**

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

	Building
<input type="checkbox"/>	New Structure
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure
<input type="checkbox"/>	New or Replacement Septic System
<input type="checkbox"/>	New Well (Transport Pathway)
<input type="checkbox"/>	Geothermal System (Transport Pathway)
<input type="checkbox"/>	Change of Use

	Planning
<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Official Plan Amendment
<input type="checkbox"/>	Consent Application
<input type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Site Plan Application

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

**A severance was recently approved which created a new lot for rural residential purposes. A minor variance is required as a condition of the severance. A new dwelling is proposed on the severed parcel.**

**The Minor Variance request is as follows:**

**A) To permit a reduced MDSI setback from the barn at #4638 Sideroad 20 North to the Severed Parcel to be 320m instead of 422m as required.**



### **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.

October 4, 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 (DNAPLs) 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.

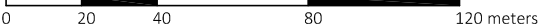
**Section 4 - Declaration:**

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



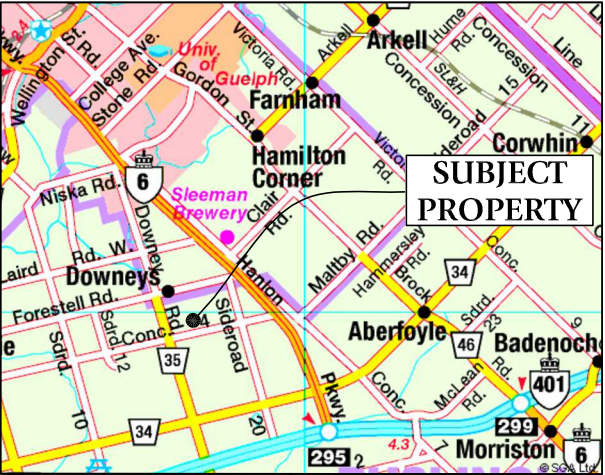
MINOR VARIANCE SKETCH  
PART OF LOT 20, CONCESSION 4  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.

KEYMAP



MINOR VARIANCE

REQUEST

TO PERMIT A REDUCED MDS 1  
SETBACK FROM THE BARN AT  
#4638 SIDEROAD 20 NORTH TO  
THE SEVERED PARCEL TO BE 320m  
INSTEAD OF 422m.

PIN 71200 - 0041

LOT 21

CONCESSION 4

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND 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. DISTANCES FROM THE BARN TAKEN FROM GRCA MAPPING WEBSITE.
7. T.B.R. DENOTES TO BE REMOVED.
8. PROPERTY OWNER: KANWARPAL JHAJJ.

THIS SKETCH WAS PREPARED ON  
THE 6th DAY OF OCTOBER, 2021

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



Van Harten  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Elmira  
Ph: 519-669-5070

Guelph  
Ph: 519-821-2763

Orangeville  
Ph: 519-940-4110

www.vanharten.com

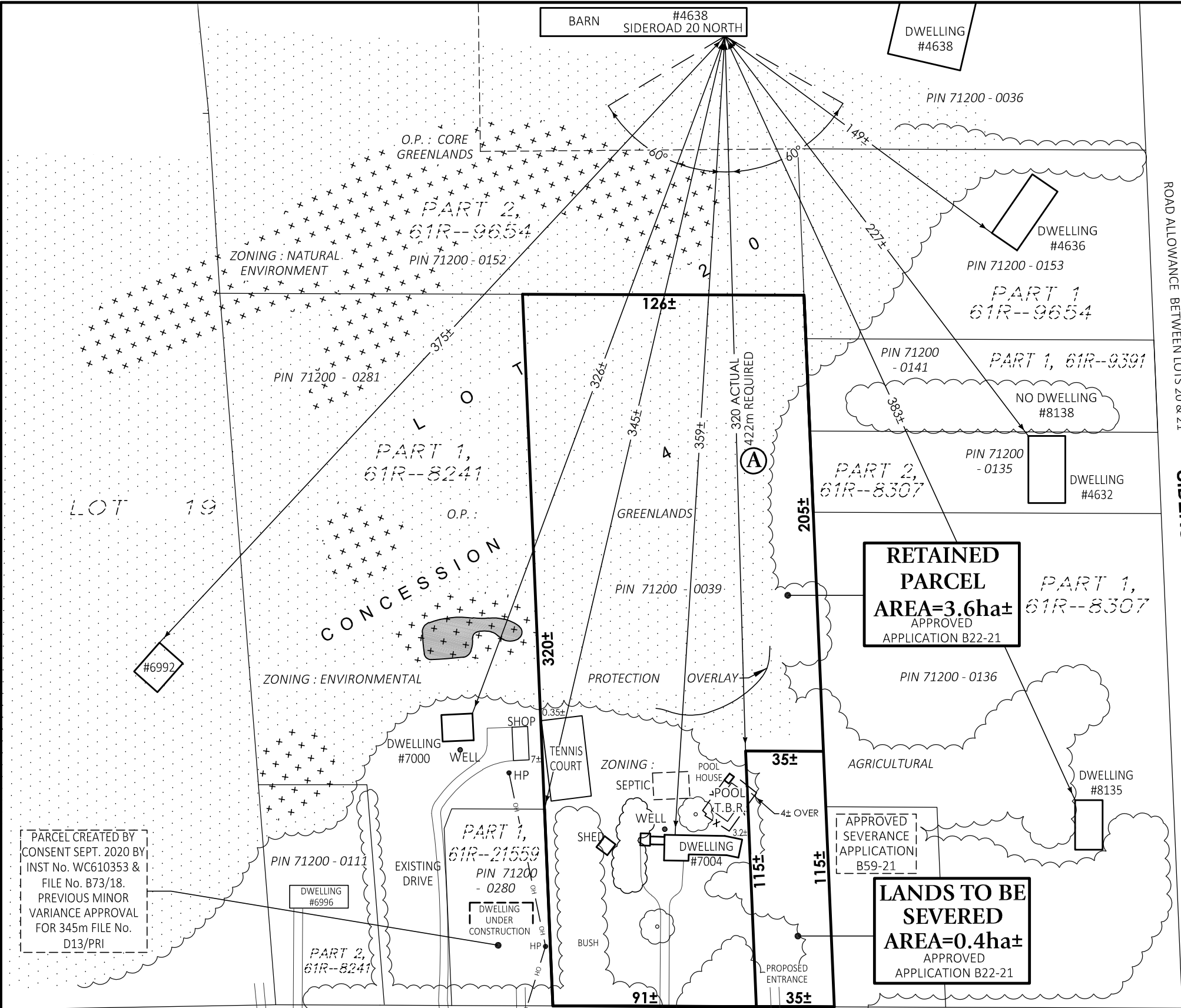
info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 29382-21

Oct 06, 2021-10:45am  
G:\PUSLINCH\Con4\ACAD\MV PT LT 20 (JHAJJ) UTM.dwg



PARCEL CREATED BY  
CONSENT SEPT. 2020 BY  
INST No. WC610353 &  
FILE No. B73/18.  
PREVIOUS MINOR  
VARIANCE APPROVAL  
FOR 345m FILE No.  
D13/PRI

RETAINED  
PARCEL  
AREA=3.6ha±  
APPROVED  
APPLICATION B22-21

LANDS TO BE  
SEVERED  
AREA=0.4ha±  
APPROVED  
APPLICATION B22-21



O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT



O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY





# 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 L E L Farms Limited

### Contact Information

Email  Telephone

Civic Address 4638 Sideroad 20 North Municipality Puslinch

Lot 20 Concession 4 Division

Lot Size (where livestock facility is located) 16.5 hectares  acres

Signature of Livestock Facility Owner  Date Aug 9/18

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2,285 m<sup>2</sup> or 24,304 ft<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)		
	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)
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	<b>32,000 Chickens in a 2.258m<sup>2</sup> barn</b>	<b>V3</b>
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



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:47 AM  
**To:** Lynne Banks  
**Subject:** FW: Minor Variance application 7004 Concession 4

**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application.  
Brent Smith  
CFPO  
Puslinch Fire and Rescue Services

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**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:13 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/JHA - 7004 Concession 4

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**PUSLINCH**

Michael Fowler  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:03 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/JHA - 7004 Concession 4



**PUSLINCH**

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 2:55 PM  
**To:** Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/JHA - 7004 Concession 4

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 7004 Concession 4.

Kind regards,



## Hillary Miller

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 9:26 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/JHA - 7004 Concession 4  
**Attachments:** WHPA\_Map\_Concession4\_7004.pdf

Hi Hillary,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to 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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 2:54 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/JHA - 7004 Concession 4

Good afternoon,





November 2, 2021

Lynne Banks  
Secretary-Treasurer, Committee of Adjustment  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Via email only

Dear Ms. Banks,

**Re: Committee of Adjustment Meeting – November 9, 2021**

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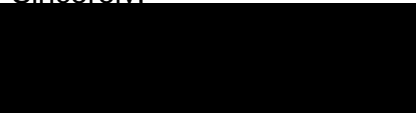
**Applications for Minor Variance**

D13/GRE	130 Maltby Road West
D13/MIL	6812 Concession 2
D13/WU	6580 Wellington Road 34
D13/HAM	4674 Watson Road South
D13/SLO	985 Watson Road South
D13/JHA	7004 Concession 4

The Grand River Conservation Authority (GRCA) previously provided comments on the consent applications related to the minor variance applications noted above. It is our understanding that the minor variance applications are needed to satisfy conditions of approval for the related consent applications. Further to our related comments, GRCA staff have no objection to the approval of the above-noted applications by the Township of Puslinch.

If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority





## 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:** November 9, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/JHA (Kanwarpal Jhaji)**  
**7004 Concession 4**  
**Part Lot 20 Concession 4**  
**ATTACHMENTS:** 1 – Aerial with MDS setbacks  
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 October 22, 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 to fulfill a condition of consent (County of Wellington consent application B22/21). This consent application was conditionally approved in June 2021. The consent application would sever a vacant 0.4 ha (1 ac) lot and a 3.6 ha (8.9 ac) parcel is retained with an existing dwelling, tennis court, shed and pool. As part of the related consent application, MDS was reviewed by the County and it was determined that due to the number of lots within the area the proposal would be calculated as a Type B land use under Guideline #34.

The applicant requires a setback reduction to the livestock barn located on 4638 Sideroad 20 N. The subject minor variance application would seek relief from section 4.16.1 of the Zoning Bylaw and the MDS I setback requirement of 422 m (1,384.5 ft) to allow a reduced setback of 320 m (1,049.9 ft). MDS I calculations were completed using Guideline #41 of the MDS Document Publication 853 where MDS I setbacks are required to be measured as the shortest distance between the proposed lot line and the livestock occupied portions of the livestock barn and manure storages located at 4638 Sideroad N.

This 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	<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	320 m (1,049.9 ft) instead of	102 m ( 334.6 ft)



Separation – New Non-Farm Uses	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.	the required 422 m (1,384.5 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>• Consent application B22/21 has been conditionally approved and this application is to satisfy Condition 8 for MDS I regulation setback relief.</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 or manure storages as per Guideline #41.</li> <li>• The subject property was reviewed as a Type B land use due to the abutting residential land uses that result in four or more lots for development that are within immediate proximity to one another and share a common contiguous boundary.</li> <li>• The calculation for MDS I setbacks for the livestock barn located at 4638 Sideroad 20 North was 422 m (1,384.5 ft) using the Type B calculation requirements.</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>• 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>• Suitable alternative locations for the proposed lot on the subject property that could meet MDS I setbacks are limited. Locations at either the south-eastern or south-western portion of the lot are located the furthest from livestock barn, although in either location a lot configuration that would meet the lot provisions for the Agricultural Zone and the required MDS I setback appear to be limited. The applicant has proposed the south-eastern location.</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 located within the Agricultural Zone (A), Natural Environment Zone (NE) and contains the Environmental Protection Overlay. The proposed severed lot is located 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</li> </ul>



	the Formulas published by the Province of Ontario, as may be amended from time to time.
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, Core Greenlands, Greenlands and Paris Galt Moraine Policy Area within the County of Wellington Official Plan.</li> <li>• The proposed severed lot is located fully within the Secondary Agricultural Designation.</li> <li>• Consent application B22-21 has been conditionally approved by the County of Wellington Land Division Committee and was deemed to be consistent with the Official Plan.</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 rural residential lots to the west, south, and north-east</li> <li>• There are existing agricultural parcels with farm dwellings including 4638 Sideroad 20 N within the surrounding area.</li> <li>• The severed lands could impact future expansions of the livestock facility on 4638 Sideroad 20 N; however, the proposed severed lot is not the closest neighbouring dwelling to the barn located at 4638 Sideroad 20 N. Closer dwellings located at 4636 Sideroad 20 N and 4632 Sideroad 20 N, would also impact future expansions to the livestock facility.</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

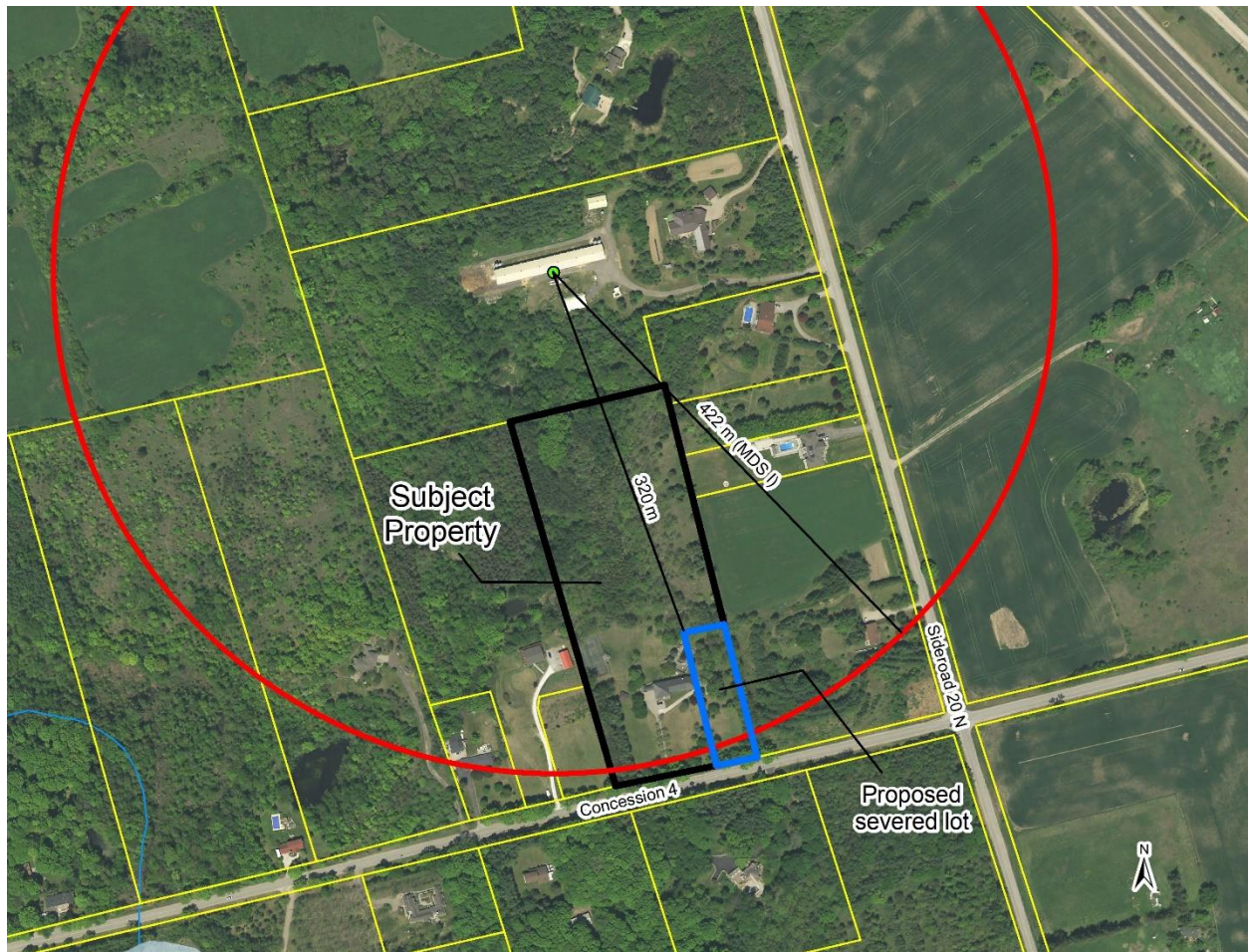
Respectfully submitted  
County of Wellington Planning and Development Department



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



## ATTACHMENT 1: Aerial with MDS setbacks





## ATTACHMENT 2: Applicant Review Letter



October 7, 2021  
29382-21  
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 – B22-21**  
7004 Concession Road 4  
Part of Lot 20, Concession 4  
PIN 71200-0039  
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, and a cheque in the amount of \$1,241 to the Township of Puslinch.

### Proposal

One minor variance request is being made for the Severed Parcel of the Severance Application B22-21 that has been approved subject to conditions at the June 2021 Land Division Committee Meeting. This is required to satisfy Conditions 5 & 8 of the approved application. The Minor Variance request is as follows:

- A. To permit a reduced MDS I setback from the barn at #4638 Sideroad 20 North to the Severed Parcel to be 320m instead of 422m as required.**

The severance is creating a rural residential parcel along Concession Road 4 with a frontage of 35±m, depth of 115±m, for an area of 0.4±ha where a dwelling is proposed. The parcel has been evaluated and a safe entrance is available.

The Retained Parcel known as #7004 Concession Road 4 – will have a frontage of 91±m, depth of 320±m, for an area of 3.6±ha where the existing dwelling and shed will remain. The existing swimming pool is to be removed.

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 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 Retained Parcel. Other than the MDS requirement we are addressing now, the remaining Zoning requirements are met for the Severed Parcel.

#### **MDS Evaluation:**

We have evaluated the livestock facility at #4638 Sideroad 20 North with respect to Minimum Distance Separation (MDS) requirements. Due to the severance being within a group of at least 4 dwellings, the MDS guidelines requires that a Type B classification be used. The required Type B MDS distance between the barn and the proposed severance is 422m, whereas the actual distance is 320m. Therefore, we are requesting a Minor Variance for the 102m deficiency.

There are guidelines for the implementation of MDS and Guideline #12 indicates that the minimum requirement will be the greatest of 4 other non-agricultural uses in the area. In this case we found two houses to have a separation of less than 320m, but not four houses.

The approved severance created what is known as a "rural residential cluster" and therefore Type B MDS calculation is required. A Type B minimum distance is two times greater than a Type A MDS calculation – which could have easily been met for this severance.

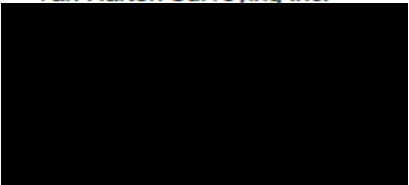
A similar situation existed for the adjacent property to the west shown as Part 1, 61R-21559 on the sketch. This parcel was created via Severance Application B73-18 and a Minor Variance (D13/PRI) was approved for a reduced MDS of 345m.

A similar minor variance application is being submitted for the adjacent property to the east at #4620 Sideroad 20 North that was recently granted severance approval (B59-21). The request is to permit a reduced MDS setback to be 348m instead of 384m to the same barn.

Therefore, a Minor Variance for this severance is reasonable and we provide the opinion that the minor variance request 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 Kanwar Jhaji

---

[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.





**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):** Divinder Singh GREWAL & Sukhbir Kaur GREWAL

**Address:** 16 Paulstown Crescent

**City:** Guelph, ON

**Postal Code:** N1G 5H7

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

**Telephone Number:** [REDACTED]

**Fax:** [REDACTED]

**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. WC626035 with the Toronto-Dominion Bank located at 4720 Tahoe Blvd, 5th Floor, Mississauga, ON, L4W 5P2

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

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

Municipal address: 130 Maltby Road West

Concession: 7 Lot: 16

Registered Plan Number: Part 3, 61R-1925

<b>Retained Parcel</b>	Area: <u>8.89ha</u> ha	Depth: <u>396m</u> m	Frontage: <u>94m</u> m
	<b>Severed Parcel</b>	<u>0.73ha</u> ac	<u>122m</u> ft

Width of road allowance (if known): 25.12m

**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 request is as follows:

A) To permit a reduced lot frontage of the Retained Parcel to be 94m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.



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

One minor variance request is being made for the Retained Parcel of Severance Application B53-21. This application has been approved subject to conditions including the requirement of Zoning Compliance (Condition 7).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural & Core Greenlands

Zoning Designation: Agricultural & Natural Environment

**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?**

Maltby Road West

**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:

### Retained Parcel

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 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 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: June 2012

Date of construction of buildings property: Retained Parcel is vacant

**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"/>	B53-21	County of Wellington	Lot 16, Con 7	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) Divinder Singh GREWAL & Sukhbir Kaur GREWAL 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]  
Signature of Owner(s)

27 Sep 2021

Date

[Redacted Signature]  
Signature of Owner(s)

27 Sep 2021

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 7 day of  
October, 20 21.

[Redacted Signature]  
Signature of Owner or authorized  
solicitor or agent

October 7, 2021

Date

[Redacted Signature]  
Signature of Commissioner

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

October 7, 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.



October 7, 2021  
25349-17  
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 B53-21  
130 Maltby Road West  
Part of Lot 16, Concession 7  
Part 3, Deposited Plan 61R-9125  
PIN 71197-0275  
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, and a cheque in the amount of \$1,241.00 to the Township of Puslinch.

### **Proposal**

One minor variance request is being made for the retained parcel of the Severance Application B53-21 that has been approved subject to conditions at the September 2021 Land Division Committee Meeting. This is required to satisfy Condition 7 of the approved application. The Minor Variance request is as follows:

**A. To permit a reduced lot frontage of the retained parcel to be 94m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**

The severance is creating a rural residential parcel along Maltby Road West with a frontage of 60±m, depth of 122±m for an area of 0.73±ha where a dwelling – that is currently under construction – will remain (known as #130 Maltby Road West). The Severed Parcel was configured around the dwelling, septic and natural features and is the same depth as the adjacent parcels to the northeast. The entrance exists and the safe access will continue to be maintained. The zoning requirements are met for this parcel.

The Retained Parcel is vacant and has a frontage of 94m, depth of 396±m, for an area of 8.9±ha. The frontage of 94m is under the minimum frontage Zoning requirement of 120m for a parcel greater than 4.0ha, and therefore the minor variance is required to address the slight deficiency. The parcel has been evaluated and a safe entrance is proposed near the west end of the property. We feel that the variance request is minor in nature. The remaining zoning requirements are met for this parcel.

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)





We provide the opinion that the minor variance request 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 Divinder Grewal







## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:50 AM  
**To:** Lynne Banks  
**Subject:** FW: Minor Variance application 130 Maltby Road west

**Sensitivity:** Confidential

Hi Lynne,

Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application except to ensure that the driveway is accessible for emergency vehicles including ensuring new trees when mature will not overhang the driveway or removing any existing tree limbs overhanging the driveway.

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:18 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/SPE - 11 Farnham Rd

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**PUSLINCH**

Michael Fowler  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:03 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/SPE - 11 Farnham Rd



**PUSLINCH**

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmillier@puslinch.ca](mailto:hmillier@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 2:13 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/SPE - 11 Farnham Rd

Good afternoon,



## Hillary Miller

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 9:55 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/GRE - 130 Maltby Rd W  
**Attachments:** WHPA\_Map\_MaltbyW\_130.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 2:59 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/GRE - 130 Maltby Rd W

Good afternoon,





November 2, 2021

Lynne Banks  
Secretary-Treasurer, Committee of Adjustment  
Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0

Via email only

Dear Ms. Banks,

**Re: Committee of Adjustment Meeting – November 9, 2021**

---

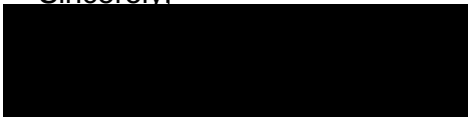
**Applications for Minor Variance**

D13/GRE	130 Maltby Road West
D13/MIL	6812 Concession 2
D13/WU	6580 Wellington Road 34
D13/HAM	4674 Watson Road South
D13/SLO	985 Watson Road South
D13/JHA	7004 Concession 4

The Grand River Conservation Authority (GRCA) previously provided comments on the consent applications related to the minor variance applications noted above. It is our understanding that the minor variance applications are needed to satisfy conditions of approval for the related consent applications. Further to our related comments, GRCA staff have no objection to the approval of the above-noted applications by the Township of Puslinch.

If you have any questions or require additional information, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,



Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority





## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**MEETING DATE:** November 9<sup>th</sup>, 2021  
**TO:** Lynne Banks, Secretary-Treasurer  
Township of Puslinch  
**FROM:** Asavari Jadhav, Junior Planner  
Zach Prince, Senior Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/GRE (Divinder & Sukhbir Grewal)**  
**130 Maltby Road West**  
**Part of Lot 16, Concession 7, Part 3**

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 variance requested would provide relief from Section 11.3 (Table 11.2) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 94 meters is proposed, whereas the by-law requires a minimum lot frontage 120 meters for properties that are greater than 4 hectares in size.

This application is required as a condition of consent application **B53/21** that was conditionally approved at September 2021 Land Division Committee Meeting. This application would sever a 0.73 ha (1.8 ac) rural residential parcel in the Secondary Agricultural Area with a dwelling that is under construction. A vacant heavily treed agricultural parcel of 8.89 ha (21.96 ac) would be retained (Figure 1).

This minor variance application maintains 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.

### Proposal:

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3	The by-law requires a minimum lot frontage of 120 meters for properties greater than 4 hectares	Requesting a lot frontage of 94 meters.





Figure 1 - Subject Property

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

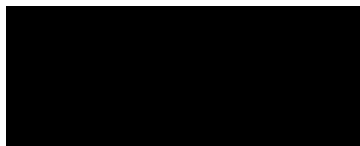
Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>Both the severed and retained lands meet the minimum lot area requirements of the Agriculture (A) Zone.</li> <li>The severed parcel has a dwelling that is under construction with appropriate access via a driveway; however, a new entrance will be required for the retained lands.</li> <li>We find that the requested variance 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 Agriculture (A), Natural Environment (NE).</li> <li>A single detached dwelling is a permitted use within the Agriculture (A) Zone.</li> <li>An entrance will be required to access the retained lands.</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 Secondary Agricultural and Greenlands.</li> <li>A single detached dwelling is a permitted use in the Secondary Agricultural designation.</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 reduced frontage for the retained parcel was created as a result of a Secondary Agriculture Severance.</li> <li>The retained land is vacant and heavily treed.</li> <li>The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and</li> </ul>



	<p>future use of and access to and from the property.</p> <ul style="list-style-type: none"> <li>• A safe entrance will be required to access the retained lands.</li> <li>• The retained lot meet the minimum lot area requirement for the Agricultural (A) zone.</li> <li>• County staff is satisfied that the reduced frontage is sufficient in this case, 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



Asavari Jadhav  
Junior Planner



Zach Prince, RPP MCIP  
Senior Planner



## Hillary Miller

---

**From:** Township of Puslinch <services@puslinch.ca>  
**Sent:** Thursday, October 07, 2021 1:50 PM  
**To:** Hillary Miller  
**Subject:** New Entry: Minor Variance or Permission Application

**How many registered owners are on title?**

2

---

**Registered Owner's Name (Person one)**

Alan Thomson

---

**Registered Owner's Email Address (Person one)**

[REDACTED]

---

**Registered Owner's Phone Number (Person one)**

[REDACTED]

---

**Registered Owner's Name (Person two)**

Marjorie Thomson

---

**Registered Owner's Email Address (Person two)**



---

[REDACTED]

---

**Registered Owner's Phone Number (Person two)**

[REDACTED]

---

**Property Subject of the Minor Variance**

7 Sumac Street  
Puslinch, ON  
N0B 2J0

---

**Applicant (Agent) Name**

Alan Thomson

---

**Applicant (Agent) Address**

7 Sumac Street  
Puslinch, ON  
N0B 2J0

---

**Applicant (Agent) Email**

[REDACTED]

---

**Applicant (Agent) Phone Number**

[REDACTED]



---

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

none

---

**Send correspondence to**

Owner(s)

---

**Municipal Address**

Lot 191  
Registered plan 61M-203  
Puslinch, ON  
N0B 2J0

---

**Concession**

7 Sumac Street

---

**Lot**

191

---

**Registered Plan Number**

61M-203



---

**Area in Hectares**

n/a

---

**Area in Acres**

n/a

---

**Depth in Meters**

21.31

---

**Depth in Feet**

69.89

---

**Frontage in Meters**

24.73

---

**Frontage in Feet**

81.14

---

**Please indicate the Section of the Planning Act under which this application is being made**

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?**

Front deck is not large enough for more than two people so we would like to add about 3 feet to the front of deck. We are older and in winter front deck and stairs and back landing and stairs are very slippery and so we wish to cover with a roof for safety. Larger front deck would allow us to invite neighbours to join us in summer.

---

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

 [21097-7-Sumac-St.-Puslinch\\_detached\\_brent.pdf](#)

---

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

Lot is currently at 34% coverage.

---

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

 [IMG\\_20211005\\_0002.pdf](#)

---

**Official Plan Designation**

PA7-6

---

**Zoning Designation**

RUR SP-86



---

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

Other

---

**Other Access**

7 Sumac Street

---

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

7 Sumac Street

---

**Communal Water**

Existing

---

**Private Well**

Existing

---

**Communal Sewers**

Existing

---

**Other Sewage Disposal**

Existing



---

**How is storm drainage provided?**

Storm Sewers

Swales

---

**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**

?

---

**Main Building Height in Feet**

?

---

**Percentage Lot Coverage in Meters**

34.1

---

**Percentage Lot Coverage in Feet**

?



---

**Number of Parking Spaces**

2

---

**Number of Loading Spaces**

0

---

**Number of Floors**

1

---

**Total Floor Area in Square Meters**

116

---

**Total Floor Area in Square Feet**

1248.6

---

**Ground Floor Area (Exclude Basement) in Square Meters**

116

---

**Ground Floor Area (Exclude Basement) in Square Feet**

1248.6



---

**Front Yard in Meters**

?

---

**Front Yard in Feet**

?

---

**Rear Yard in Meters**

?

---

**Rear Yard in Feet**

?

---

**Side Yard (1) in Meters**

?

---

**Side Yard (1) in Feet**

?

---

**Side Yard (2) in Meters**

?



---

**Side Yard (2) in Feet**

?

---

**Date of acquisition of subject property**

November 3, 2017

---

**Date of construction of buildings property**

October 1, 2017

---

**How long have the existing uses continued on the subject property?**

4 years

---

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

No

---

**Planning Application: Official Plan Amendment**

No

---

**Planning Application: Zoning By-Law Amendment**

No



---

**Planning Application: Plan of Subdivision**

No

---

**Planning Application: Consent (Severance)**

No

---

**Planning Application: Site Plan**

No

---

**Planning Application: Minor Variance**

No

---

**The Agent/Solicitor is different than the owner**

No

---

**Please select your Minor Variance Type**

Minor Variance Type 1 - \$ 733.00

---

**Convenience Fee (1.75%)**

\$ 12.83



---

**Total**

\$ 745.83

---

**Credit Card**

---

**Name**

Alan Thomson

---

**Minor Variance Application must be commissioned**

I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

Sent from [Township of Puslinch](#)



**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) \_\_\_\_\_ of the  
\_\_\_\_\_ of \_\_\_\_\_ County/Region of  
\_\_\_\_\_ do hereby authorize  
\_\_\_\_\_ to act as my agent in this application.

\_\_\_\_\_  
Signature of Owner(s) Date

**Affidavit:**

I (we) ALAN THOMSON of the  
COUNTY of WELLINGTON County/Region of  
\_\_\_\_\_ 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 PUSLINCH in the  
County/Region of WELLINGTON this 12 day of  
OCTOBER, 2021.

\_\_\_\_\_  
Signature of Owner or authorized  
solicitor or agent

\_\_\_\_\_  
Signature of Commissioner

Oct 12, 2021  
Date

October 12, 2021  
Date

JEFFREY BUNN  
DEPUTY CLERK  
COMMISSIONER  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



## SITE

TML



DESIGN LOADS

1. GROUND SNOW (Ss) / RAIN (Sr):1.1 / 0.4 kPa
2. MAXIMUM ROOF SNOW (S):1.28 kPa
3. ROOF DEAD LOAD (D):1.0 kPa
4. WIND (q50):0.46 kPa
5. FLOOR (1ST/2ND) DEAD LOAD (D):1.0 kPa
6. FLOOR (1ST 2ND) LIVE LOAD (L):1.9 kPa

GENERAL NOTES

1. UNDER NO CIRCUMSTANCES ARE THESE DRAWINGS TO BE SCALED.
2. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF THE ONTARIO BUILDING CODE (OBC) INCLUDING ALL THE LATEST STANDARDS REFERENCED WITHIN.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT.
4. CONTRACTOR/STEEL FABRICATOR IS REQUIRED TO FIELD MEASURE THE STRUCTURE PRIOR TO FABRICATION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
5. CONTRACTOR TO CHECK AND VERIFY ALL STRUCTURAL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO THE ENGINEER. FAILURE TO DO SO WILL CAUSE FORFEIT TO ANY CLAIM.

LUMBER NOTES

1. ALL SAWN LUMBER TO BE S.P.F. No. 2 GRADE or BETTER AND CONFORM TO CSA-0141.
2. ALL LUMBER EXPOSED TO THE EXTERIOR IS TO BE PRESSURE TREATED U.O.N.
3. TRUSS DESIGN TO BE IN ACCORDANCE WITH PART 4 OF THE O.B.C. PROVIDE HOLD DOWN CLIPS AT ALL TRUSSES, WHICH ARE TO BE DESIGNED BY THE ROOF TRUSS ENGINEERS.
4. ROOF SHEATHING TO BE 12 mm (1/2") PLYWOOD (MINIMUM) T&G , NAILED W/ 10D NAILS AT 6" C/C ALONG EDGES.
5. PROVIDE APPROVED BLOCKING OR BRIDGING AT 2000 mm (7'-0") O/C MAX. FOR FLOOR JOISTS.
6. ALL LUMBER BEAMS ARE TO BE SUPPORTED ON LUMBER POSTS (U.N.O) WITH EQUAL NUMBER OF LAMINATIONS.
7. WOOD IS NOT TO BEAR DIRECTLY ON CONCRETE/MASONRY, PROVIDE PRESSURE TREATED, POLY, OR SILL GASKET BETWEEN CONCRETE/MASONRY AND WOOD SILL PLATE.
8. ALL JOISTS SHOULD HAVE A MINIMUM OF 40 mm (1 1/2") OF BEARING U.O.N. BY MANUFACTURER.
9. ALL LUMBER BEAMS SHOULD HAVE A MINIMUM OF 75 mm (3") BEARING.

FOUNDATION NOTES

1. ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL HAVING A SAFE BEARING CAPACITY OF 1577 P.S.F.
2. PROVIDE 4'-0" MINIMUM OF FROST COVER FOR ALL EXTERIOR FOOTINGS.
3. ALL REINFORCING STEEL TO BE 400W AND SHALL CONFORM TO CSA-G30.18-M92.
4. ALL PIERS TO BE POURED INTEGRALLY WITH FOUNDATION WALLS.
5. PROVIDE 8" DEEP DOOR BUCKS AT ALL EXTERIOR DOOR LOCATIONS.
6. CONTRACTOR TO NOTIFY ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE FOR:

A. VERIFICATION OF SOIL BEARING CAPACITY

B. INSPECTION OF REINFORCING



STRUCTURAL SCHEDULE

	<b>BEAMS:</b>
B1	3-PLY P.T. 2X10 WOOD BEAM
B2	2-PLY P.T. 2X10 WOOD BEAM
B3	2-PLY P.T. 2X8 WOOD BEAM
B4	3-PLY P.T. 2X10 WOOD BEAM
	<b>LEDGER BOARD / JOISTS / RAFTERS:</b>
LED.1	2X10 / 2X8 P.T. LEDGER BOARD c/w 1/4 SDS STRUCCTUAL SCREWS @ 8" O/C STAG INTO EXISTIG RIM OR EQ.
R1	2X6 ROOF RAFTERS @ 16" O/C c/w 2X4 COLLAR TIES AND W/ 2X6 CL. JOISTS @ 16" (PROVIDE 2X10 ROOF PLATES FOR OVERLAY WHERE REQ'D.)
F1	P.T. 2X10 BU WOOD JOISTS @ 16" O/C C/W 5/4 P.T WOOD DECK - 2 ROWS OF SOLID BLOCKING
F2	P.T. 2X6 BU WOOD JOISTS @ 16" O/C C/W 5/4 P.T WOOD DECK - 1 ROW OF SOLID BLOCKING
	<b>WOOD BUILT UP POSTS / COLUMNS:</b>
COL.2	6"X6" P.T. WOOD COLUMN FASTEN, TO BEAM (TOP) AND CONC. FOUNDATION (BOT.)
	<b>PAD FOOTINGS:</b>
FTG.1	10" DIA. CONC. PIER c/w BF28 (BIG FOOT SYSTYEM) FOOTING
FTG.2	8" DIA. CONC. PIER c/w BF24 (BIG FOOT SYSTYEM) FOOTING



PROP. PORCH & DECK

7 SUMAC ST., PUSLINCH ONTARIO

Scale

COVER

A0.01

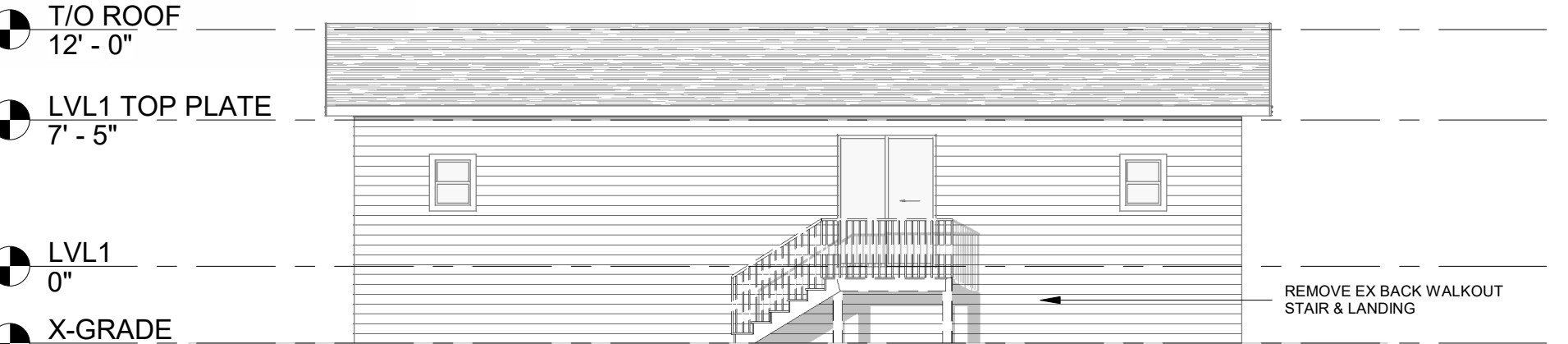
Sheet No.

©2021

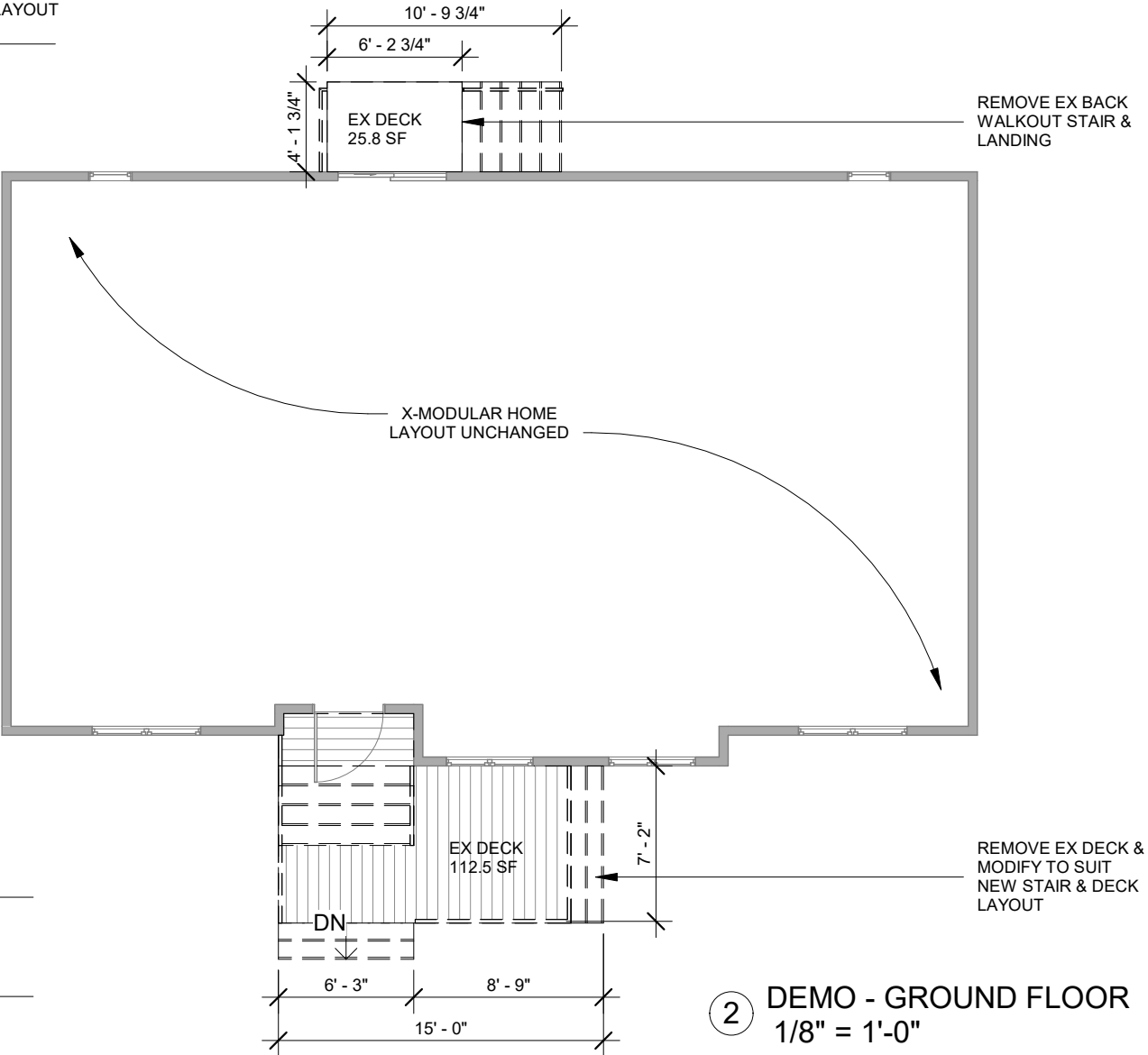




1 DEMO SOUTH EXTR. ELEVATION  
1/8" = 1'-0"



3 DEMO NORTH EXTR. ELEVATION  
1/8" = 1'-0"



2 DEMO - GROUND FLOOR  
1/8" = 1'-0"

PARK  
EIGHT  
ENG // ARCH

## PROP. PORCH & DECK

7 SUMAC ST., PUSLINCH ONTARIO

Project No. 21085  
Revisions

Scale 1/8" = 1'-0"

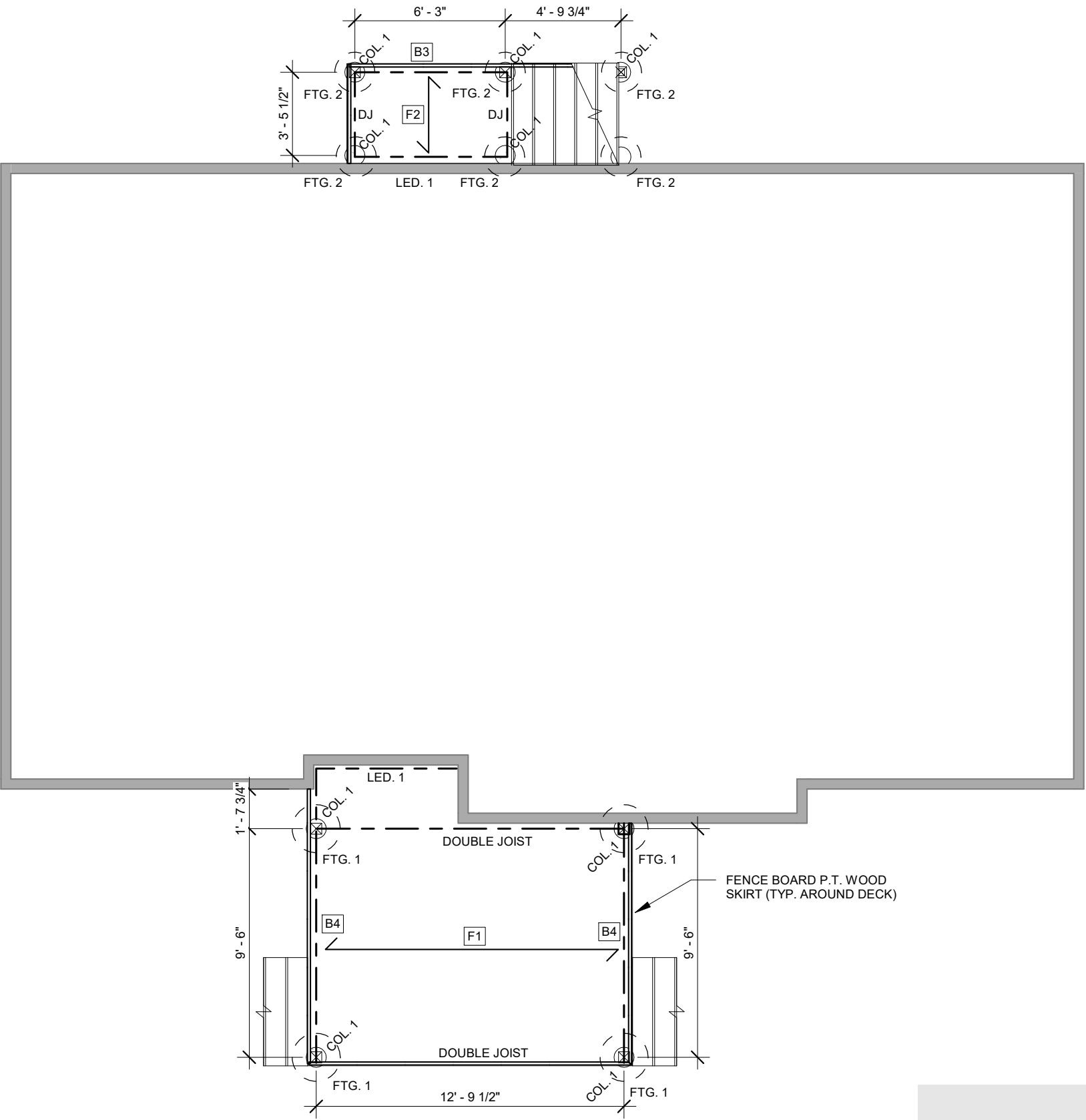
DEMOLITION

# A1.01

Sheet No. ©2021



1 PROP. - FOUNDATION PLAN  
3/16" = 1'-0"



PARK  
EIGHT  
ENG // ARCH

## PROP. PORCH & DECK

7 SUMAC ST., PUSLINCH ONTARIO

Project No.  
21085

Revisions

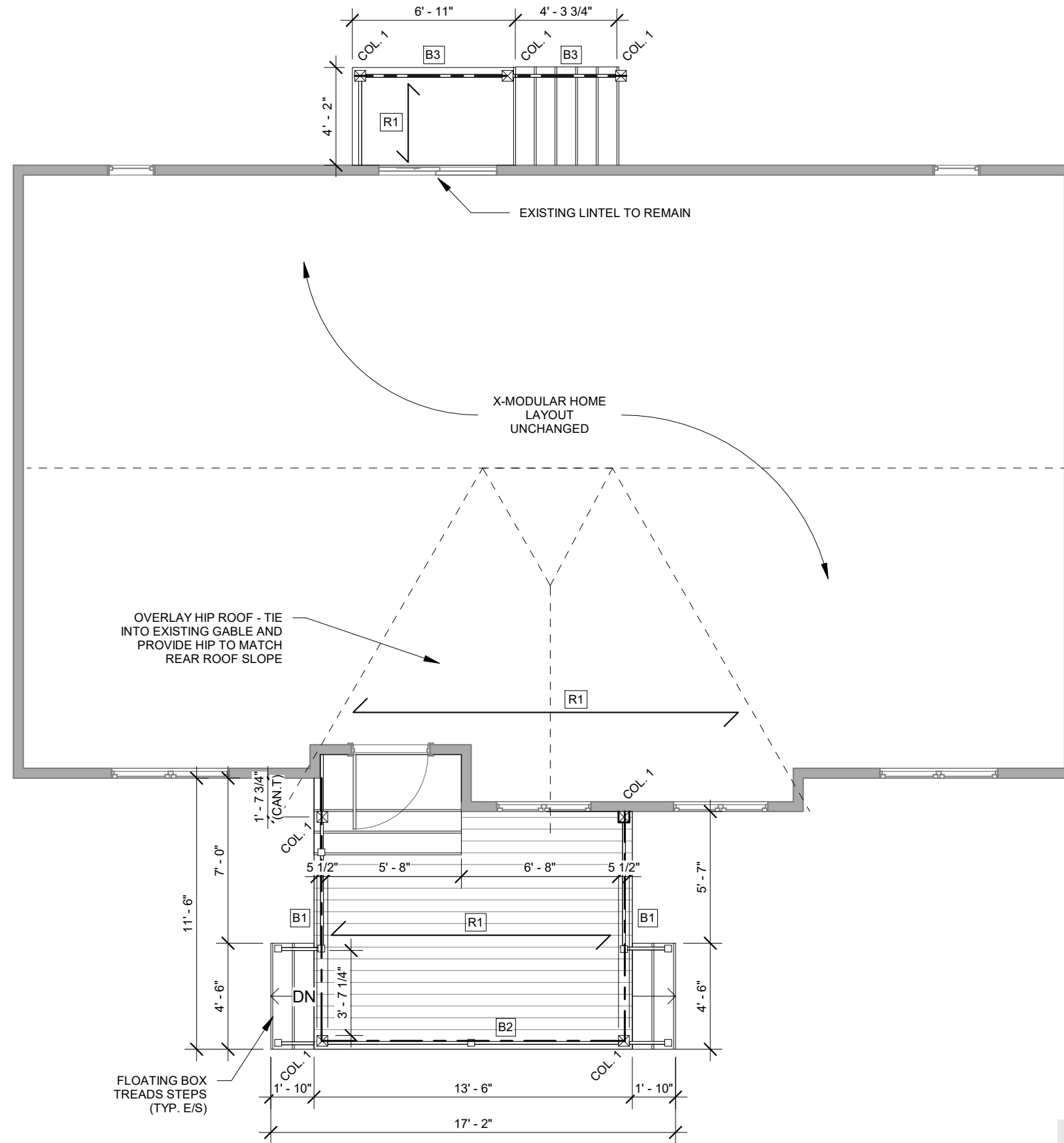
Scale 3/16" = 1'-0"

PROP. FOUNDATION

# A1.02

Sheet No. ©2021





1 PROP. - GROUND FLOOR  
3/16" = 1'-0"



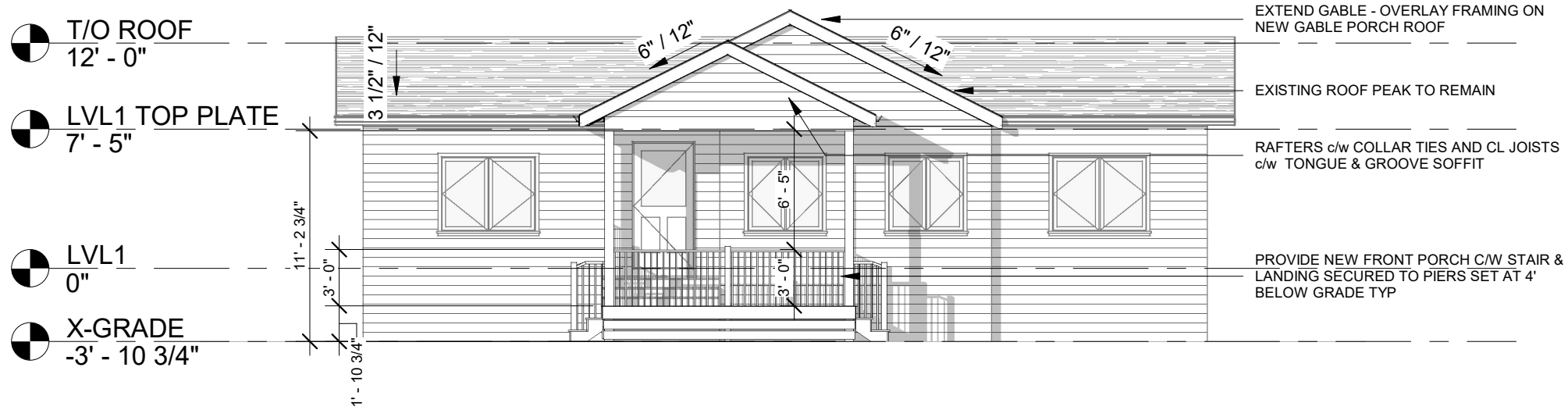
PARK  
EIGHT  
ENG // ARCH

PROP. PORCH & DECK  
7 SUMAC ST., PUSLINCH ONTARIO

Project No.  
21085  
Revisions

Scale  
3/16" = 1'-0"  
PROP. GROUND  
A1.03  
Sheet No.  
©2021





1 SOUTH EXTR. ELEVATION  
1/8" = 1'-0"



3 NORTH EXTR. ELEVATION  
1/8" = 1'-0"



# PROP. PORCH & DECK

7 SUMAC ST., PUSLINCH ONTARIO

Project No.	Revisions
21085	



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:19 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**PUSLINCH**

Michael Fowler  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:04 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St



**PUSLINCH**

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 3:30 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 7 Sumac St.

Kind regards,



## Hillary Miller

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 10:04 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St  
**Attachments:** WHPA\_Map\_Sumac\_7.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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)*

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**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 3:29 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/THO - 7 Sumac St

Good afternoon,

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 7 Sumac St.





## 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:** November 9, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/THO (Alan and Marjorie Thomson)**  
**7 Sumac Street PV**  
**PLAN 61M203 LOT 191**  
**ATTACHMENTS:** 1 – Proposed Porch & Deck Drawings

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 extend and cover the existing porches on the front and rear of the existing dwelling. The front covered porch is proposed to be 12.65 m<sup>2</sup> (136.16 ft<sup>2</sup>) in size. The covered porch on the rear of the house is proposed to be 2.68 m<sup>2</sup> (28.85 ft<sup>2</sup>) in size. The proposed extension of the covered porches exceeds the maximum lot coverage permitted within the Zoning By-law. The variance requested would provide relief from section 14.0 site specific special provision no. sp86 to permit a lot coverage of 38.86%, which exceeds the permitted maximum lot coverage of 35% for all buildings and structures by 3.86%.

Upon review of the application planning staff determined the proposed lot coverage is 38.86% as opposed to the 38% requested within the Notice. For the purpose of calculating lot coverage in accordance with the zone provisions of the By-law, the lot coverage of all accessory buildings and structures on the subject lot are included.

It is identified that the existing dwelling was constructed in 2017 and under the previous Zoning By-law (#19/85). The Township's current Zoning By-law (023/18) now places the property within the Environmental Protection Overlay. This overlay ensures that when proceeding with a *Planning Act* application that no development is permitted provided that the Township is satisfied the development will not have a negative impact on the feature. Planning staff notes that the dwelling is existing and that there is an existing front and rear porch. The Committee should be satisfied that the Grand River Conservation Authority (GRCA) has no concerns; that the proposed development does not impact the natural features identified within this area and that an updated grading plan is not required.



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 The coverage of a site by all buildings and structures, including accessory buildings or structures, shall not exceed 35%, with the exception of open-sided carports and uncovered decks not exceeding 0.6 m in height.	38.86%	3.86%



**Figure 1: Subject Property**

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 and cover the existing porches on a detached dwelling unit to provide additional space and provide protection from the elements.</li> <li>The front covered porch is proposed to be 12.65 m<sup>2</sup> (136.16 ft<sup>2</sup>) in size. The covered porch on the rear of the house is proposed to be 2.68 m<sup>2</sup> (28.85 ft<sup>2</sup>) in size.</li> <li>The extension and covering of the porch would result in a lot coverage of 38.86%, where a maximum of 35% is permitted.</li> </ul>



<p>That the intent and purpose of the <b>Zoning By-law</b> is maintained</p>	<ul style="list-style-type: none"> <li>• The subject lands are zoned Rural Residential with a site specific special provision (RUR sp86) and are within the Environmental Protection Overlay.</li> <li>• One dwelling unit per site is a permitted use within the RUR (sp86) Zone subject to the site specific provision in section 14.0.</li> <li>• Within RUR (sp86) the coverage of a site by all buildings and structures, including accessory buildings or structures, shall not exceed 35%, with the exception of open-sided carports and uncovered decks not exceeding 0.6 m in height.</li> <li>• Lot coverage is defined as the total horizontal area of a lot covered by the first storey of all buildings and structures on the lot, but does not include open, unenclosed decks, unenclosed swimming pools, patios, and porches not exceeding three (3) metres in building height and not covered by a support roof structure. For the purpose of calculating lot coverage in accordance with the zone provisions of this By-law, the lot coverage of all accessory buildings and structures on the subject lot shall be included.</li> <li>• A porch is defined within the by-law as a structure with a roof and at least one side that is open and unenclosed that is accessed by stairs from grade and which provides access to the first storey of a dwelling unit.</li> <li>• The subject lands contain an existing dwelling and accessory building, and are proposing to extend and cover the existing porches on the front and rear of the dwelling.</li> <li>• The intent of maximum lot coverage is to ensure proper grading and drainage of a lot, ensure there is adequate area for servicing systems, 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 Environmentally Sensitive Area or its ecological functions.</li> </ul>
<p>That the general intent and purpose of the <b>Official Plan</b> is maintained</p>	<ul style="list-style-type: none"> <li>• The property is part of the overall Mini Lakes development, is designated as Environmentally Sensitive Area (ESA) within the County of Wellington Official Plan and abuts the site specific policy area PA7-6 for Mini Lakes. Section 5.5.5 requires that ESAs are protected from development or site alterations which would negatively impact them or their ecological functions. The subject site is a lot within an approved condominium and the existing dwelling was constructed in 2017.</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 on all sides, although not all lots appear to be built out currently.</li> <li>• The surrounding properties within Mini Lakes have varying lot coverages.</li> <li>• The proposed extension and covering of the porches will result in an increase in impermeable area on the site. The comments of the Township Engineer should be considered.</li> <li>• Mini Lakes is serviced by private communal water and sewer systems.</li> <li>• The subject property does not appear to be regulated by Grand River Conservation Authority, however the surrounding road allowances are regulated. Any concerns or permit requirements of the Conservation Authority should be adequately addressed.</li> </ul>



We 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

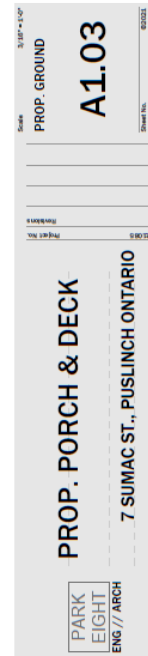
Respectfully submitted  
County of Wellington Planning and Development Department



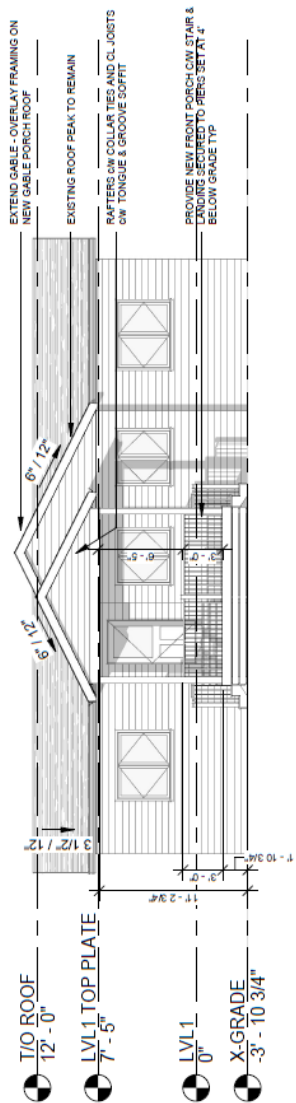
Joanna Salsberg, B.A., M.PL.  
Planner



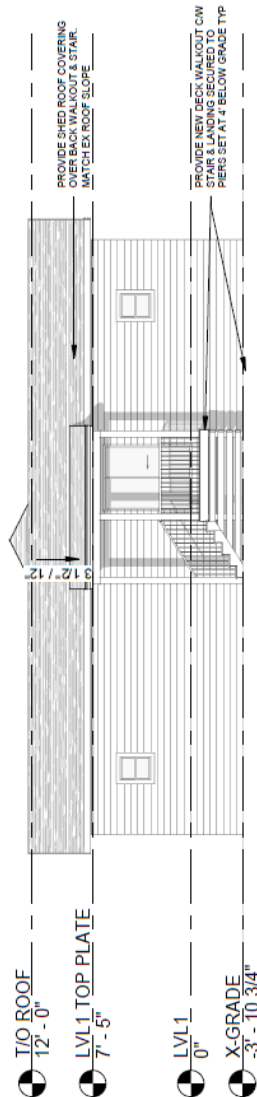
PLANNING REPORT for the TOWNSHIP OF PUSLINCH  
D13/THO (Alan and Marjorie Thomson)  
November 9, 2021 | page 5







① SOUTH EXTR. ELEVATION  
1/8" = 1'-0"



③ NORTH EXTR. ELEVATION  
1/8" = 1'-0"



Scale: 1/8" = 1'-0"

ELEVATIONS & DETAIL

**A1.04**

Project No. \_\_\_\_\_

Sheet No. \_\_\_\_\_

PROF. PORCH & DECK

7 SUMAC ST., PUSLINCH ONTARIO

PARK EIGHT  
ENG // ARCH



## Hillary Miller

---

**From:** Township of Puslinch <services@puslinch.ca>  
**Sent:** Friday, October 08, 2021 12:20 PM  
**To:** Hillary Miller  
**Subject:** New Entry: Minor Variance or Permission Application

**How many registered owners are on title?**

1

---

**Registered Owner's Name (Person one)**

Darren Vanneck

---

**Registered Owner's Email Address (Person one)**

[REDACTED]

---

**Registered Owner's Phone Number (Person one)**

[REDACTED]

---

**Registered Owner's Fax (Person one)**

[REDACTED]

---

**Property Subject of the Minor Variance**



---

32 Kerr Cres  
Puslinch, ON  
N0B 2J0

---

**Applicant (Agent) Name**

Ryan Ristine

---

**Applicant (Agent) Address**

32 Kerr Cres  
Puslinch, ON  
N0B 2J0

---

**Applicant (Agent) Email**

[REDACTED]

---

**Applicant (Agent) Phone Number**

[REDACTED]

---

**Applicant (Agent) Fax**

[REDACTED]

---

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

n/a



---

**Send correspondence to**

Owner(s)  
Agent

---

**Municipal Address**

32 Kerr Cres  
Puslinch, ON  
N0B 2J0

---

**Concession**

7

---

**Lot**

Lot 1 PT / Lot 2 and RP61R20150 Parts 1 and 2

---

**Registered Plan Number**

677

---

**Area in Hectares**

0.785

---

**Area in Acres**



---

1.94

---

**Depth in Meters**

93.1

---

**Depth in Feet**

305.5

---

**Frontage in Meters**

76.7

---

**Frontage in Feet**

251.5

---

**Please indicate the Section of the Planning Act under which this application is being made**

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?**

The lot is currently under 0.8 hectares, which means we're only allowed 1 shipping container. However, we would like an allowance for 3 total on the property. This would normally required 1.2 hectares of area.



---

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

 [HP-Polymers-Site-Plan.pdf](#)

---

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

The shipping containers are much more economically viable means to store raw materials and empty drums than building an addition on the building/property. An addition would far exceed the required storage we're currently looking for, in terms of capacity and funds.

---

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

 [HP-Polymers-Ltd-Survey-2013.pdf](#)

---

**Official Plan Designation**

Rural employment area

---

**Zoning Designation**

Industrial

---

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

Continually maintained municipal road



---

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

Kerr Crescent

---

**Municipal Water**

Proposed

---

**Communal Water**

Proposed

---

**Private Well**

Existing

---

**Other Water Supply**

Proposed

---

**Municipal Sewers**

Proposed

---

**Communal Sewers**

Proposed



---

**Private Septic**

Existing

---

**Other Sewage Disposal**

Proposed

---

**How is storm drainage provided?**

Ditches

Swales

---

**What is the existing use of the subject property?**

Industrial - chemical manufacturing

---

**What is the existing use of the abutting properties?**

General industrial - (multiple businesses)

---

**Main Building Height in Meters**

5.5

---

**Main Building Height in Feet**

18



---

**Percentage Lot Coverage in Meters**

16.5%

---

**Percentage Lot Coverage in Feet**

16.5%

---

**Number of Parking Spaces**

14

---

**Number of Loading Spaces**

1

---

**Number of Floors**

1

---

**Total Floor Area in Square Meters**

1318.7

---

**Total Floor Area in Square Feet**

14194.0



---

**Ground Floor Area (Exclude Basement) in Square Meters**

1253.2

---

**Ground Floor Area (Exclude Basement) in Square Feet**

13489.0

---

**Front Yard in Meters**

46.2

---

**Front Yard in Feet**

151.6

---

**Rear Yard in Meters**

7

---

**Rear Yard in Feet**

23.1

---

**Side Yard (1) in Meters**

17.5



---

**Side Yard (1) in Feet**

57.3

---

**Side Yard (2) in Meters**

11.0

---

**Side Yard (2) in Feet**

36.25

---

**Date of acquisition of subject property**

August 1, 2020

---

**Date of construction of buildings property**

January 1, 1988

---

**How long have the existing uses continued on the subject property?**

Since inception - always been same use

---

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

No



---

**Planning Application: Official Plan Amendment**

No

---

**Planning Application: Zoning By-Law Amendment**

No

---

**Planning Application: Plan of Subdivision**

No

---

**Planning Application: Consent (Severance)**

No

---

**Planning Application: Site Plan**

No

---

**Planning Application: Minor Variance**

No

---

**The Agent/Solicitor is different than the owner**

Yes



---

**Owner's Name (Person one)**

Darren Van Neck

---

**Owner's Address (Person one)**

[REDACTED]

---

**Signature of Owner (Person one)**



---

**Please select your Minor Variance Type**

Minor Variance Type 1 - \$ 733.00

---

**Convenience Fee (1.75%)**

\$ 12.83

---

**Total**

\$ 745.83

---

**Credit Card**





---

**Name**

Ryan Ristine

---

**Minor Variance Application must be commissioned**

I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

Sent from [Township of Puslinch](#)



Sworn (or Affirmed or Declared) remotely by **Darren Vanneck**  
of (City, Town, etc.) of **Puslinch**  
in the (County, Regional Municipality, etc.) of **wellington**  
before me at the (City, Town, etc.) of **Township of Puslinch**  
in the (County, Regional Municipality, etc.) of **County of wellington**  
on **10/14/2021** (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by:

C12B4EF29698471...

DocuSigned by:

C6E6E167EC474C4...

Commissioner for Taking Affidavits  
Township of Puslinch  
County of Wellington



Sealed by: The Corporation of the Township of Puslinch

Sealed Time: 2:22 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

Commissioner for Taking Affidavits  
Township of Puslinch  
County of Wellington



Sealed by: The Corporation of the Township of Puslinch

Sealed Time:



SCHEDULE				
PART	LOT	PLAN	PIN	AREA m <sup>2</sup>
1	PART OF 2	677	PART OF 71196-0226(LT)	965.2 m <sup>2</sup>
2				32.6 m <sup>2</sup>

PART 2 IS SUBJECT TO AN EASEMENT AS IN INSTRUMENT ROS238444.

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: AUGUST 23, 2013

PLAN 61R-20150  
RECEIVED AND DEPOSITED

DATE: Aug 30, 2013

JEFFREY E. BUISMAN, O.L.S.

REPRESENTATIVE FOR THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF WELLINGTON No. 61

# PLAN OF SURVEY OF PART OF LOT 2, REGISTERED PLAN 677 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 750  
0 5 10 20 30 40 50 metres  
VAN HARTEN SURVEYING INC.

## 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
SSIB	DENOTES .025 x .025 x 0.60 SHORT STANDARD IRON BAR
RP	DENOTES .015 DIA. x 0.07 ROUND IRON BAR WITH STAMPED WASHER
PB	DENOTES .025 x .025 x 0.30 PLASTIC BAR
CC	DENOTES CUT CROSS
WT	DENOTES WITNESS
OU	DENOTES ORIGIN UNKNOWN
VH	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
375	DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
P1	DENOTES REGISTERED PLAN 677 BY (375)
P2	DENOTES DEPOSITED PLAN 61R-2286 BY (375)

## 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 0.999614.
- 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.

UTM COORDINATES (METRES)			
POINT ID	NORTHING	EASTING	
A	4,811,748.28	569,367.50	
B	4,811,695.18	569,422.84	
C	4,811,627.84	569,358.20	

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OREG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

## BEARING COMPARISONS:

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

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	-0°36'10"

## SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE 23rd DAY OF AUGUST, 2013.

DATE: AUGUST 23, 2013

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

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



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

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

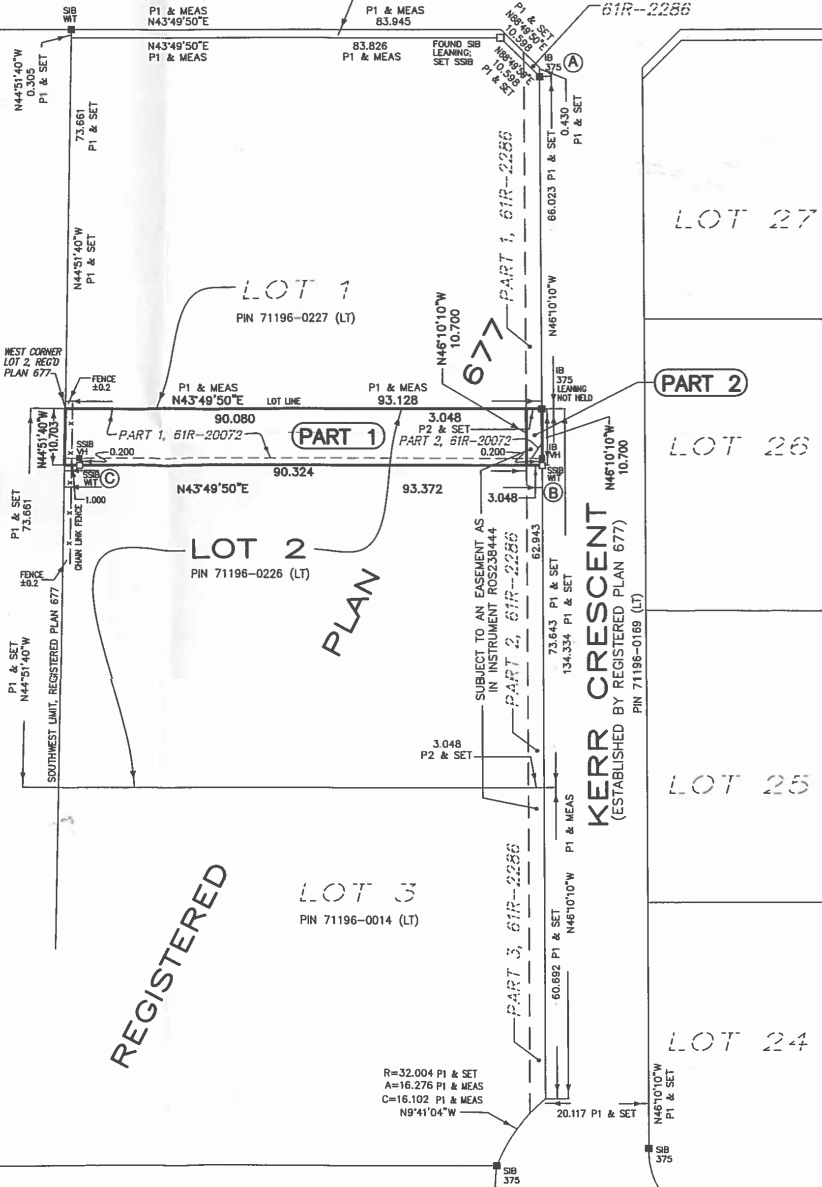
680 RIDDELL ROAD, UNIT 1  
ORANGEVILLE, ONTARIO L9W 5G  
PHONE: 519-940-4110  
FAX: 519-940-4113  
www.vanharten.com

DRAWN BY: S.A.P. CHECKED BY: J.E.B. PROJECT No. 21115-12

Aug 26, 2013-8:23am  
G:\PUSLINCH\677\acad\RP\LOT2 (CHERRY) REV.dwg

## ROAD ALLOWANCE BETWEEN LOTS 25 & 26 KNOWN AS McLEAN ROAD

1.0' (0.305m) RESERVE No. 1

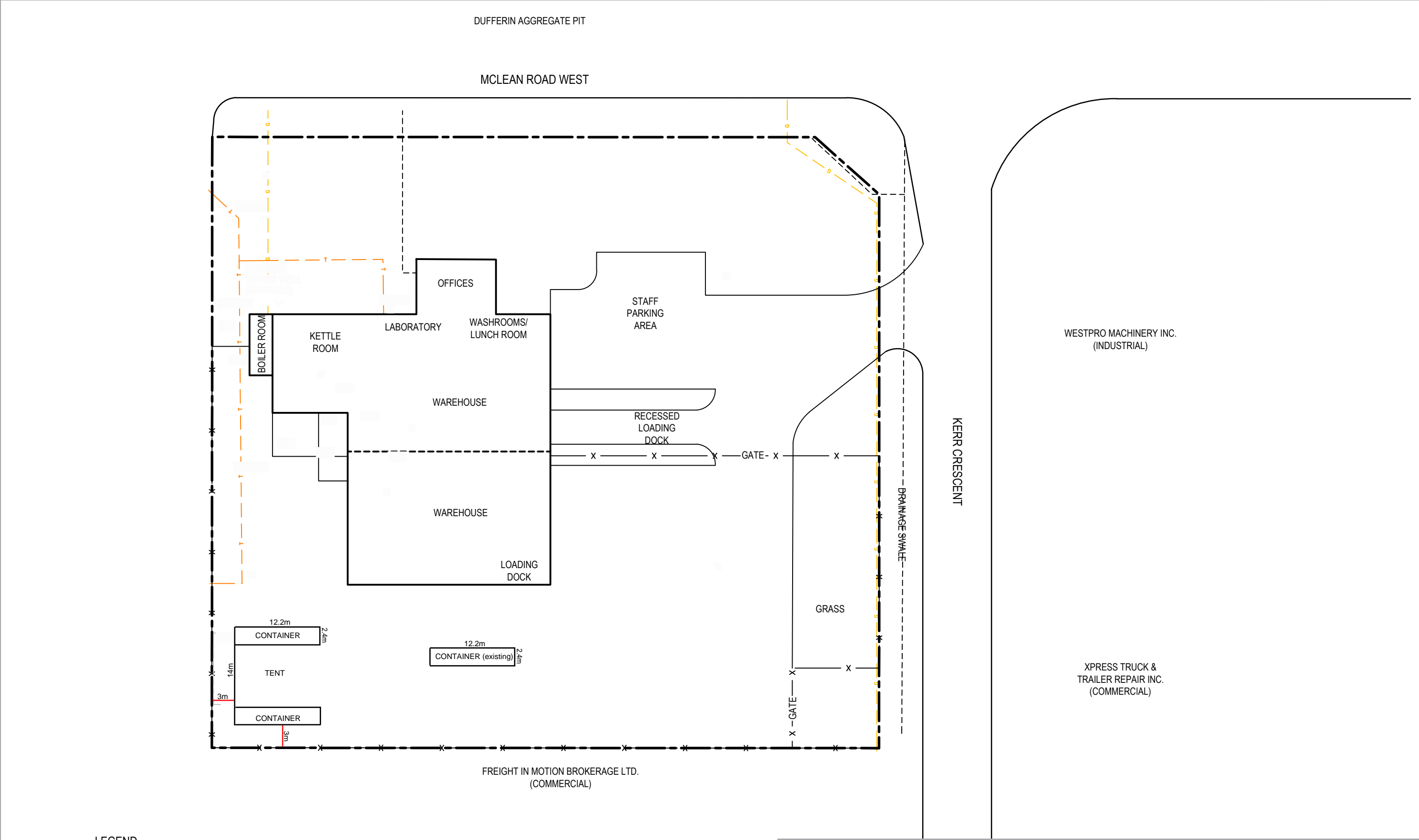


LOT 26, CONCESSION 7  
PIN 71196-0013 (LT)  
PART 1, 61R-1157

REGISTERED

R=32.004 P1 & SET  
A=16.276 P1 & MEAS  
C=16.102 P1 & MEAS  
N9°41'04"W







## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Thursday, October 14, 2021 11:53 AM  
**To:** Lynne Banks  
**Subject:** FW: Minor Variance application 32 Kerr Cres.

**Sensitivity:** Confidential

Hi Lynne,

Puslinch Fire and Rescue Services reviewed the Minor Variance Application on Oct 10, 2021 for the above referenced property. Please be advised that the department has no concerns with the application unless the storage containers will be storing flammable and/or combustible liquids. If this is the case, we will need more details concerning products being stored, quantities, controls etc.

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 1:29 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Courtenay Hoytfox <[choytfox@puslinch.ca](mailto:choytfox@puslinch.ca)>  
**Subject:** 11 Minor Variance applications and sketches for zoom meeting  
**Sensitivity:** Confidential



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



## Hillary Miller

---

**From:** Mike Fowler  
**Sent:** Tuesday, October 26, 2021 11:12 AM  
**To:** Lynne Banks  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/HP - 32 Kerr Cr

Hi Lynne,

Public works has performed a desktop review of the application and supporting documents and has no concerns at this time.



**PUSLINCH**

Michael Fowler  
Director of Public Works, Parks and Facilities  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 220 F: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, October 26, 2021 11:02 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** FW: Minor Variance Notice of Public Hearing - D13/HP - 32 Kerr Cr



**PUSLINCH**

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

---

**From:** Hillary Miller <[hmill@puslinch.ca](mailto:hmill@puslinch.ca)>  
**Sent:** Thursday, October 21, 2021 3:43 PM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>  
**Cc:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>; Jeff Bunn <[jbunn@puslinch.ca](mailto:jbunn@puslinch.ca)>  
**Subject:** Minor Variance Notice of Public Hearing - D13/HP - 32 Kerr Cr

Good afternoon

Please find attached for your records, the Notice of Public Hearing for the minor variance application for 32 Kerr Crescent.

Kind regards,



## Hillary Miller

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 22, 2021 10:18 AM  
**To:** Hillary Miller  
**Cc:** Source Water  
**Subject:** RE: Minor Variance Notice of Public Hearing - D13/HP - 32 Kerr Cr  
**Attachments:** WHPA\_Map\_KerrCr\_32.pdf

Hi Hillary,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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)*

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**From:** Hillary Miller <hmiller@puslinch.ca>  
**Sent:** October 21, 2021 3:43 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Notice of Public Hearing - D13/HP - 32 Kerr Cr

Good afternoon





## 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:** November 9, 2021  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Joanna Salsberg, Planner  
County of Wellington  
**SUBJECT:** **MINOR VARIANCE APPLICATION D13/VAN (Darren Vanneck)**  
**32 Kerr Crescent**  
**PLAN 677 LOT 1 PT LOT 2 AND RP 61R20150 PARTS 1 AND 2**  
**ATTACHMENTS:** 1 – Site Plan Submitted by Applicant

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 October 22, 2021.

### Planning Opinion

The applicant is proposing to locate a total of three shipping containers on an industrial property that will be used for storage purposes to benefit the existing use (HP Polymers) on the property. The variance requested would provide relief from section 4.24.2b) *Shipping Containers in in Agricultural and Industrial Zones* in order to permit the establishment of three shipping containers on-site, where only one shipping container is permitted.

Upon review of the application, planning staff have identified two additional variances required that were not included within the Notice of minor variance application. The first would provide relief from section 4.24.2c) which requires that shipping containers shall only be permitted in a rear yard and shall not be permitted in a required parking area, whereas the applicant is proposing the shipping containers be located within the interior side yard. The second would provide relief from section 4.24.2e) which requires that shipping containers in an Industrial Zone shall be screened from the street frontage and buildings on abutting lots. On the submitted site plan the location of the shipping containers is not screened from either the street frontage or the buildings on abutting lots.

The number of shipping containers per lot is determined, in part, based on lot size and the shipping container size. Due to the current lot size of 0.77 ha the subject site is only permitted one shipping container; however, if the site was more than 0.8 ha in size two shipping containers would be permitted. The lot size would need to be 1.2 ha in in order to permit a total of three shipping containers (subject to the container sizes not exceeding other applicable provisions). The applicant has identified that the shipping containers are required to support the existing business and is a more economical solution to a building addition. It is recognized that the lot size impacts the permissions for the number of shipping containers. Based on the information provided about the size of the existing and proposed shipping containers, planning staff are satisfied that the maximum floor area and the maximum size cap per container is being met.



The minor variance application maintains 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 provided the suggested condition below can be addressed. If approved, we would recommend the following be made conditions of approval:

1. That the applicant obtains site plan approval from the Township and address the location, layout and screening of the shipping containers.

Section of the By-law	Required	Proposed
1. Section 4.23.2 b., c, and e.	<p>b. A maximum of one shipping container shall be permitted per 0.4 hectares of lot area to a maximum floor area of 255 m<sup>2</sup> of all shipping containers on any one lot.</p> <p>c. Shipping containers shall only be permitted in a rear yard and shall not be permitted in a required parking area.</p> <p>e. Shipping containers in an Industrial Zone shall be screened from the street frontage and buildings on abutting lots.</p>	Requesting relief from Zoning By-law #23-2018, as amended, from section 4.24.2 to allow for three shipping containers on the subject property within the interior side yard without visual screening from the street frontage or abutting lots.

**Figure 1 – Subject Property**





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

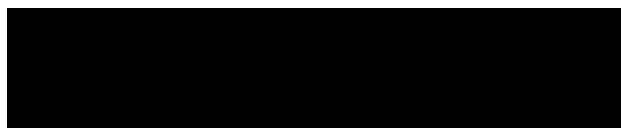
Four Tests	Discussion
That the requested variance is <b>minor</b> in nature	<ul style="list-style-type: none"> <li>• The requested relief is to allow additional shipping containers on site and within a location that is not the rear yard without full screening from the street frontage and buildings on abutting lots.</li> <li>• Shipping containers are permitted for industrial properties subject to the criteria in section 4.24.2 of the Zoning By-law.</li> <li>• The shipping containers provide storage for an existing industrial use located on the subject property.</li> <li>• The number of shipping containers for a property in the IND Zone is impacted by the lot size and subject to a maximum floor area and maximum container size.</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 fully within the Industrial Zone (IND).</li> <li>• Section 4.24 of the By-law directs that shipping containers may be used as an accessory structure for storage purposes in the Industrial Zones subject to the regulations of the section.</li> <li>• Section 4.24.2(b) requires that a maximum of one shipping container shall be permitted per 0.4 ha of lot area to a maximum floor area of 255 m<sup>2</sup> of all shipping containers on any one lot. The subject property is 0.77 ha, therefore the maximum number of shipping containers permitted is one. The applicant has provided that the area of all shipping containers combined is 88 m<sup>2</sup> (947.2 ft<sup>2</sup>).</li> <li>• The intent of limiting the number of shipping containers on a property is to ensure the site is functional, visually appealing, and that the use of these structures remains accessory to the principal use.</li> <li>• Section 4.24.2(c) requires that shipping containers shall only be permitted in a rear yard (i.e. behind the existing building) and shall not be permitted in a required parking area. Within the submitted site plan, the applicant is proposing the shipping containers to be located within the interior side yard.</li> <li>• The intent of requiring shipping containers within the rear yard is to ensure they are visually screened from the street frontage and that they do not impact the functionality, parking and access of a property.</li> <li>• Section 4.24.2(e) requires that shipping containers in an Industrial Zone shall be screened from the street frontage and buildings on abutting lots. Within the site plan submitted, no visual screening appears to be provided from either the street frontage or the buildings on neighbouring lots. A fence is indicated on the drawing, and on a site visit it was confirmed the fence is chain-link and does not screen the proposed shipping container location.</li> <li>• The intent of providing visual screening of shipping containers is to ensure properties are visually appealing from the street and for neighbouring properties. There is an opportunity for the applicant to provide further screening for the proposed shipping containers.</li> <li>• The required parking spaces are not indicated on the submitted site plan. The Township should be satisfied that the proposed shipping containers are not within the required parking area on the site.</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 property is designated Rural Employment within the County of Wellington Official Plan, and is within the PA7-1 Special Policy Area.</li> <li>• The Rural Employment designation permits dry industrial and commercial uses that benefit from large lots, major road access, or proximity to rural resources.</li> <li>• Industrial uses permitted include the manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials.</li> <li>• Lands within Special Policy Area PA7-1 <i>Puslinch Economic Development Area</i> are to provide locations for economic and employment opportunities, and are the focus of industry and business for the Township.</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 by industrial uses to the east, west and south, and an extractive industrial use to the north.</li> <li>• The applicant has indicated that the use of the shipping containers is for the storage of raw materials and empty drums and that the shipping containers are more economically viable means for storage rather than constructing an addition to the existing building or property.</li> <li>• Shipping containers are permitted within Industrial Zones provided they can meet the criteria of section 4.24.2.</li> <li>• Although shipping containers are not ideal for long term storage purposes, the Township allows shipping containers and the number is influenced by lot sizes.</li> <li>• Due to the placement of the building on-site, the area of the rear yard of the subject property is limited in size making it difficult to site the proposed shipping containers fully within the rear yard.</li> <li>• The proposed location of the shipping containers is visible from the street frontage along Kerr Crescent, the abutting building located at 50 McLean Road W and 24-28 Kerr Crescent. There is an opportunity for the applicant to provide screening for the proposed shipping containers from the street frontage and surrounding properties.</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  
Planner, B.A., M.PL.



PLANNING REPORT for the TOWNSHIP OF PUSLINCH  
D13/VAN (Darren Vanneck)  
November 9, 2021| page 5







## **MINUTES**

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

The October 12, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:07 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  
Paul Sadhra  
Dan Kennedy  
Dennis O'Connor  
Deep Basi

#### **MEMBERS ABSENT**

None

#### **STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Clerk  
Jeff Bunn, Deputy Clerk  
Zachary Prince, Senior Planner, County of Wellington

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

None

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

- September 14, 2021

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 10, 2021, be adopted.

**CARRIED**

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

None

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

None

### **8. LAND DIVISION**

- 8(a) Severance application B74-21 (D10-MOU) – Stuart Moulton and Elizabeth Chapman – Part**  
Lot 19 Concession 10, municipally known as 4508 Concession 11, Township of Puslinch.



Proposed severance is 0.4 hectares with 85m frontage, vacant land for proposed rural residential use.

Retained parcel is 3.1 hectares with 62m frontage, existing and proposed rural residential use with existing dwelling, garage & gazebo.

- Jeff Buisman, agent for the applicant provided an overview of the application and noted that the County of Wellington requested that the lands to be severed be relocated to the northeast corner of the property but advised that the owner was not agreeable to moving it and wants to keep it in the original location.
- There were no comments or questions from the public.
- Paul Sadhra asked if an EIS will be required.
- Zachary Prince advised that the application could either be deferred or that a condition can be added that the owner provide an EIS to the satisfaction of the Township and the County of Wellington.
- John Sepulis noted that the Township's Zoning By-law speaks to the environmental overlay and noted that an EIS would most likely be required.
- Dennis O'Connor asked if the proposed lands to be severed were moved to the other side of the property, would MDS be a problem with the neighbouring barn.
- Jeff Buisman advised that it would be difficult and reiterated that the owner would like to keep the lands to be severed at its current location.
- Deep Basi asked if there will be safe access to the property.
- Jeff Buisman advised that he met with the Director of Public Works at the property and he is satisfied that a safe entrance is possible.
- John Sepulis asked what was enclosed within the chain link fence on the property.
- Jeff Buisman advised that he wasn't sure what the purpose was for the fence.
- There were no further questions or comments from the Committee.

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the severed lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner provide an Environmental Impact Study (EIS) to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the EIS; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
4. That servicing can be accommodated on the retained lands to the satisfaction of Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**CARRIED**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy





THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PLANNING & DEVELOPMENT ADVISORY COMMITTEE

OCTOBER 12, 2021

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**9. OTHER MATTERS**

- None

**10. CLOSED MEETING**

- None

**11. NEXT MEETING**

- Next Regular Meeting will be held on Tuesday, November 9, 2021 @ 7:00 p.m.

**102. ADJOURNMENT**

Moved by: Dennis O' Connor

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:22 p.m.

**CARRIED**



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

October 8, 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: September 30, 2021

FILE NO. B87-21

APPLICANT

Jane & George Baukham  
4507 Concession 7  
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 19  
Concession 7

Proposed severance is 0.68 hectares with 92m frontage, existing agricultural use for proposed rural residential use. Together with easement for shared entrance in favour of severed parcel.

Retained parcel is 39.6 hectares with 216m frontage, existing and proposed agricultural use with existing dwelling, garage, shed & barn.

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

November 17, 2021

**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
- 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: Sep 30/21  
File No. 387-21  
Accepted as Complete on: Sep 30/21

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Jane Ann BAUKHAM & George Charles Townsend BAUKHAMAddress 4507 Concession 7, 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. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

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

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

To create a new lot for rural residential purposesOR

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

Easement for Access on the Retained Parcel in favour of the Severed Parcel

(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 7

Lot No. Part of Lot 19

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

Lot No. \_\_\_\_\_

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

Part No. \_\_\_\_\_

Civic Address 4507 Concession 7

(b) When was property acquired: April 1986 (original) & April 2020 (estate transfer)

Registered Instrument No. WC598067

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 92 / 92 ±

AREA

0.67 ha ±

Depth 78 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Proposed Dwelling

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

- ☐ Provincial Highway  
☐ County Road  
☒ Municipal road, maintained year round  
☐ Municipal road, seasonally maintained  
☒ Easement

- ☐ Right-of-way  
☐ Private road  
☐ Crown access road  
☐ Water access  
☐ Other

Proposed easement for access to severed parcel on the driveway for the retained parcel.

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): \_\_\_\_\_



Imperial [ ]

**39.6 ha ±**

## Agricultural

Proposed Uses (s): **No Change**

Proposed [ 1

☐ Easement

☐ Other

☐ Other

☐ Other (Specify):

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

YES [ ] NO [X]

YES [ ] NO [X]

YES ☒ NO ☐

YES ☒ NO ☐

YES [ ] NO [X]

YES [ ] NO [X]

YES [ ] NO [X]

YES [ ] NO [X]

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.

**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 wetland and floodplain features on the subject property however the severance is out of this area the development is not proposed within the features.**



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 Environment & Environmental Protection Overlay

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

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

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO [ ]

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

- Mortgage as in Instrument No. WC560084 with The Bank of Nova Scotia located at 10 Wright Blvd., Stratford, ON, N5A 7X9

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: Horses

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]  
\_\_\_\_\_

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

<u>Severed</u>	Width	<u>15±m</u>	Length	<u>19±m</u>	Area	<u>285±m²</u>	Use	<u>Barn</u>
	Width	<u>7±m</u>	Length	<u>14±m</u>	Area	<u>98±m²</u>	Use	<u>Shed</u>
	Width	<u>13±m</u>	Length	<u>14±m</u>	Area	<u>182±m²</u>	Use	<u>Garage</u>
<u>Retained</u>	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? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca)) 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?  
**Please refer to instruction page.**

YES ☒ NO ☐

If yes, please indicate the person you have met/spoken to: **Meagan Ferris**

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.** Please provide sketch no larger than 11" x 17".
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. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.



**OWNER'S AUTHORIZATION:**

**29492-21**

*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), George Charles Townsend BAUKHAM & Jane Ann BAUKHAM the Registered Owners of  
Part of Lot 19, Concession 7, as in INST ROS525201 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 [Redacted Signature] X [Redacted Signature]  
**Signature(s) of Registered Owner(s) or Corporation's Officer**

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) 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 19, Concession 7, as in INST ROS525201 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 29 day of Sept 20 21

[Redacted Signature]  
Commissioner of Oaths

[Redacted Signature]  
(Owner or Applicant)

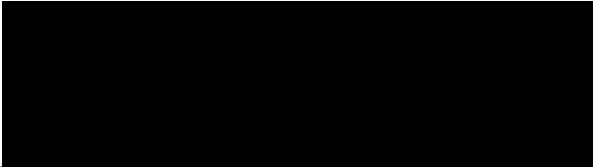
James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2024

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 Owner/Applicant/Agent(s)

Sept 29, 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. 2170



September 29, 2021

29492-21



County of Wellington Land Division Committee  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch  
4507 Concession 7  
Part of Lot 19, Concession 7  
PIN 71197-0445  
Township of Puslinch**

RECEIVED

SEP 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 deed, addresses of neighbouring properties, MDS Farm Data Sheet, a cheque to the GRCA for \$430 and a cheque to Wellington County for \$4,630.

### Proposal

The proposal is to create a new rural residential parcel along Concession Road 7 in Puslinch (PIN 71197-0445). The Severed Parcel will have a frontage of 92±m, depth of 78±m, for an area of 0.68±ha where a dwelling is proposed. The zoning requirements are met for the severed parcel.

The Retained Parcel (known as #4507 Concession Road 7) will have a frontage of 223±m, depth of 996±m, for an area of 39.6±ha where the existing dwelling, garage, shed and barn will remain. The zoning requirements are met for the retained parcel.

There were numerous discussions with County Staff, GRCA and MTO regarding the configuration of the parcel and access to the severed parcel. Concession 7 was expropriated by MTO and will be used as part of the "Morriston By-Pass" configuration. Below are two simple schematics showing that Concession 7 Road is part of the project. I understand that Concession 7 will be an access from the interchange at Maltby & Hanlon Expressway to Wellington Road No. 34. MTO now controls Concession 7 and they have informed us that they will not allow a new entrance for the proposed severance, but they will permit the existing driveway to be used as a shared entrance for the severed and retained parcels.

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

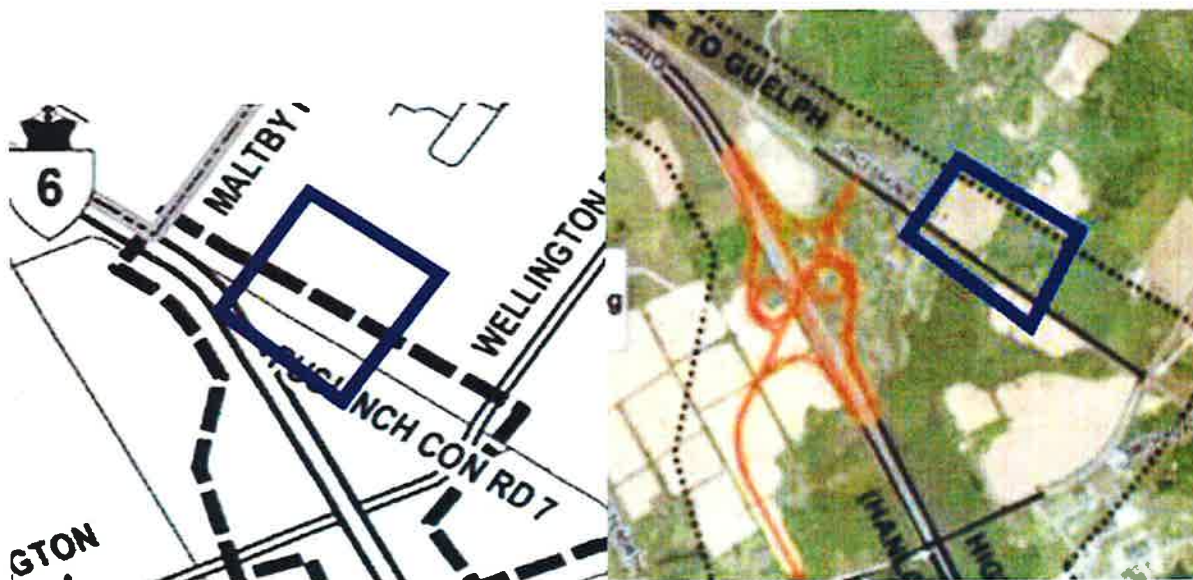
423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

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 application includes, therefore, a request for an easement for access on the retained parcel, in favour of the severed parcel. The access easement is an "L"-shaped will with a frontage of  $7\pm\text{m}$  to include the existing entrance, depth of  $89\pm\text{m}$ , a 90 degree turn and length of  $116\pm\text{m}$  to connect to the proposed severed parcel. The easement will have an area of  $0.18\pm\text{ha}$ .

There is an existing barn on the Retained Parcel that has been evaluated and MDS can be met. Based on the information provided, the required MDS distance using Type A calculation is 93m and we show an approximate distance of  $245\pm\text{m}$  and therefore, MDS can be met.

There is also a barn on the adjacent property at #7316 Concession Road 7, however it is over 500m to the severed parcel and not applicable to this application.

The parcel has a designation of Secondary Agricultural, Core Greenlands and Greenlands 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.



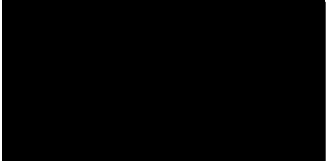


We note that there the lands to the northwest and across Concession 7, to the southwest, have a designation of Rural Employment Area. We do not see any policies suggestions that discourages a rural residential parcel in Secondary Agricultural when abutting a Rural Employment area.

In summary, this severance is very practical and follows the relevant criteria for a severance and the easement is logical by utilizing the existing access.

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*

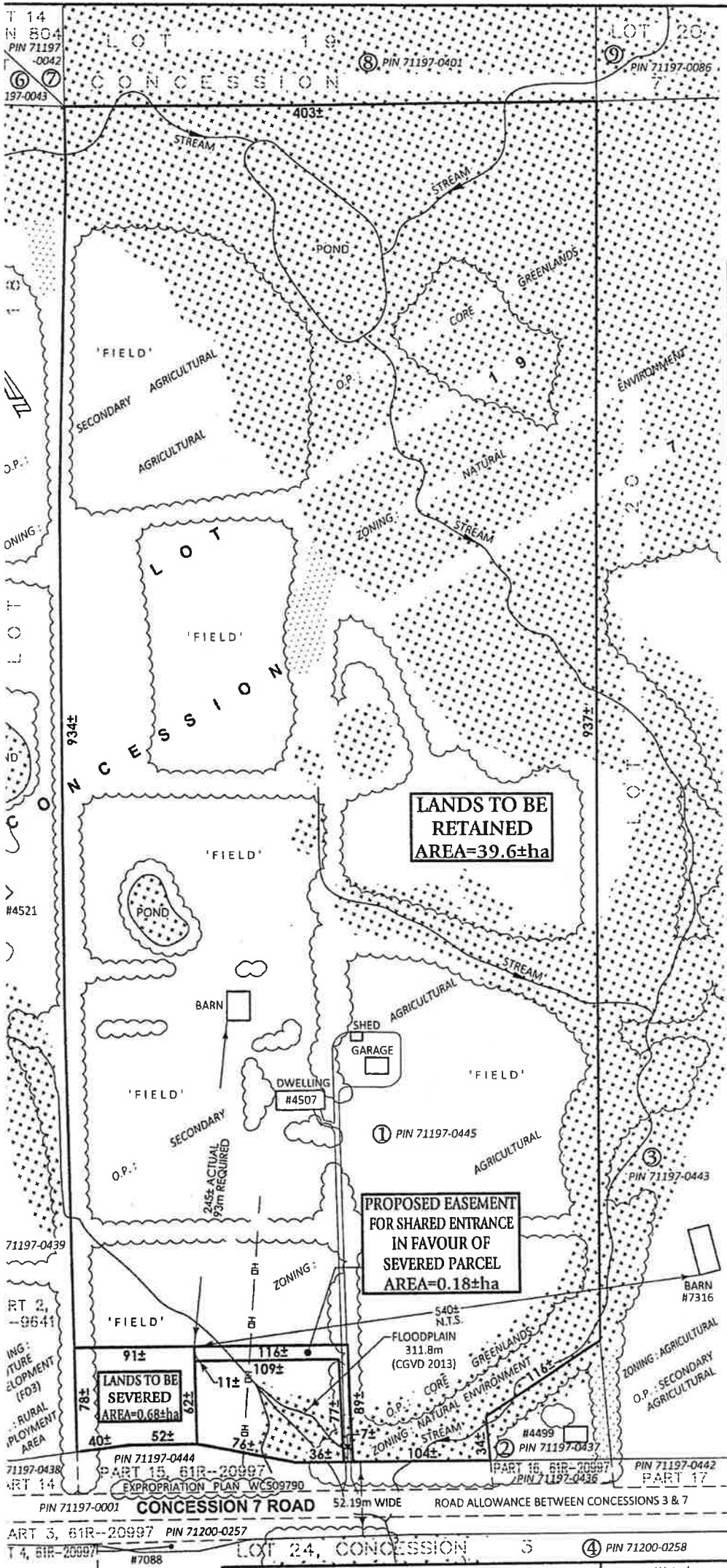
cc Caitlin Baukham

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[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.

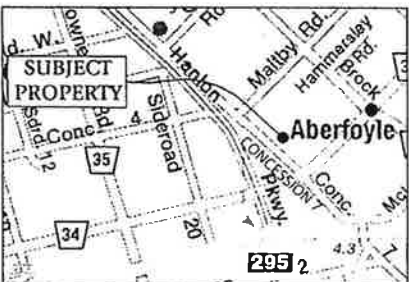




**SEVERANCE SKETCH**  
**PART OF LOT 19, CONCESSION 7**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**

SCALE 1 : 3000  
0 30 60 120 180 meters  
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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
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.
7. N.T.S. DENOTES NOT TO SCALE.

O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY  
O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON  
THE 29th DAY OF SEPTEMBER 2021

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

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

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. 29492-21
Sep 29, 2021 2:31:50 PM		
G:\PUSLINCH\Con7\Lot19\ACAD\SEV LOT 19 (BAUKHAM) UTM.dwg		

297-21





**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

Owner(s) of Livestock Facility George & Jane Baukham

**Contact Information**

Email [REDACTED] Telephone [REDACTED]  
Civic Address 4507 Concession Road 7 Municipality Puslinch Lot  
19 Concession 7 Division            Lot  
Size (where livestock facility is located) 40ha            hectares            acres

Signature of Livestock Facility Owner [REDACTED] Date 9/23/2021

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

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

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

Animal Type of Material	Description	Housing Capacity	Manure Storage Type (select)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backrounders (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)		
Horses	Medium-framed: 39 - 148 kg (e.g. Guernseys)		
	Small-framed: 30 - 125 kg (e.g. Jerseys)		
	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)	6	V3
	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 floorarea)		
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



## Hillary Miller

---

**From:** Brent Smith  
**Sent:** Friday, October 08, 2021 1:32 PM  
**To:** Lynne Banks  
**Subject:** RE: Consent Application B87-21 - Baukham - 4507 Concession 7

**Sensitivity:** Confidential

Hi Lynne,

Puslinch fire and Rescue Services reviewed the consent application for 4507 concession 7 on Oct 8, 2021. Please be advised that the department has no concerns regarding the application providing the access route to the property is able to accommodate the weight and size of our fire trucks. Please ask the applicants to be mindful about tree planting close to the access route as we require a clear height above the route of at least 5 meters above the road surface.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Friday, October 8, 2021 12:15 PM  
**To:** Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>  
**Subject:** Consent Application B87-21 - Baukham - 4507 Concession 7  
**Sensitivity:** Confidential

Attached please find a consent application and supporting documents with respect to the above matter. Please note that the driveway will be a shared "L-shaped" driveway with an easement over it in favour of the severed parcel due to the fact that the location of the property is to be used as the Morriston By-pass and is controlled by the MTO who will not permit a new entrance for the proposed severed parcel.

Please review and provide comments by October 21<sup>st</sup>.

Thanks –

Lynne



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)



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

November 5, 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: October 28, 2021**

**FILE NO. B94-21**

**APPLICANT**

Scott & Herminia Gillingham  
6981 Forestell Rd  
Guelph N1H 6J3

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 20  
Concession 4

Proposed severance is 60m fr x 75m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 6.7 hectares with 99m frontage, existing and proposed agricultural and residential use with existing dwelling and sheds.

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

**December 8, 2021**

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

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: Oct 28/21  
File No. B94-21  
Accepted as Complete on: Oct 28/21

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Scott GILLINGHAM & Herminia GILLINGHAMAddress 6981 Forestell Road, Guelph, ON, N1H 6J3Phone No. 519-820-4955Email: sgillinghamconsulting@gmail.com

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

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

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

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

Jeff Buisman of 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 lot for rural 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.

Future owner is not known



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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 20

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

Lot No. \_\_\_\_\_

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

Part No. \_\_\_\_\_

Civic Address 6981 Forestell Road

(b) When was property acquired: July 1988

Registered Instrument No. ROS578586

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 60 ±

AREA

0.45 ha ±

Depth 75 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Proposed Dwelling & Proposed Road Widening

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/Width99 / 240 ±AREA6.7 ha ±

Depth422 ±Existing Use(s)Agricultural

Existing Buildings or structures: Dwelling and Sheds

Proposed Uses (s): No Change

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

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

YES [X]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 [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 meters [1640']?

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

YES [ ]NO [X]

Name of Rail Line Company:



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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

24. 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 wetland and floodplain features on the subject property however the severance is out of this area the development is not proposed within the features.**



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 and Core 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 and Natural Environment

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

**A Minor Variance for the Retained Parcel will be submitted after 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. WC596488 & WC596593 with the Toronto-Dominion Bank located at 4720 Tahoe Blvd, Building 1, Mississauga, ON, L4W 5P2

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: Crops

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]  
\_\_\_\_\_

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

Severed	Width <u>11±m</u>	Length <u>15±m</u>	Area <u>165±m²</u>	Use <u>Shed</u>
	Width <u>7±m</u>	Length <u>13±m</u>	Area <u>91±m²</u>	Use <u>Shed</u>
	Width <u>2±m</u>	Length <u>3±m</u>	Area <u>6±m²</u>	Use <u>Shed</u>
	Width <u>2±m</u>	Length <u>3±m</u>	Area <u>6±m²</u>	Use <u>Shed</u>



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? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca)) 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?  
Please refer to instruction page.

YES ☒ 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.

**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.** Please provide sketch no larger than 11" x 17".
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. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.



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), Scott GILLINGHAM & Herminia GILLINGHAM the Registered Owners of  
Part of Lot 20, Concession 4, as in INST ROS578586 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)  
[Redacted Signature]  
[Redacted Signature] Signature(s) of Registered Owner(s) or Corporation's Officer

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

I, (we) 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 20, Concession 4, as in INST ROS578586 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 27 day of October 20 21

[Redacted Signature]  
Commissioner of Oaths

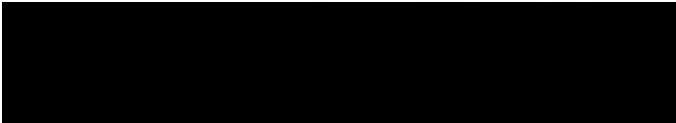
[Redacted Signature] (Owner or Applicant)  
[Redacted Signature] (Owner or Applicant)  
James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2024

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 Owner/Applicant/Agent(s)

Oct 27, 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. 2170





**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 L E L Farms Limited

**Contact Information**  
Email [redacted] Telephone [redacted]  
Civic Address 4638 Sideroad 20 North Municipality Puslinch  
Lot 20 Concession 4 Division \_\_\_\_\_  
Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 16.5 acres \_\_\_\_\_  
Signature of Livestock Facility Owner [redacted] Date Aug 7/18

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2,285 m<sup>2</sup> or 24,304 ft<sup>2</sup> 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)		
	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)		
	Hieifers (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)		



Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select)
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	32,000 Chickens in a 2,258m <sup>2</sup> barn	V3
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





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 \_\_\_\_\_

Contact Information  
Email \_\_\_\_\_ Telephone \_\_\_\_\_  
Civic Address \_\_\_\_\_ Municipality Guelph  
Lot 5 1/2 lot 20 Concession 4 Division \_\_\_\_\_  
Lot Size (where livestock facility is located) \_\_\_\_\_ hectares 20 acres

Signature of Livestock Facility Owner \_\_\_\_\_ Date Sept 23 2021

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2000 (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)		
	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)	3	V3
	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)	20	V 1
	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**  
**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

**Contact Information**

Email

Telephone

Civic Address 465A Side Rd. 20 N.

Municipality Paslinch

Lot 20 Concession 4

Division

Lot Size (where livestock facility is located) hectares 17.56 acres

Signature of Livestock Facility Owner

Date

Sept. 14/21

**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  | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
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	Large-framed; 545 – 658 kg (e.g. Holsteins)		
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
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	Calves (0 – 5 months)		
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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)	4	V3
	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)
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	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
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	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
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	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
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	Turkey breeder layers (males/females transferred in from grower barn)		
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	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	Turkeys at any other weights, or if unknown (by floor area)		
Other	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



## Jana Poechman

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Friday, October 29, 2021 10:33 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: Consent B94-21 - Screening Form  
**Attachments:** WHPA\_Map\_Forestell\_6981.pdf

**CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.**

Hi Jana,

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.

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@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:** Jana Poechman <janap@wellington.ca>  
**Sent:** October 28, 2021 10:58 AM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Consent B94-21 - Screening Form

Hello.

Please see the attached screening form for your review.

We plan to circulate November 4<sup>th</sup>.

Thanks.  
Jana

Jana Poechman  
Planning Administrative Clerk  
Planning and Development Department  
County of Wellington  
74 Woolwich Street





Explore  
Wellington



### Legend

#### Parcels

#### Roads

- Local Road
- County Road
- Highway

#### Well Locations

#### Wellhead Protection Area Boundaries

- A
- B
- C
- D

#### Issue Contributing Area

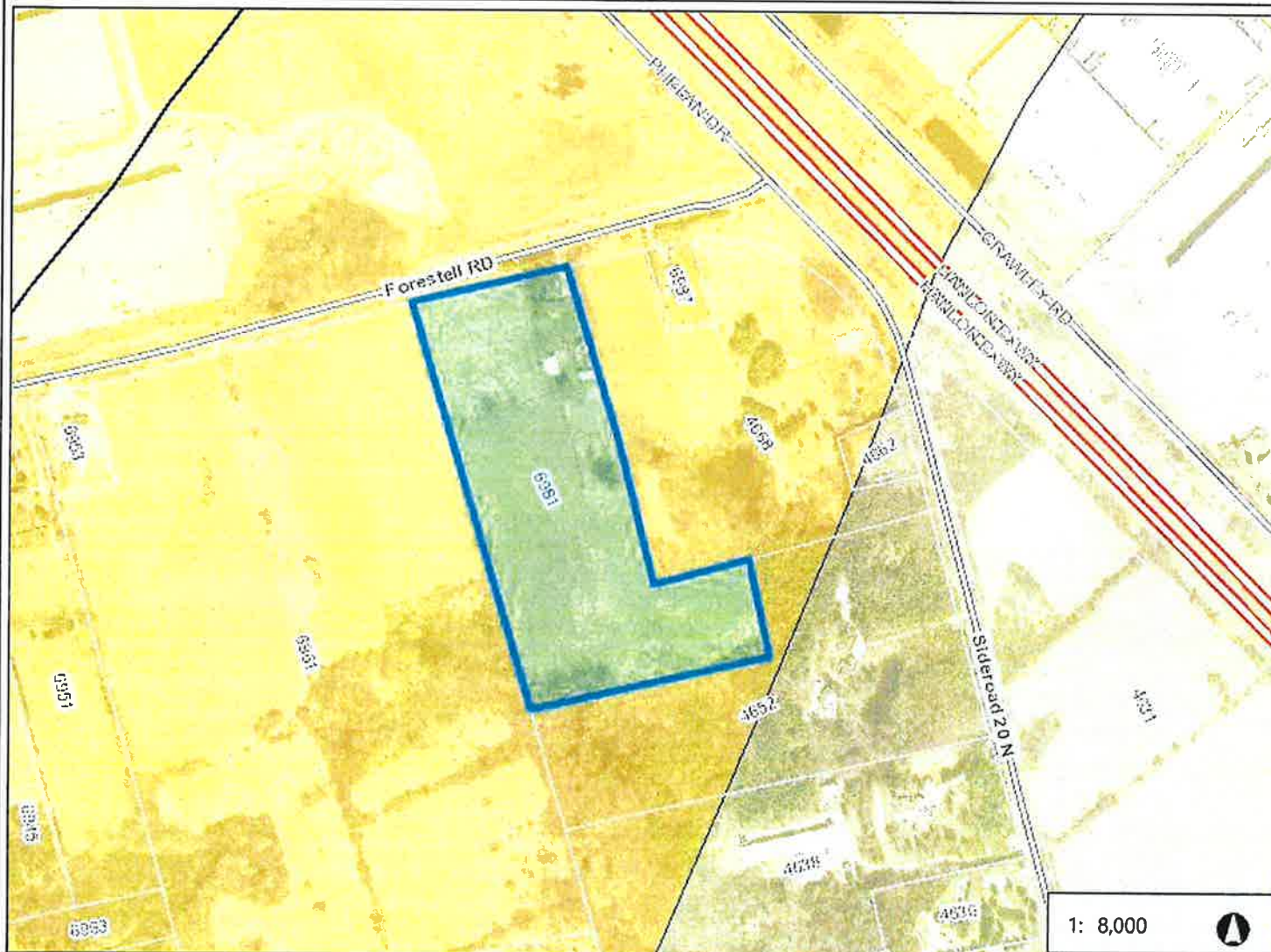
- Chloride
- Nitrate
- Sodium
- TCE

#### Vulnerability Score

- 10
- 8, D; 8; 8, C
- 2, 4, 6 (A, B or C)
- 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,

#### RoadsLookup

### Notes



0.4 0 0.20 0.4 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018



October 28, 2021

30313-21

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  
6981 Forestell Road  
Part of Lot 20, Concession 4  
PIN 71200-0031  
Township of Puslinch**

RECEIVED

OCT 28 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 deed, addresses of neighbouring properties, MDS Farm Data Sheets, Sourcewater Protection Form, 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 Forestell Road in Puslinch. The Severed Parcel will have a frontage of 60±m, depth of 75±m, for an area of 0.45±ha where a dwelling is proposed. An entrance is proposed along the west limit of the severed parcel. It has been evaluated and safe access is possible. The Zoning requirements are met for this parcel.

A road widening has been presented along the entire frontage of the subject property as this requirement is expected from the City of Guelph. The City of Guelph has asked for 5m widening for the properties to the west of the subject property. However, due to unique survey and title history on the Forestell Road, the road is already 1.8m wider along the northwest corner of the subject property. We recommend that the widening be 3.2m at the west end and about 4.6m at the east end so that it will be a consistent width of 25.0m relative to the north side of Forestell Road as established by 61M-176.

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 Retained Parcel – known as 6981 Forestell Road (PIN 71200-0031) – will have a frontage of 99±m, depth of 422±m, for an area of 6.7±ha where the existing dwelling and accessory buildings will remain. The frontage of the retained parcel is 99m which is under the required minimum Zoning of 120m and a minor variance will be applied for pending severance approval. The frontage includes the existing entrance, the safe sightlines will remain and therefore, we consider this variance to be minor in nature.

There are barns to the northeast and south that have been evaluated for MDS. Based on the information provided, the required MDS distance using Type B calculations, can be met to the three barns. The required distance to the barn at #4668 Sideroad 20 North is 183m and the actual distance is 330±m. The required distance to the barn at #4652 Sideroad 20 North is 162m and the actual distance is 450±m. Lastly, the required distance to the barn at #4638 Sideroad 20 North is 420m and the actual distance is 530±m and therefore, MDS can be met for each barn.

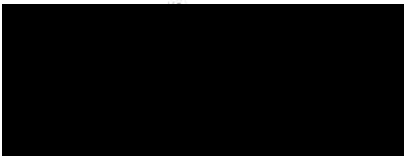
The parcel has a designation of Secondary Agricultural and Core Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including 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*

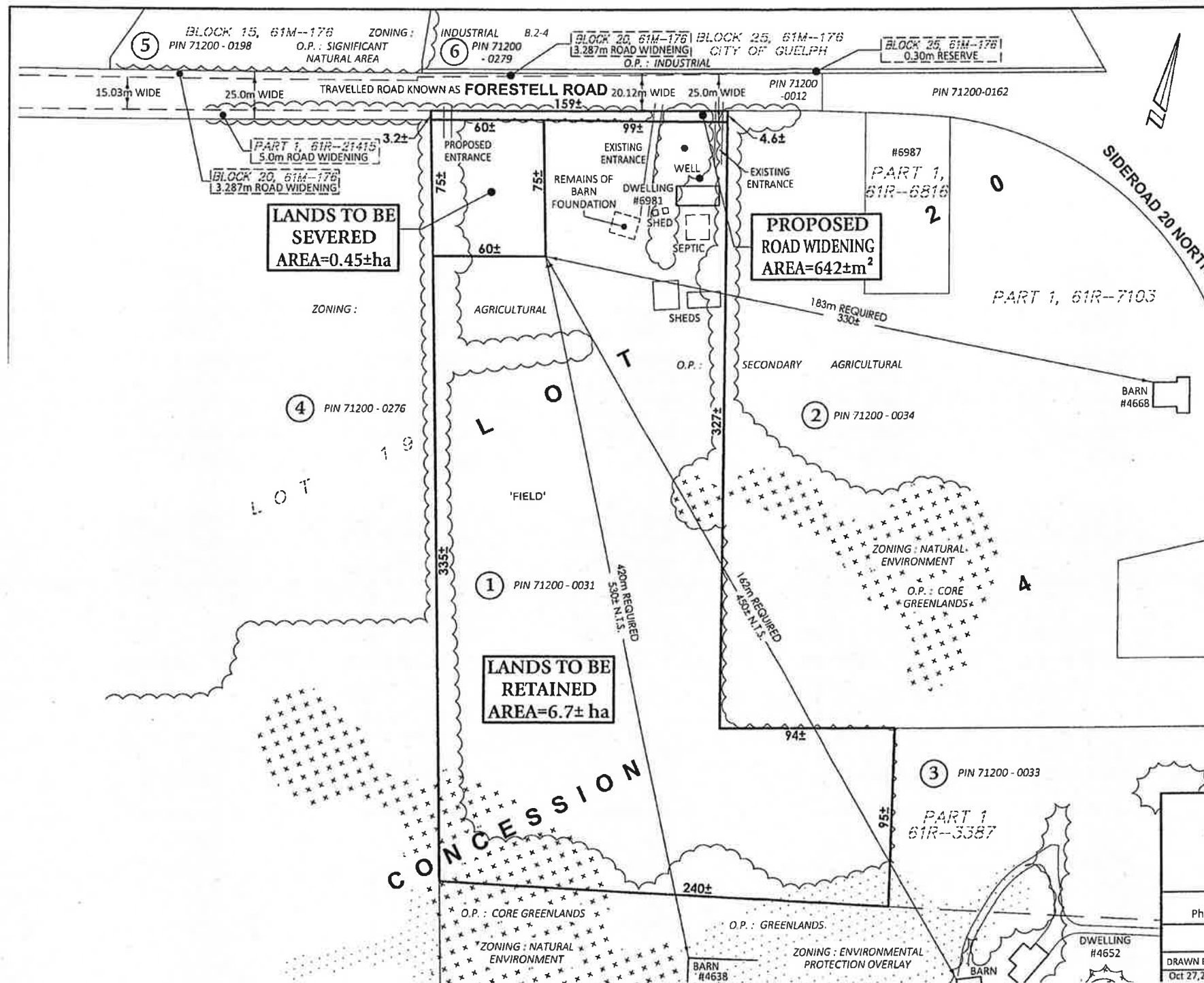
cc Scott Gillingham

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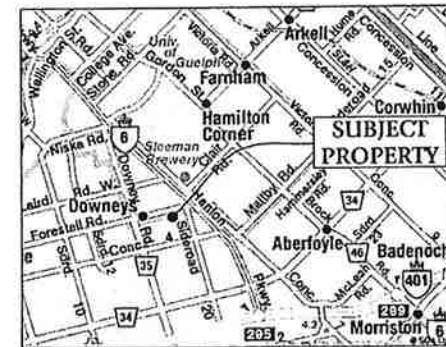
# **SEVERANCE SKETCH** **PART OF LOT 20, CONCESSION 4** **TOWNSHIP OF PUSLINCH** **COUNTY OF WELLINGTON**

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & 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.
7. N.T.S. DENOTES NOT TO SCALE.

- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT
- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

THIS SKETCH WAS PREPARED ON  
 THE 27th DAY OF OCTOBER, 2021

**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR



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

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DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 30313-21  
 Oct 27, 2021-12:59pm