



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
FEBRUARY 9, 2021
7:00 p.m.

Register at:

https://us02web.zoom.us/webinar/register/WN_TqeMd573SPmb5f08ugzNUA

Or join by phone:

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

Canada: +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

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or +1 647 558 0588

Webinar ID: 884 0877 7891

Passcode: 015089

International numbers available: <https://us02web.zoom.us/j/kv07sWPeH>

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**
 - March 9, 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-BOR– Jeffrey Born and Vicki Dickson – 4614 Concession 11, Part Lot 15, Concession 10, Township of Puslinch.**

Requesting relief of Zoning By-law #23-2018, as amended, from Section 4.16. (MDS 1 – New Non-Farm Uses), to permit a reduced MDS 1 separation from a proposed new lot (future



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
FEBRUARY 9, 2021
7:00 p.m.

severance) to be 47.9 to an existing barn and 54.8 meters to the part of the barn that contains 5 stalls for 5 Welsh ponies, instead of 81 metres, as required.

7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

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

- March 9, 2021

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

7. ZONING BY-LAW AMENDMENT

- None

8. LAND DIVISION

8(a) Lot Line Adjustment Application B8-21 (D10/YZE) – William Yzerman – Part Lots 13 & 14, Concession Gore, municipally known as 6830 Gore Road, Township of Puslinch.

Proposed lot line adjustment 42 meters frontage x 60.96 meters = 2560 square meters (Part 3 on sketch), vacant land to be added to abutting rural residential lot - Correia/Krzewinski (Part 2 on sketch).

Retained parcel is 71.7 hectares with 606.18 meters frontage, existing and proposed agricultural use with existing house, barn and shed (Part 1 on sketch).



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
FEBRUARY 9, 2021
7:00 p.m.

8(b) Severance Application B9-21 (D10/DIO) – Diodoro Enterprises Limited – Part Lot 15, Concession 9, municipally known as 7660 Maltby Road East, Township of Puslinch.

Proposed severance is 0.827 hectares with 99.2 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 45.89 hectares with 429 meters frontage, existing and proposed golf course & clubhouse with existing clubhouse & storage buildings.

9. OTHER MATTERS.

None.

10. CLOSED MEETING

- None

11. NEXT MEETING Tuesday, May 11, 2021 @ 7:00 p.m.

12. ADJOURNMENT

MINUTES

1. CALL THE MEETING TO ORDER

The March 9, 2021 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

2. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

3. OPENING REMARKS

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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, February 9, 2021 be adopted.
CARRIED

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

6(a) Minor Variance Application D13-MCK – Janes & Sherry McKenzie – 6574 Wellington Road 34, Part Lot 4, Concession 3, Parts 1 & 2 on Reference Plan 61R-9533, Township of Puslinch.

Requesting relief of Zoning By-law #23-2018, as amended, to permit a reduced lot frontage of the retained parcel to be 18 meters instead of 25 meters, as required

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee members.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
MARCH 9, 2021
7:00 PM
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

That Application D13/MCK requesting relief from provisions of Zoning By-Law #023/2018, as amended, to:

Permit a reduced lot frontage of the retained parcel to be 18 meters instead of 25 meters, as required.

Is approved with no conditions.

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:08 p.m.

CARRIED



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Jeffrey Gordon Born and Vicki Marguerite Dickson

Address: 4614 Concession 11

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Black, Shoemaker, Robinson & Donaldson Limited

Address: 257 Woodlawn Road, Unit 101

City: Guelph

Postal Code: N1H 8J1

E-mail Address: nancy@bsrd.com

Telephone Number: 519-822-4031

Fax:

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

The Bank of Nova Scotia
15 Clair Road West
Guelph, Ontario
N1L 0A6
519-837-3443

Send correspondence to: Owner: ☒ Agent ☒ Other: _____

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

Municipal address: 4614 Concession Road 11

Concession: 10 Lot: Part Lot 15

Registered Plan Number: _____

Area: 24.3 ha Depth: 712.6 m Frontage: 156.2 m
60 ac 2,338 ft 512.5 ft

Width of road allowance (if known): 20.117 m

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).

Seeking relief from Minimum Distance Separation - MDS 1 regulation set out in Section 4.16.1) of the by-law.
MDS calculation requires an separation of 81 metres metres to new lot. The proposed new lot will have a separation distance of 47.9 metres to an existing barn and 54.8 metres to that part of the barn that contains 5 stalls for 5 Welsh ponies.

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

An existing pond on the property restricts the lot frontage of the new lot. To achieve the minimum lot area of 0.4 hectares, the lot needs to extend into the property and closer to the barn.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural (A)

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 11

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

The abutting properties? Rural residential and small horse farm with 5 horses. paddocks and cash crops

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

Type of Building(s)/ structures	Detached residential dwelling -design not determined at this time - will be in accordance with by-law requirements			
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m ²	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

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

In accordance with by-law				
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: July 4, 2014

Date of construction of buildings property: barn/shed - between 1940 & 1950
new house - 2015

16. How long have the existing uses continued on the subject property? 6 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:

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)		<input checked="" type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Current application	Township of Puslinch	x	Relief from MDS 1	

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) Jeffrey Gordon Born and Vicki Marguerite Dickson of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Black, Shoemaker, Robinson & Donaldson to act as my agent in this application.

Mar 3, 2021
Date

Affidavit:

I (we) Nancy Shoemaker 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 8th day of
March, 2021.


Signature of Owner or authorized
solicitor or agent

March 8, 2021
Date


Signature of Commissioner

Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires March 28, 2022

March 8, 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.



TOWNSHIP OF PUSLINCH

LOT 15

PROPOSED PART 1 LANDS TO BE SEVERED
AREA = 4039.3 sq.m.

LANDS TO BE RETAINED
AREA = 22.07± ha

2 STOREY HOUSE No. 4614

POND

STABLE BARN

GRAVEL DRIVEWAY

CONCESSION

101±

25±

53±

202.54

54.8 (MDS 81.0 MIN)

47.9 (MDS 81.0 MIN)

43.94

89.27

89.76

206.52

44.90

34±

121-12350

DESCRIBED IN INST. No.

EASEMENT AS

10.058 WIDE

LOT 10

PART 1

PLAN 612

No. 4620

PART 2

PLAN 612

No. 4606

PLAN 612

No. 4620

46.37

109.85

ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11 - AKA CONCESSION 11 (20.117 WIDE)

15

CONCESSION

11

LOT

No. 4603

No. 4622

The site plan shows Lot 15, a large rectangular area. The boundaries are labeled with dimensions: 97.56 (top left), 122.51 (top), 91.37 (top right), 185.58 (top right), 174.81 (right), 202.54 (bottom right), 89.27 (bottom right), 89.76 (bottom right), 44.90 (bottom right), 206.52 (bottom), 68.58 (left), 359.36 (left), and 405.18 (left). A dashed line at the bottom represents the 'ROAD ALLOWANCE BETWEEN LOTS 15 & 16 - AKA MALTBY ROAD (20.117 WIDE)'. A dashed line on the right represents the 'ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11 - AKA CONCESSION 11 (20.117 WIDE)'. A north arrow is located in the upper right corner. A box labeled 'PROPOSED PART 1 LANDS TO BE SEVERED' with an area of 4039.3 sq.m. is shown, with a line pointing to a small rectangular area within the lot. The area of the lot is labeled 'LANDS TO BE RETAINED AREA = 22.07± ha'.

LANDS TO BE RETAINED
AREA = 22.07± ha

LOT 15 CONCESSION 10

PROPOSED PART 1
LANDS TO BE SEVERED
AREA = 4039.3 sq.m.

ROAD ALLOWANCE BETWEEN LOTS 15 & 16
- AKA MALTBY ROAD (20.117 WIDE)

ROAD ALLOWANCE BETWEEN CONCESSIONS 10 & 11
- AKA CONCESSION 11 (20.117 WIDE)

TOTAL SITE
SCALE 1 : 4000

[illegible]

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

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

THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY. THE POSITION OF BUILDINGS SHOWN HEREON ARE FROM GIS MAPPING, NOT BY ACTUAL SURVEY.

THIS SKETCH WAS PREPARED FOR
VICKI DICKSON & JEFF BOURNE
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER
PARTIES.

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RESPONSIBILITY FOR USE BY OTHER
PARTIES.

BSR&D ONTARIO LAND SURVEYORS SURVEYING
URBAN & RURAL PLANNERS MAPPING
A wholly owned subsidiary of I.D. Barnes Ltd. GIS

257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DRAWN BY: DM	CHECKED BY:	REFERENCE NO.: 21-14-365-00
PLOTTED: 3/9/2021		DATED: MARCH 9, 2021



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

Vicki Dickson + Jeff Barn

Contact Information

mail

Civic Address

4614 Cone II

Municipality

Poukaka

ot

Concession

Division

ot Size (where livestock facility is located)

hectares

55

acres

Signature of Livestock Facility Owner

Date

FARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. $25 \frac{1}{2} \times 4000 \text{ m}^2 = 1000 \text{ ft}^2/\text{m}^2$

Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

1 Solid, inside, bedded pack

2 Solid, outside, covered

3 Solid, outside, no cover, $\geq 30\%$ dry matter

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

5 Liquid, inside, underneath slatted floor

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

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

L2 Liquid, outside, with a permanent floating cover

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

M2 Liquid, outside, roof, but with open sides

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

Animal Type
of Material

Description

Housing
Capacity
(maximum)

Manure
Storage Type
(select from list)

Beef Cattle

Cows, including calves to weaning (all breeds)

Feeders (7 - 16 months)

Backgrounders (7 - 12.5 months)

Shortkeepers (12.5 - 17.5 months)

Dairy Cattle

Milking-age cows (dry or milking)

Large-framed; 545 - 658 kg (e.g. Holsteins)

Medium-framed; 455 - 545 kg (e.g. Guernseys)

Small-framed; 364 - 455 kg (e.g. Jerseys)

Heifers (5 months to freshening)

Large-framed; 182 - 545 kg (e.g. Holsteins)

Medium-framed; 148 - 455 kg (e.g. Guernseys)

Small-framed; 125 - 364 kg (e.g. Jerseys)

Calves (0 - 5 months)

Large-framed; 45 - 182 kg (e.g. Holsteins)

Medium-framed; 39 - 148 kg (e.g. Guernseys)

Small-framed; 30 - 125 kg (e.g. Jerseys)

Horses

Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)

Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)

Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)

1

5

V3

V3



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: April 13th, 2021
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Zach Prince, Senior Planner
County of Wellington
SUBJECT: MINOR VARIANCE APPLICATION D13 BOR (BORN)
Jeffery Born and Vicki Dickson
4614 Concession 11
Part Lot 15, Concession 10

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 subject minor variance request would provide relief from Section 3.13(a) to permit a reduction in the Minimum Distance Separation (MDS I) setback for a new, vacant residential lot from an existing barn located on the subject lands. The reduction would be from the required 162 m (531 ft) setback to permit a reduced setback of 54.8 m (180 ft). As part of staff's review it was identified that the subject property would be considered a Type B use as per Section #34 of the MDS Guidelines. As such, the setback required (and associated relief) are doubled. This has been reflected in the chart below. This change in measurement does not change the proposed lot but recognizes that there are other lots (sensitive land uses) in the area.

With respects to the MDS relief, planning staff note that the setback from the barn is based on the minimum amount that MDS will consider (5 small framed horses). The applicant's proposal indicates that there are fewer than 5 Nutrient units currently using the barn. The property is surrounded by existing rural residential lots (Figure 1). The adjacent property to the north has a similar setback from the barn as this new lot would maintain.

In regards to the future severance – it is understood that the subject application is being submitted in advance of a severance application for a rural residential lot in the Secondary Agricultural area. This approach was discussed with planning staff prior to submission. The location of the proposed lot is indicated in Schedule 1.

The Committee should be satisfied that the subject application is minor in nature, maintains the intent and purpose of the County Official Plan and the Township's Zoning By-law, and represents desirable and appropriate development.

Section of the By-law	Requirements	Proposed	Relief Requested
Section 3 (13) (a) – General Provision, Minimum Distance Separation Requirements - MDS I – New Non-Farm Uses	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 complied with Minimum Distance Separation I (MDS I) setback	Requesting relief to permit a reduced MDS 1 setback from the existing barn on the proposed retained parcel to the proposed severed parcel to be 54.8 m (180 ft) instead	26.2 m (86 ft)

	from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	of the required 162 m (531 ft).	
Table 11.2 - Lot Frontage	Lots greater than 4 ha require 120 m frontage	109 m is proposed	11 m

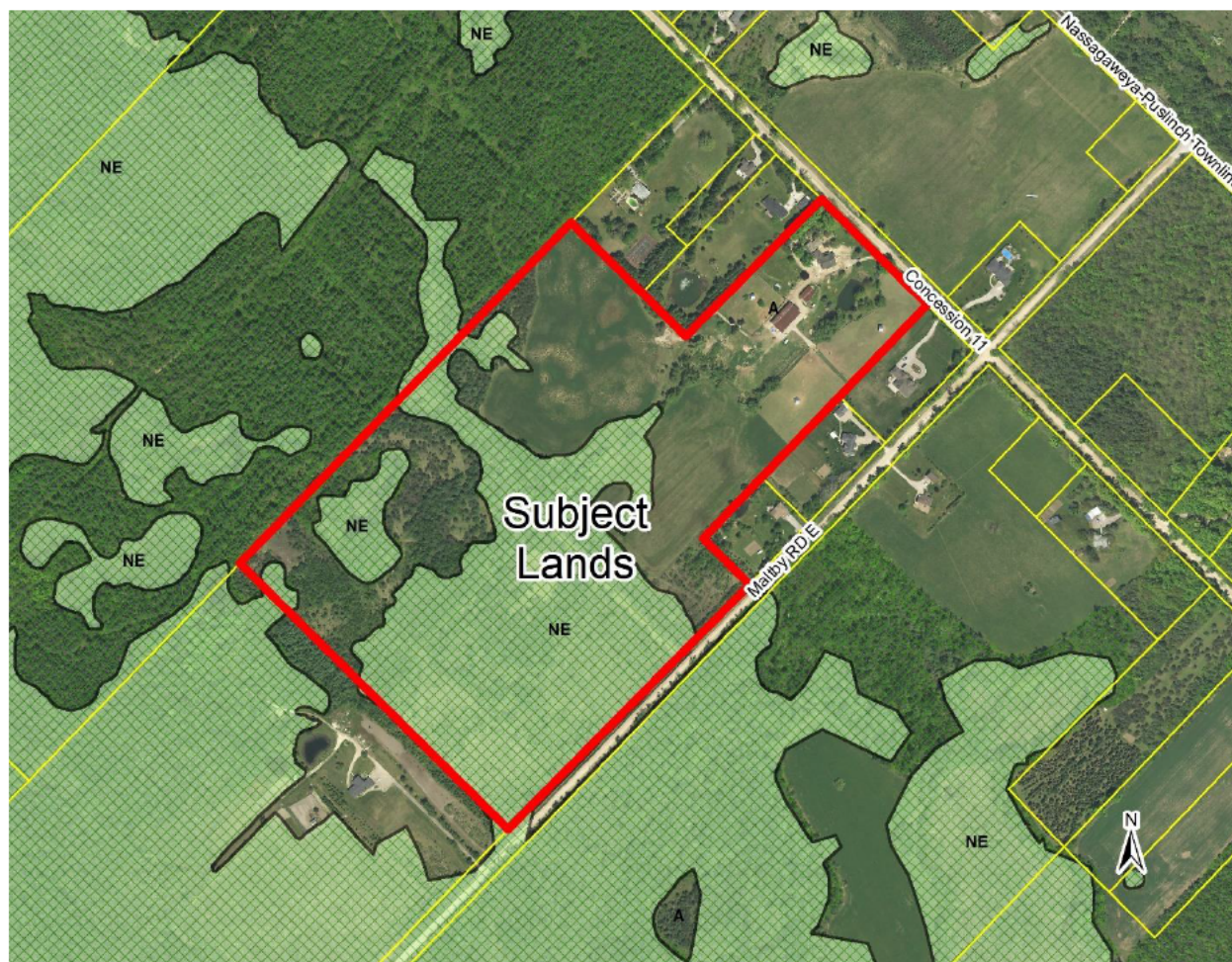


Figure 1 - Subject Property

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 minor in nature	<ul style="list-style-type: none"> The required MDS setback is from the applicant's existing barn. The calculations are based on a capacity of 5 nutrient units and a Type B land use. The applicant has indicated that a portion of the structure is used as storage and the MDS setback is measured from the stalls/livestock occupied portion of the building. There are a number of lots in the area and the lot to the North has an existing setback similar in distance to the proposed lot. Regarding lot frontage, front lot line is determined to be the shortest lot frontage for a corner lot. In this case the frontage is measured from Concession 11.

That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A) and Natural Environment (NE). A single detached dwelling, accessory uses to a dwelling, and a barn are permitted use within the Agricultural (A) Zone. • The intent of the MDS I setback is to provide a minimum distance between livestock facilities and sensitive lands uses (i.e. dwellings). The intent of MDS setbacks is to promote and protect agricultural uses while also reducing odour complaints and land use incompatibility.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural, Core Greenland System, and Greenland System. The features identified on the subject lands include – Provincially Significant Wetlands (PSW), and wetlands. The PSW and wetland feature are located immediately behind the proposed lot. • As the lands are within the Secondary Agricultural designation, and have not been previous severed after March 1, 2005, one residential lot may be considered. • When considering severance applications, Section 10.1.3 of the County Official Plan requires that a future severance meet provincial legislation and policies. • A consent application has not been submitted at this time.
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • Generally, the subject lands are eligible for a severance, but locating a lot on the subject lands are limited by existing circumstances (i.e. location of other dwellings, setbacks from Natural Features, and location of the existing barn). • If the barn was to be expanded in the future, there are a number of dwellings in the area that would impact future expansion and would trigger additional MDS relief. This would include the future lot and would require the appropriate setbacks for a Type B land use. • Regarding the requested reduction in lot frontage, the reduction of 11 m would be considered minor and a condition of the consent application would ensure that safe access can be achieved for both the severed and retained lots.

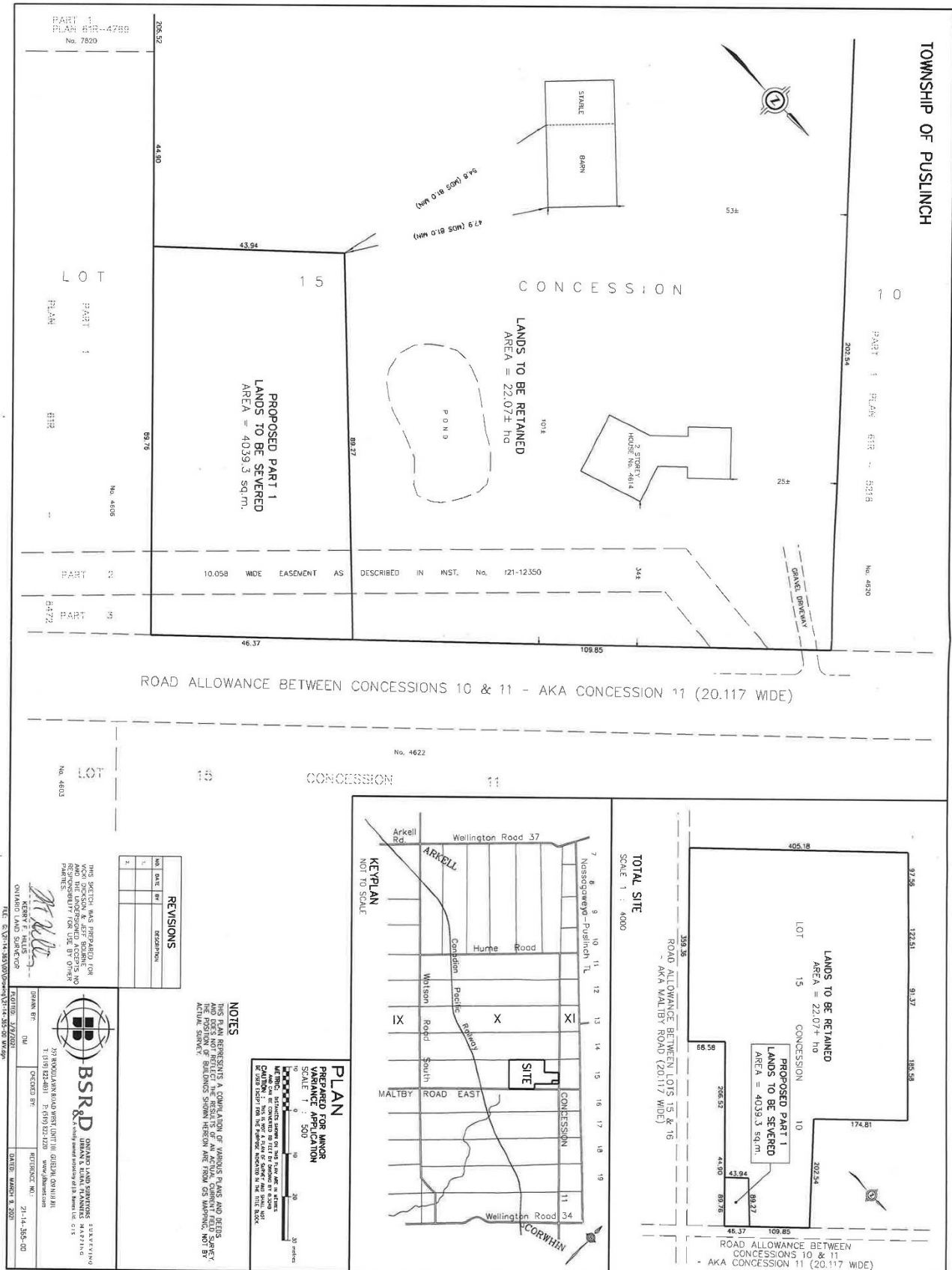
I trust that these comments will be of assistance to the Committee in their consideration of this matter.
We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Senior Planner

PLANNING REPORT for the TOWNSHIP OF PUSLINCH
D13/BOR - April 13th, 2021





MINUTES

1. CALL THE MEETING TO ORDER/OPENING REMARKS

The February 9, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:13 p.m. via electronic participation. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

2. DISCLOSURE OF PECUNIARY INTEREST

None

3. APPROVAL OF MINUTES

- February 9, 2021

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, February 9, 2021, be adopted.

CARRIED

4. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

5. ZONING BY-LAW AMENDMENT

None

6. LAND DIVISION

None

7. OTHER MATTERS

Review of Committee of Adjustment/PDAC Terms of Reference

- Lynne Banks provided an overview of the Terms of Reference and advised the committee that if they have any suggested recommendations or changes, the requested recommendations or changes will have to go to Council for review and approval.



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

MARCH 9, 2021

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

- John Sepulis asked if the rolls of the chair and vice chair have to be renewed every two years.
- Courtenay Hoytfox advised that it is for a minimum of two years and provides the committee the flexibility to change the minimum requirement if they wish to.
- There were no other comments.

8. CLOSED MEETING

- None

9. NEXT MEETING

- Next Regular Meeting is Tuesday, April 13, 2021 @ 7:00 p.m.

10. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:13 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

March 12, 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: March 02, 2021

FILE NO. B8-21

APPLICANT

William Yzerman
6830 Gore Road
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 13 & 14
Concession Gore

Proposed lot line adjustment 42m fr x 60.96m = 2560 square metres (Part 3 on sketch), vacant land to be added to abutting rural residential lot – Correia/Krzewinski (Part 2 on sketch).

Retained parcel is 71.7 hectares with 606.18m frontage, existing and proposed agricultural use with existing house, barn & shed (Part 1 on sketch).

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

April 21, 2021

Comments can be provided by mail at address above or by email janap@wellington.ca

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

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

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

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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 Hamilton

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

SECTION B

Required Fee: \$ 4630
Fee Received: Mar 2/21

File No. 3821

Accepted as Complete on: Mar 2/21

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) William Yzerman

Address 6830 Gore Road, Township of Puslinch, N0B 2J0

Phone No. [REDACTED] **Email:** [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) Black, Shoemaker, Robinson & Donaldson Limited

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

Phone No. [REDACTED] **Email:** nancy@bsrd.com

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

Phone No. _____ **Email:** _____

(d) All Communication to be directed to:

REGISTERED OWNER ☒ **APPLICANT** ☒ **AGENT** ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☒ **APPLICANT** ☐ **AGENT** ☐

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

☒ **Conveyance to effect an addition to a lot**

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

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

Part of Lot 14, Gore Concession, Township of Puslinch (Part 1, Plan 61R-845)

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

Local Municipality: Township of Puslinch

Concession Gore Concession

Lot No. Part of Lots 13 & 14

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 6830 Gore Road

(b) When was property acquired: April 15, 2013

Registered Instrument No. WC370187

5. Description of Land intended to be SEVERED:

Metric [☒]

Imperial [☐]

Frontage/Width 42 m AREA 2560 sq.m.

Depth 60.96 m Existing Use(s) vacant land , partly cropped

Existing Buildings or structures: None

Proposed Uses (s): Additional yard area for existing residential dwelling

Type of access (Check appropriate space)

Existing [☐]

Proposed [☐]

Not required

☐ 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

Type of water supply - Existing [☐] Proposed [☐] (check appropriate space) Not required

☐ Municipally owned and operated piped water system

☐ Well [☐] individual [☐] communal

☐ Lake

☐ Other (specify): _____

Type of sewage disposal - Existing [☐] Proposed [☐] (check appropriate space) Not required

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank [☐] individual [☐] communal

☐ Pit Privy

☐ Other (specify): _____

6. Description of Land intended to be RETAINED:

Metric [☒]

Imperial [☐]

Frontage/Width 373.22 m + 232.96 m AREA 71.7 ha

Depth 931 m +/- Existing Use(s) agriculture - cash crops

Existing Buildings or structures: house, barn, shed

Proposed Uses (s): same

Type of access (Check appropriate space)Existing ☒Proposed ☐☐ Provincial Highway☐ County Road☒ Municipal road, maintained year round☐ Municipal road, seasonally maintained☐ Easement☐ Right-of-way☐ Private road☐ Crown access road☐ Water access☐ Other (specify) _____**Type of water supply - Existing ☒ Proposed ☐** (check appropriate space)☐ Municipally owned and operated piped water system☒ Well ☒ individual ☐ communal☐ Lake☐ Other (specify): _____**Type of sewage disposal - Existing ☒ Proposed ☐** (check appropriate space)☐ Municipally owned and operated sanitary sewers☐ Septic Tank ☒ individual ☐ communal☐ Pit Privy☐ Other (specify): _____

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

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

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

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☒ NO ☐
 Name of Rail Line Company: The Credit Valley Railway Company

17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒

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

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

- b) Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [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.

Lot line adjustments are permitted in Prime Agricultural areas for legal or technical reason. This application will result in an addition of a small area of land that is difficult to farm as it is sandwiched between a floodplain and the existing house to which the land is to be added. It will not impact the overall viability of the existing farm operation.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. The lot line adjustment will not have an impact on the overall agricultural operation

that occurs on the retained parcel.

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 County OP designates this land as Prime Agricultural. Lot line adjustments may also be permitted where no adverse effect on agriculture will occur. The affected area of the lot line adjustment is sandwiched between a floodplain and existing house.

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).

Under County Official Plan

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. What is the zoning of the subject lands? Agricultural (A)

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

If NO, a) has an application been made for re-zoning?

YES ☐ NO ☐ File Number _____

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

YES ☐ NO ☐ File Number _____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages, provide complete name and address of Mortgagee Royal Bank of Canada

36 York Mills Road, 4th Floor, Toronto, Ontario M2P 0A4

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area – Otherwise, if this is not applicable to your application, please state “not Applicable” Not required as lot line adjustment

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

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

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

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

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

33. 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"/>

34. **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) YES ☐ NO ☒

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

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

YES [x] NO []

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

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

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

NOTES:

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

OWNER'S AUTHORIZATION:


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), William Yzerman the Registered Owners of
6830 Gore Road Of the Township of Puslinch in the
County/~~Region~~ of Wellington severally and jointly, solemnly declare that
Black, Shoemaker, Robinson & Donaldson Limited

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

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


APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker of the
City of Guelph In the County/~~Region~~ of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____

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

(Owner or Applicant)

This 14 day of March 20 21

(Owner or Applicant)


Commissioner of Oaths

Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
~~Expires March 28, 2022~~

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

March 1, 2024
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION AFee Received: Mar 2/21File No. 38-21Accepted as Complete on: Mar 2/21**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION****SECTION A: Parcel to which land is being added.**

- 2. (a) Name of Registered Owner(s)**
- Donny Correia, Maria Correia, Artur Correia & Karolina Krzewinski

Address 6840 Gore Road, Township of Puslinch N0B 2J0

Phone No. _____

Email: _____

- (b) Name and Address of Applicant (as authorized by Owner)**
- Black, Shoemaker, Robinson & Donaldson Limited

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

Phone No. _____

Email: nancy@bsrd.com

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

Phone No. _____

Email: _____

- (d) All Communication to be directed to:**

REGISTERED OWNER ☐APPLICANT ☒AGENT ☒

- (e) Notice Cards Posted by:**

REGISTERED OWNER ☒APPLICANT ☐AGENT ☐**3. Location of Land in the County of Wellington:**Local Municipality: Township of PuslinchConcession Gore ConcessionLot No. Part Lot 14

Registered Plan No. _____

Lot No. _____

Reference Plan No. Part 1Part No. 61R-845Civic Address 6840 Gore Road

- (b) When was property acquired:**
- July 31, 2020
- Registered Instrument No.**
- WC605969



March 1, 2021

Project: 20-14-315

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

RECEIVED

MAR 02 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: Proposed Lot Line Adjustment – 6830 & 6840 Gore Road
Part of Lots 7 & 8, Concession 9, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,630.00 payable to the County of Wellington to cover the County's application fee. We have also included a cheque payable to the Grand River Conservation Authority in the amount of \$430.00 to cover their processing fees. William Yzerman is the current owner of the subject lands (6830 Gore Road). A copy of his deed is attached (WC370187). Donny Correia, Maria Correia, Artur Correia and Karolina Krzewinski own the lands to which the proposed consent will be added (6840 Gore Road). A copy of their deed is attached (WC605969).

The parcel to be severed from the Yzerman farm and added to 6840 Gore Road is identified as Part 3 on the attached plan. It will have a frontage on Gore Road of 42 metres and an overall lot area of 2,560 square metres. There are no buildings on this parcel. The property at 6840 Gore Road is an undersized rural residential lot.

The retained parcel (Part 1) contains a house, a septic system, well, barn and shed. It includes 71.7 hectares of land.

These properties are currently zoned Agricultural (A) and will meet the requirements set out in the Township of Puslinch Zoning By-law. The subject lands are designated Secondary Agricultural, Prime Agricultural, Core Greenlands and Greenlands in the County's Official Plan. The area affected by this application is Prime Agricultural. Lot line adjustments may be permitted on Prime Agricultural lands where there is no adverse effect on the agricultural operation. In this case the parcel being added to 6840 Gore Road is sandwiched between the floodplain and the 6840 Gore Road. The removal of this small parcel will not adversely affect the existing agricultural operation at 6830 Gore Road.

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

Finally I have attached 1 full size copy of a plan showing the proposed lot line adjustment and a reduction of same.

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

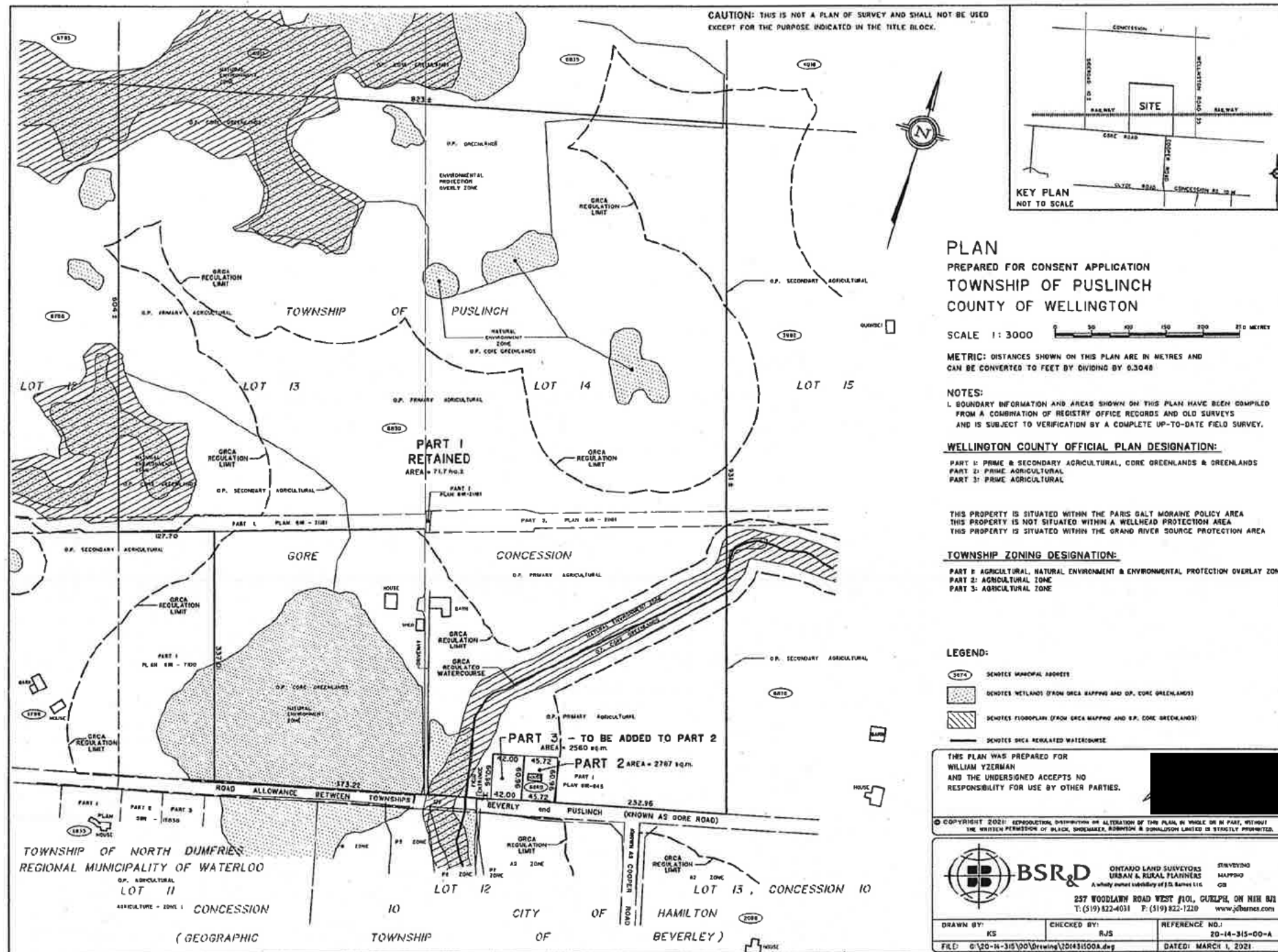
Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments
Copy: William Yzerman

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



March 12, 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: March 02, 2021

FILE NO. B9-21

APPLICANT

Diodoro Enterprises Limited
47 Old Ruby Lane
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 9

Proposed severance is 0.827 hectares with 99.2m frontage, vacant land for proposed rural residential use.

Retained parcel is 45.89 hectares with 429m frontage, existing and proposed golf course & clubhouse with existing clubhouse & storage buildings.

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

April 21, 2021

Comments can be provided by mail at address above or by email janap@wellington.ca

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

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

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

MAILED TO:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4630
Fee Received: Mar 2/21File No. B9-21Accepted as Complete on: Mar 2/21**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Diodoro Enterprises LimitedAddress 47 Old Ruby Lane, Puslinch, Ontario N0B 2J0Phone No. [REDACTED]Email: [REDACTED](b) Name and Address of Applicant (as authorized by Owner) Black, Shoemaker, Robinson & Donaldson Ltd.257 Woodlawn Road West, Suite 101, Guelph, Ontario N1H 8J1Phone No. 519-522-4031Email: nancy@bsrd.com

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

Phone No. _____

Email: _____

(d) All Communication to be directed to:REGISTERED OWNER ☒ [x]APPLICANT ☐ []AGENT ☒ [x]

(e) Notice Cards Posted by:

REGISTERED OWNER ☒ [x]APPLICANT ☐ []AGENT ☐ []

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

RURAL RESIDENTIAL ☒ [x] AGRICULTURAL ☐ [] URBAN RESIDENTIAL ☐ [] COMMERCIAL/INDUSTRIAL ☐ []OREASEMENT ☐ [] 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.

David DeCorso

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

Local Municipality: Township of Puslinch
Concession 9 Lot No. SW 1/2 Lot 15
Registered Plan No. _____ Lot No. _____
Reference Plan No. 61R-7691 Part No. Part Pt. 6
Civic Address 7660 Maltby Road

(b) When was property acquired: September 30, 2005 Registered Instrument No. WC114822 & WC

5. Description of Land intended to be **SEVERED**: Metric ☒ Imperial ☐
Frontage/Width 99.20 m AREA 0.827 ha
Depth 47.8 m - 121.9 m Existing Use(s) vacant land
Existing Buildings or structures: None
Proposed Uses (s): Single detached residential dwelling

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

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

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

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

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

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

Frontage/Width 429 m AREA 45.89 ha

Depth 810 m +/- Existing Use(s) 27 hole golf course & club house

Existing Buildings or structures: Clubhouse and storage buildings

Proposed Uses (s): Same

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify): _____

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The property is part of the "Rural Land" designation within the PPS. Rural consents are allowed within this designation and the introduction of a new residential lot will be compatible with the surrounding rural landscape.

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. Currently these land are not within the Greenbelt Plan. These lands are considered part of the "Rural Areas" designation in the Growth Plan. Severances are not prohibited within this designation.

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).

Subject lands are designated Secondary Agricultural. Consents are permitted within this designation.

- 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).

Puslinch relies on County Official Plan

- 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? Specialized Resort Commercial RC(sp51) currently being rezoned to Agricultural (A)

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

If NO, a) has an application been made for re-zoning?

YES [x] NO [] File Number D14/D10

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

YES [] NO [] File Number _____

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

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

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

31. **Type of Farm Operation** conducted on these subject lands: Not Applicable

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

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

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

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

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

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

YES [] NO [x]

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

35. Source Water Protection Plan

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

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

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

YES [x] NO []

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

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Diodoro Enterprises Limited the Registered Owners of
7660 Maltby Road East Of the Township of Puslinch in the
County/~~Region~~ of Wellington severally and jointly, solemnly declare that
Black, Shoemaker, Robinson & Donaldson Limited

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

 of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker of the
City of Guelph In the County/~~Region~~ of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) _____


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 1st day of March 2021


Commissioner of Oaths


(Owner or Applicant)

(Owner or Applicant)

*Garry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires March 28, 2022*

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature

March 1, 2021
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160



March 1, 2021

Project: 19-14-077

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

RECEIVED

MAR 02 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: Proposed Consent- 7660 Maltby Road East
Southwest Half of Lot 15, Concession 9, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,630.00 payable to the County of Wellington to cover the County's application fee. I have not included a cheque to the Conservation Authority as the property is not within their Regulated Area. Diodoro Enterprises Limited is the current owner of the subject lands. A copy of their deed is attached (WC114822, WC357685, WC370586 & WC370587). A Farm Data sheet for the property at 7667 Maltby Road East has been included with this application, as well as a completed Drinking Water Source Protection Screening Form. Finally I have attached 1 copy of the sketch, plus a reduction to 11 x 17 of same and a detail plan.

The parcel to be severed from this property will have a frontage of 99.2 metres along the north side of Maltby Road East and an overall lot area of 0.827 hectares. This parcel is currently vacant and has been deemed to be surplus land to the existing golf course operation at 7660 Maltby Road. The retained parcel contains the 27-hole golf course, pro shop & associated storage buildings and an overall lot area of 45.89 hectares.

This property is the subject of an Official Plan Amendment and Zone change to designate the property subject to the consent, Secondary Agricultural and rezone to Agricultural. The severed parcel will meet the requirements set out in the Township of Puslinch Zoning By-law. The application satisfies Official Plan policies regarding consent as follows:

- No severance has occurred on the property since March 1, 2005;
- The lot generally meets a 0.4 ha minimum lot size and is adequate size to accommodate residential dwelling, well and septic;
- The lot has access to an open public road and the Supervisor of Public Works and Parks from the Township has confirmed there is no issue with respect to sightlines;
- The residential use is compatible with surrounding development;
- The lands have been owned by the applicant for at least 5 years.

I have asked the Township to prepare the list of property owners within 60 metres of the application. Should you have any questions, please do not hesitate to call me.

Yours very truly

NANCY SHOEMAKER ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, BAA, RPP.

Attachments
Copy: David DeCorso

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



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 Darryl Short, Penny Burton

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 7667 Maltby Road East Municipality Puslinch
Lot 16 Concession 9 Division
Lot Size (where livestock facility is located) hectares 23 acres

Signature of Livestock Facility Owner [Signature] Date January 7, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1280 ft² ft²/m² ft²/m²

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

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

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

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		
	Alpacas	30	V3
	Indian Runner Ducks	10	V3
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.*		

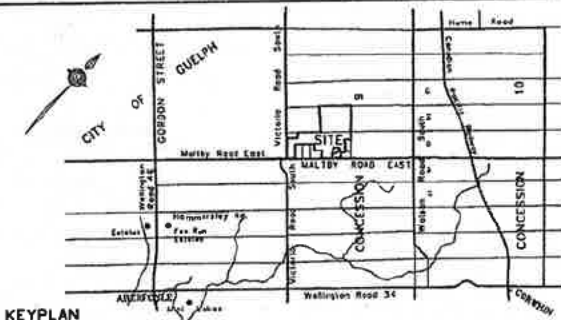
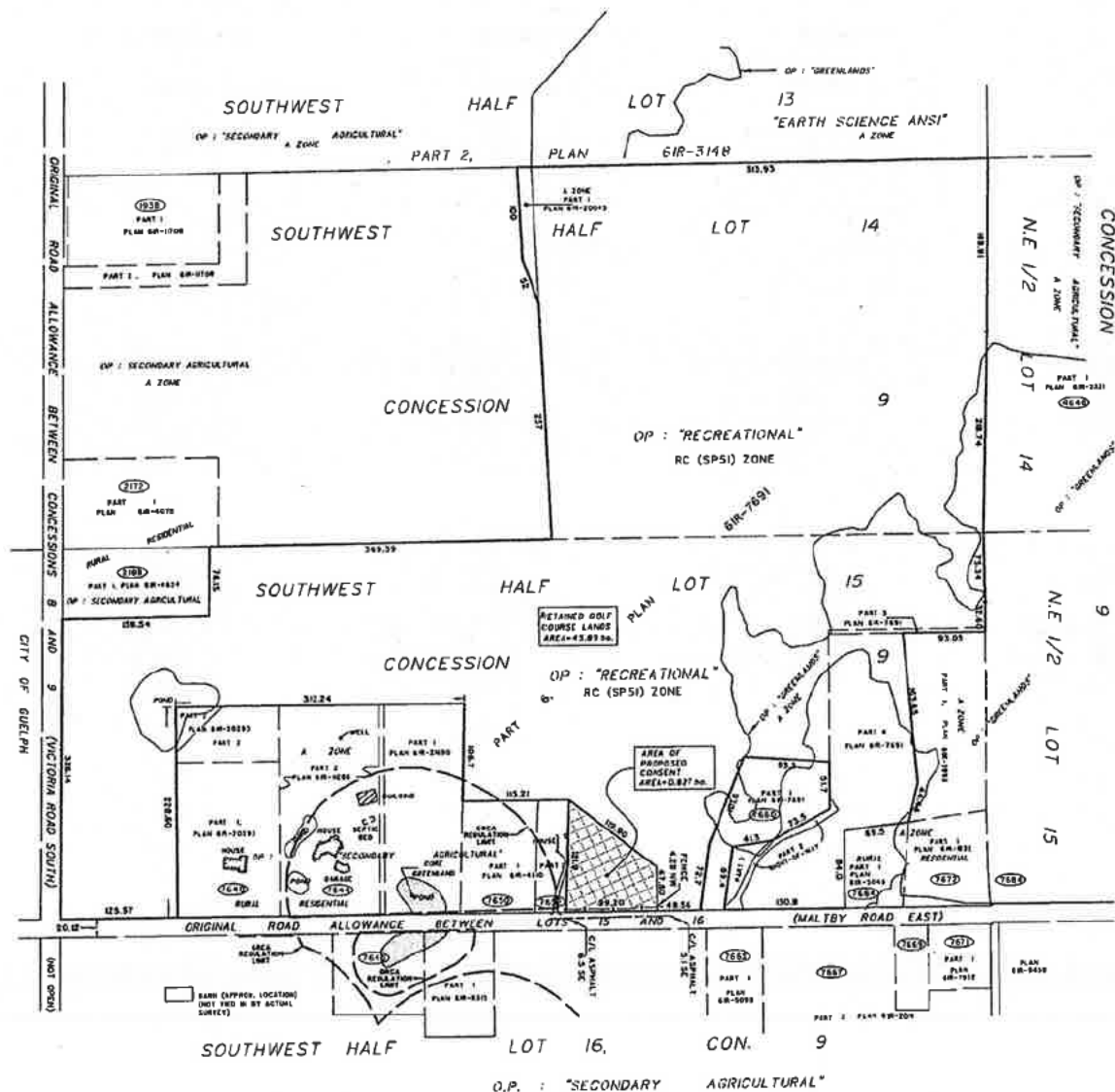
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

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

TOWNSHIP OF PUSLINCH



KEYPLAN
(NOT TO SCALE)

PLAN

PREPARED FOR CONSENT APPLICATION
PART SOUTHWEST HALF LOT 15, CONCESSION 9
TOWNSHIP OF PUSLINCH

SCALE 1 : 4000



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

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

NOTES:

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


WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

GOLF COURSE: RECREATIONAL AND GREENLANDS
CONSENT PARCEL: SECONDARY AGRICULTURAL

TOWNSHIP ZONING DESIGNATION:

GOLF COURSE : RC (SP51) ZONE
 CONSENT PARCEL : AGRICULTURAL (A)

LEGEND:

- 5674 DENOTES MUNICIPAL ADDRESS
-  DENOTES WETLANDS (FROM ORCA MAPPING) AND CORE GREENLANDS

THIS SKETCH WAS PREPARED FOR DIODORO ENTERPRISES LIMITED
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

LED LIO
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR & D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D. Barnes Ltd.

WWW.BSRD.COM

101-257 Woodlawn Rd. W
Guelph, Ontario N1H 8J1

DATE:	FEBRUARY 23, 2021	KS	DM	PROJECT	19-14-077-00-C
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