



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
OCTOBER 12, 2021  
7:00 p.m.

Register in advance:

<https://us02web.zoom.us/j/83417278215?pwd=L3JKMnM1ZVFRbzllL1BQbXVTRk1SQT09>

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: 834 1727 8215

Passcode: 367049

International numbers available: <https://us02web.zoom.us/j/83417278215?pwd=L3JKMnM1ZVFRbzllL1BQbXVTRk1SQT09>

**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**
  - September 14, 2021
- 6. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
  - None
- 7. OTHER MATTERS**
  - None
- 8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
OCTOBER 12, 2021  
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**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**

- September 14, 2021

**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.

**9. OTHER MATTERS**

- None

**10. CLOSED MEETING**

- None



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
OCTOBER 12, 2021  
7:00 p.m.

11. **NEXT MEETING** Tuesday, November 9, 2021 @ 7:00 p.m.
12. **ADJOURNMENT**



## **MINUTES**

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

The September 14, 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  
Deep Basi  
Dan Kennedy  
Paul Sadhra  
Dennis O'Connor

#### **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  
Joanna Salsberg, Planner, County of Wellington

### **3. OPENING REMARKS**

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

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

None

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

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, August 10, 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-FAL – Steve and Terri-Lynn Falco– 6537 Roszell Road, Rear Part Lot 2, Concession 3, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.12(a) Home Industries.

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

1. Section 4.12(a) to permit the storage of four (4) trucks and four (4) trailers for a home industry use.

- Nicolette Van Oyen, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Deep Basi asked if the owner has applied for their GRCA permit yet.
- Nicolette Van Oyen advised that they became aware of it yesterday and will be submitting for the permit soon.
- Deep Basi asked if the trailers are for transportation or for storage.
- Nicolette Van Oyen advised that they are for transportation.
- Paul Sadhra asked what the size and shape of the trucks/trailers are.
- Nicolette Van Oyen advised that they are pick-up trucks or vans with a small trailer for hauling equipment.
- John Sepulis advised that one of the conditions of approval suggested by the County planner is that they cannot exceed the length of 7.5 metres.
- Dan Kennedy asked if they are parked at the property 7 days a week, or how often are they in and out of the property.
- Nicolette Van Oyen advised that they are in and out once a day and that the restriction in the Township's zoning by-law that does not allow for overnight parking of the vehicles is what the minor variance application is regarding.
- Dan Kennedy asked if this includes personal vehicles.
- Zachary Prince advised that the wording in the condition can state that the number of trucks & trailers are exclusive of personal vehicles.
- There were no further questions or comments from the Committee.

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

Section 4.12(a) to permit the storage of four (4) trucks and four (4) trailers for a home industry use.

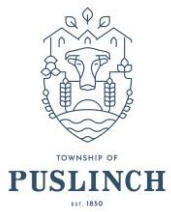
**Is approved with the following conditions:**

1. The number of trucks and trailers on the subject property cannot exceed four trucks and four trailers, exclusive of personal vehicles.
2. That any activity relating to the repair and maintenance of a vehicle or trailer is prohibited.
3. That the trucks and trailers can only be stored to the rear of the existing accessory building as per the location drawing.
4. That the trucks and trailers associated with the home industry cannot exceed the length of 7.5 m (exclusive of hitch/tongue) or height of 3.2 m measured from the ground to the highest point of the commercial motor vehicle.
5. That the parking area be separated from the neighboring property by a 1.0 m planting strip.
6. That the home industry area within the accessory building be kept to a maximum 100m<sup>2</sup>.

## **7. OTHER MATTERS**

None

## **8. ADJOURNMENT**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
COMMITTEE OF ADJUSTMENT  
SEPTEMBER 14, 2021  
7:00 PM  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Moved by: Paul Sadhra

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:17 p.m.

**CARRIED**



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

SEPTEMBER 14, 2021

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**1. CALL THE MEETING TO ORDER**

The September 14, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:18 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  
Deep Basi  
Paul Sadhra  
Dan Kennedy  
Dennis O'Connor

**MEMBERS ABSENT**

None

**STAFF IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Courtenay Hoytfox, Clerk  
Jeff Bunn, Deputy Clerk  
Ivan Lunevski, By-law Enforcement & Property Standards Officer

**4. DISCLOSURE OF PECUNIARY INTEREST**

None

**5. APPROVAL OF MINUTES**

- August 10, 2021

Moved by: Deep Basi

Seconded by: Dan Kennedy

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**

None

## 9. OTHER MATTERS

### 9(a) **Property Standards Appeal – 6577 Concession 4, Puslinch**

- John Sepulis, Chair, advised that the Committee will be hearing the appeal to a By-law Enforcement Order to Comply and introduced the following committee members that are present:

Deep Basi  
Paul Sadhra  
Dan Kennedy  
Dennis O'Connor

- The Chair also recognized the following people present:  
Ivan Lunevski – Township of Puslinch By-law Enforcement Officer  
Lynne Banks, Development & Legislative Coordinator  
Jeff Bunn, Deputy Clerk  
Courtenay Hoytfox, Municipal Clerk
- The Chair asked the appellant or his representative to introduce himself and then the Chair provided a brief explanation of the procedure for the hearing of the appeal and advised that the Committee will decide on one of the following decisions regarding the appeal: confirm the Order to Comply, rescind the Order to Comply, modify the Order to Comply or grant an extension of the Order to Comply.
- Lynne Banks swore in Ivan Lunevski to present his testimony.
- Ivan Lunevski provided an overview of the complaint, his observations when he visited the property to investigate the complaint, the issuance of the Property Standards Order, the nature of the appeal, his concerns regarding the appeal and noted that the appellant was requesting that the order be rescinded. He further requested that the Committee confirm the Order as written.
- Upon the conclusion of Mr. Lunevski's testimony, the Chair advised that the appellant's representative, Paul Sial would now be able to ask questions of Mr. Lunevski.
- Paul Sial confirmed that Mr. Lunevski spoke with Mr. Paul Gill and that he confirmed that the property is an agricultural property. Mr. Sial stated that the property has been used as an agricultural property for many years. He also asked Mr. Lunevski to confirm that he has seen many of these types of fences in the Township.
- Mr. Lunevski replied that this is the first one that he has observed and that he has seen many line fences but this is the first barbed wire fence he has seen in the Township.
- Mr. Sial noted that there are several fences of this type in the Township and that they were used to keep wild animals out. There was some discussion regarding the history and rebuilding of the fencing on the property.
- There were no more questions of Mr. Lunevski.
- The Chair asked the Committee if they had any questions for Mr. Lunevski.
- Dan Kennedy asked if there was a permit issued for the fence or if a permit is required.
- Mr. Sial advised that there was a fence previously on the property and that they did not need a permit to put up the new fence.
- Dan Kennedy asked Mr. Lunevski if a permit is required and Mr. Lunevski advised that permits are not required for a fence.
- John Sepulis asked Mr. Lunevski to clarify if there is a farm or agricultural use on the property.
- Mr. Lunevski stated that from his observations and from speaking with residents there is currently no livestock being kept on the property and also noted that there is a farm field in the rear of the property is being rented out to a local farmer, but is currently not being used by the owners.
- John Sepulis asked Mr. Lunevski to clarify what extent of the barbed wire is to be removed from the entire fence.
- Mr. Lunevski advised that the Order stated that the barbed wire component of the fence is to be removed from the entire fence.



- John Sepulis requested that the pictures provided with the appeal be shown to those in attendance and noted that there is a line of fence with an old piece of barbed wire along a portion of a side of the property.
- Mr. Lunevski noted that the barbed wire fencing that he observed is the front and along the dwellings on each side of the property but he did look at the rear of the property.
- John Sepulis asked if the owner had one farm animal on the property would the Order have been issued.
- Mr. Lunevski advised is there were animals on the property then it would fall within the guidelines as a standard farm practice.
- Mr. Sial was sworn in by Lynne Banks to present his testimony.
- Mr. Sial's noted that the pictures provided show both a new and pre-existing fence that was taken down but the abutting owner and that the barbed wire seen in the picture is on the abutting owner's side and not on the appellant's property. He further noted that the property is an agricultural property and that a portion of it is leased out to farmers in the area. He also advised that there was livestock previously on the property and the appellant would like to house livestock on the property in the future and noted that the fence is consistent with other farms adjacent to the appellant's property and that the appellant used the same fence contractor as other residents with the same type of fence. He also stated that the fence is not a shared fence with abutting landowners and is located within the appellant's property.
- The Chair asked Mr. Lunevski if he had any questions of Mr. Sial.
- Mr. Lunevski asked Mr. Sial if he has observed other farmers erecting barbed wire fences around crops. He also asked if having the barbed wire component located at the top of the fence would be able to prevent smaller animals from breaching the fence.
- Mr. Sial advised that it was researched extensively prior to having the fence erected and the contractor advised them that he has erected several fences of the same type in the Township.
- Mr. Lunevski asked how long ago livestock was on the property
- Mr. Sial advised approximately 7 years ago and that there were chicken and cows on the property and that the appellant was not the owner at that time. He further noted that the appellant previously rented out the property to another farmer and they have just moved back into the property approximately 3 years ago.
- The Chair asked the Committee if they have any questions.
- Dennis O'Connor asked if there are any buildings that can house livestock currently on the property.
- Mr. Sial advised that the appellant has recently renovated the barn and plan to house cattle in it.
- John Sepulis asked why there is no barbed wire at the fence located at the rear of the property.
- Mr. Sial advised that the entire fence has barbed wire on it.
- John asked when the fence installed and if it was the same type of fence.
- Mr. Sial advised that it was in 2020 and that it was the same type, just renovated.
- John Sepulis asked when the appellant will house livestock be located on the property.
- Mr. Sial advised that it will be within the next couple of years.
- There were no further questions from the Committee.
- At the request of the Chair, both Mr. Lunevski and Mr. Sial summarized their evidence.

The Committee moved into closed session to discuss the testimony and to render a decision.

The Committee moved back into open session to announce its decision.

- John Sepulis advised Mr. Sial that the Committee has make its decision, and that a copy will be sent to the owner. He further advised that if the owner would like to appeal the decision, he can do so to the Superior Court of Ontario.
- Lynne Banks read the following decision made by the Committee:

Modify the order to read:

1. Remove barbed wire from the front of property by October 31, 2021.
2. Remove barbed wire from the length of the adjacent lot lines by October 31, 2021



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

SEPTEMBER 14, 2021

7:00 PM

VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

3. Remove the rest of the barbed wire, if there is no livestock that would require barbed wire under normal farm practices on the property, within 2 years of this date being September 14, 2021.

Rationale:

1. No livestock currently on the property.
2. The adjacent residential lots do not have barbed wire fencing.

**9(b) Review and Approval of the 2022 PDAC Meeting Dates**

The Committee has tentatively approved the PDAC meeting dates and John Sepulis has requested that Lynne Banks confirm with the County of Wellington that there is no conflict with the proposed dates.

**10. CLOSED MEETING**

- None

**11. NEXT MEETING**

- Next Regular Meeting will be held on Tuesday, October 10, 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 8:35 p.m.

**CARRIED**

September 3, 2021

30243-21

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  
4508 Concession 11  
Part of Lot 19, Concession 10  
Part 1, 61R-5765  
PIN 71189-0057  
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, MDS Farm Data Sheet, 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 Concession Road 11 in Puslinch. The Severed Parcel will have a frontage of 85±m, depth of 55±m, for an area of 0.4±ha where a dwelling is proposed.

Numerous configurations were considered for the severance and we found that the proposed configuration was the best for sight lines, distance to barn and keeping the existing garage on the retained parcel. A new driveway will be required for the retained parcel. The severed parcel will use the existing driveway or have a new entrance at the north end of the site. The zoning by-law requirements are met for this parcel.

The Retained Parcel (known as #4508 Concession Road 11) has a frontage of 62±m, depth of 240±m for an area of 3.1±ha where the existing dwelling, garage and gazebo will remain. The zoning requirements are met for the retained 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

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

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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

There is an existing hydro line that runs through the northwest side of the severed parcel and connects to the existing dwelling on the retained parcel. The proposal is to keep the hydro line with the severed parcel and disconnect the line that runs to the retained parcel. A new hydro line is proposed to the retained parcel.

There are barns to the northeast of the subject property at #4490 Nassagaweya-Puslinch Townline. Based on the information provided, the required MDS distance using Type A calculation is 120m and we show an approximate distance of 285±m and therefore, MDS can be met.

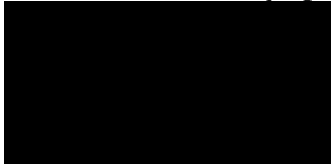
The parcel has a designation of Secondary Agricultural and Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the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

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 Stuart Moulton & Elizabeth Chapman  
cc Jonas White, Charleston Homes

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

September 10, 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 01, 2021*

**FILE NO. B74-21**

**APPLICANT**

Stuart Moulton & Elizabeth Chapman  
4508 Concession 11  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 19  
Concession 10

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.

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

**October 20, 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

Bell Canada (email)      County Clerk                      Roads/Solid Waste                      Civic Addressing

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

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

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

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

Required Fee: \$  
Fee Received:

File No.

Accepted as Complete on:

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) **Stuart Nicholas MOULTON & Elizabeth Anne CHAPMAN**Address **4508 Concession 11, 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 x225**Email: **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 purposes****OR**

EASEMENT [ ]

RIGHT OF WAY [ ]

CORRECTION OF TITLE [ ]

LEASE [ ]

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

**Future owner is not known**

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

Local Municipality: Township of Puslinch

Concession 10

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

Reference Plan No. 61R-5765

Lot No. Part of Lot 19

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

Part No. 1

Civic Address 4508 Concession 11

(b) When was property acquired: December 2014

Registered Instrument No. WC422191

5. Description of Land intended to be SEVERED:

Metric [ ]

Imperial [ ]

Frontage/Width 85 / 54 ±

AREA

0.4 ha ±

Depth 55 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: None

Proposed Uses (s): Proposed Dwelling

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

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

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

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

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

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

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

Imperial [ ]

**3.1 ha ±**

## Rural Residential

Proposed Uses (s): No Change

**Proposed [X]**

- |   |  |
|---|--|
| <input type="checkbox"/> Provincial Highway                               | <input type="checkbox"/> Right-of-way      |
| <input type="checkbox"/> County Road                                      | <input type="checkbox"/> Private road      |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained            | <input type="checkbox"/> Water access      |
| <input type="checkbox"/> Easement   | <input type="checkbox"/> Other             |

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

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

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

Name of Rail Line Company: Guelph Junction Railway



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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

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

**This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.**

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

**There are areas of Natural Heritage System features (woodlands) located on the property but they will not be impacted by the severance.**

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 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 & 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. WC422192 with the Royal Bank of Canada located at 10 York Mills Road, 3<sup>rd</sup> Floor, Toronto, ON, M2P 0A2**

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

31. **Type of Farm Operation** conducted on these subject lands: **None**

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

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

<u>Retained</u>	Width	<u>7±m</u>	Length	<u>7±m</u>	Area	<u>497±m<sup>2</sup></u>	Use	<u>Garage</u>
	Width		Length		Area		Use	
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

33. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	[ ]	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? YES [ ] NO [X]

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

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

YES [ ] NO [X]

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

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

Please see covering letter.

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

## OWNER'S AUTHORIZATION:

30243-21

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), Elizabeth Anne CHAPMAN & Stuart Nicholas MOULTON the Registered Owners of  
Part of Lot 19, Concession 10, Part 1, 61R-5765 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

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 10, Part 1, 61R-5765 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 3 day of Sept 20 21

Commissioner of Oaths

(Owner or Applicant)

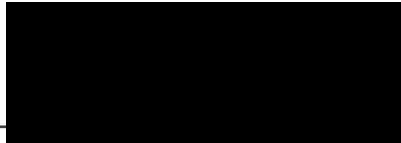
(Owner or Applicant)

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

### 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(s)



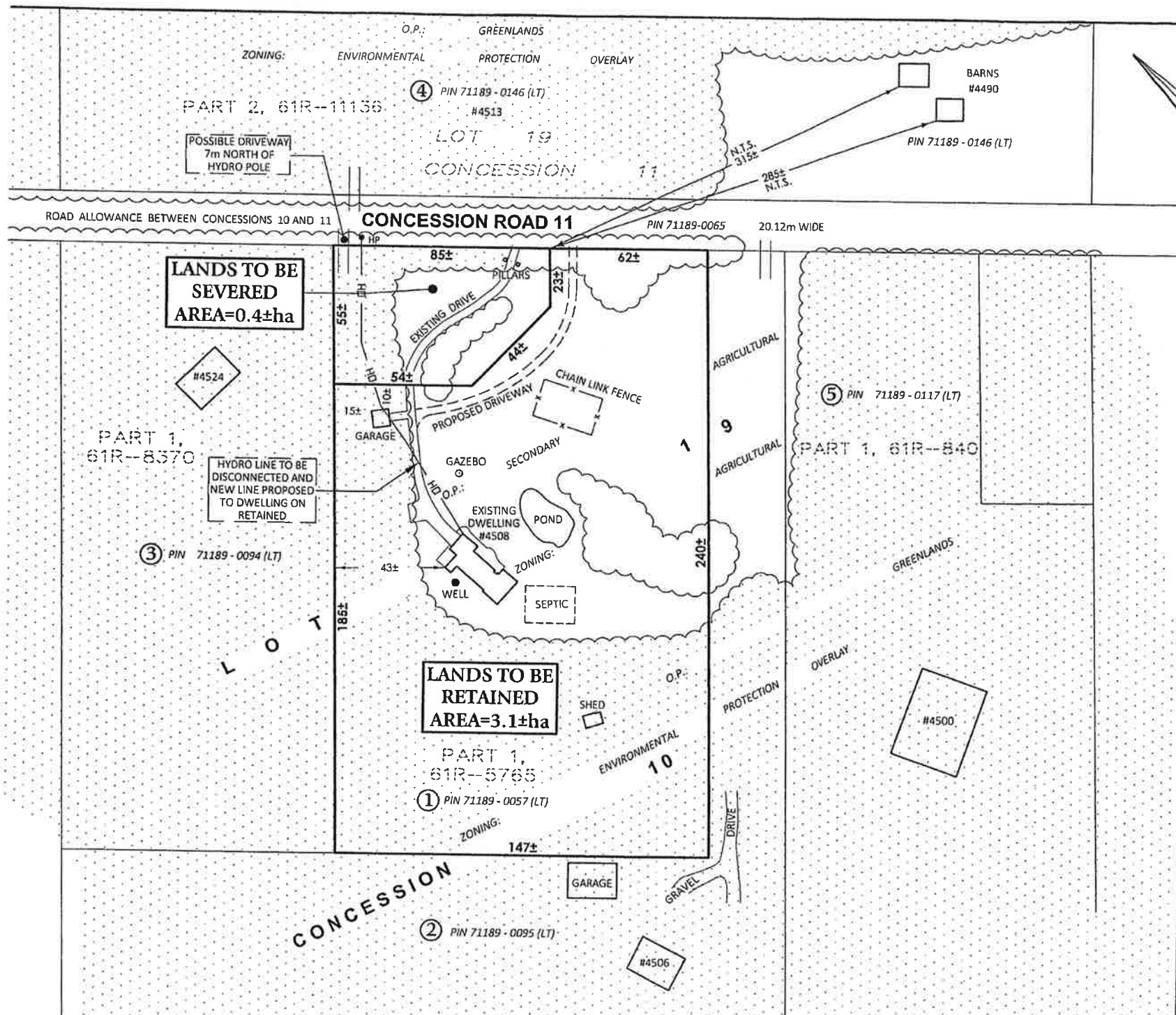
Date

Sept 3, 2021

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

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

Phone (519) 837-2600 Ext. 2160





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 Suzanne Nelson

Contact Information

Email [REDACTED]

Civic Address 4490 Concession Road 11 Municipality Puslinch

Lot 20 & 21 Concession 11 Division

Lot Size (where livestock facility is located) 13ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 30 x 60 (2600 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)		
	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)	3	V3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	10	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	3	V3

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 pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	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

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**From:** Andrew Hartholt  
**Sent:** Monday, September 13, 2021 9:31 AM  
**To:** Lynne Banks  
**Subject:** RE: Consent Application B74-21 - Moulton - 4508 Concession 11

**Sensitivity:** Confidential

No comments from Building Department standpoint. The new driveway location on retained parcel should be approved by public works.



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

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**From:** Lynne Banks <lbanks@puslinch.ca>  
**Sent:** Friday, September 10, 2021 4:14 PM  
**To:** Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>  
**Subject:** Consent Application B74-21 - Moulton - 4508 Concession 11  
**Sensitivity:** Confidential

Attached please find a consent application with supporting documents for your review. Please provide me with any comments or concerns you might have by October 1<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)