



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
JANUARY 11, 2022
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_RkomcbgR9C7btNh-q71SA

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: 831 2920 1870

Passcode: 155616

International numbers available: <https://us02web.zoom.us/j/83129201870>

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**
 - December 7, 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-LIS – Jordan Lisso and Emily Harper having Power of Attorney for Gary Lisso – 4753 Wellington Road 32, Front Part Lot 6, Concession 5, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from sections 11.4 (table 11.3) – Agricultural Zone Standards and section 4.16.1 MDS I – New Non-Farm Uses.

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



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1. Section 11.4 (table 11.3) to permit a reduced lot area of the severed parcel to be 0.38 ha instead of 0.4 ha as required.
2. Section 11.4 (table 11.3) to permit a reduced lot area of the retained parcel to be 0.38 ha instead of 0.4 ha as required.
3. Section 4.16.1 to permit a reduced MDS I setback from the severed parcel to the barn at 6601 Laird Road West to be 299m instead of 462m as required.
4. Section 4.16.1 to permit a reduced MDS I setback from the retained parcel to the barn at 6601 Laird Road West to be 280m instead of 462m as required.

6(b) Minor Variance Application D13-DAG- Dawn and Donald Daggett – 4189 Sideroad 20 South – Front Part Lot 21, Concession 1, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from sections 11.3 (table 11.2) – Agricultural Zone Standards.

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

1. Section 11.3 (table 11.2) to permit a reduced lot frontage of the retained parcel to be 56m instead of 120m as required.

7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT



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1. CALL THE MEETING TO ORDER

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5. APPROVAL OF MINUTES

- December 7, 2021

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

7. ZONING BY-LAW AMENDMENT

- None

8. LAND DIVISION

8(a) Severance application B101-21 (D10-QUI) – Robert and Gerritje Quinnell – Part Lot 1, Concession 1, municipally known as 1873 Townline Road, Township of Puslinch.

Proposed severance is 63m fr x 73m = 0.46 hectares vacant land for proposed rural residential use.

Retained parcel is 17 hectares with 311m frontage, existing and proposed residential and agricultural use with existing house, barn and storage garage.

8(b) Severance application B103-21 (D10-MCM) – Daniel McMaster – Part Lot 6, Concession 2, municipally known as 4445 Wellington Road 32, Township of Puslinch.

Proposed severance is 69.44m fr x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.



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Retained parcel is 39 hectares with 228.43m frontage on Wellington Road 34 and 862.58m frontage on Wellington Road 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage and shop.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING Tuesday, February 8, 2022 @ 7:00 p.m.

12. ADJOURNMENT

MINUTES

1. CALL THE MEETING TO ORDER

The December 7, 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
Dennis O'Connor
Deep Basi
Paul Sadhra
Dan Kennedy

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: Deep Basi

That the Minutes of the Committee of Adjustment meeting held Tuesday, November 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:

None

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:01 p.m.

CARRIED

November 30, 2021

29442-21



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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B19-21
4753 Wellington Road 32
Part of Lot 6, Concession 5
PIN 71213-0035
Township of Puslinch**

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

Proposal

Four minor variance requests are being made for the severed and retained parcels of Severance Application B19-21 which has been approved subject to conditions by the County of Wellington Land Division Committee Meeting. The Minor Variances are required to satisfy Conditions 5, 8 & 9 of the approved decision. The Minor Variance requests are as follows:

- A) To permit a reduced lot area of the severed parcel to be 0.38ha instead of 0.4ha as required in Section 11.4, Table 11.3 of the Zoning By-law.**
- B) To permit a reduced lot area of the retained parcel to be 0.38ha instead of 0.4ha as required in Section 11.4, Table 11.3 of the Zoning By-law.**
- C) To permit a reduced MDSI setback from the severed parcel to the barn at #6601 Laird Road West to be 299m instead of 462m as required.**
- D) To permit a reduced MDSI setback from the retained parcel to the barn at #6601 Laird Road West to be 280m instead of 462m as required.**

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

The severance split the subject property known as #4753 Wellington Road 32 (PIN 71213-0035) in half to create a new rural residential parcel along Wellington Road No. 32. The Severed Parcel and Retained Parcels will each have a frontage of $30\pm\text{m}$, depth of $128\pm\text{m}$, for an area of $0.38\pm\text{ha}$ each. (Please note this is after the required road widening along the frontage of the entire parcel. Without the widening, the areas would be 0.405ha each).

The Severed Parcel is currently vacant, and a new residential dwelling is proposed. The existing septic for the retained parcel is located on the severed parcel, and therefore will be decommissioned. A new septic is proposed for each of the severed and retained parcels. The existing dwelling and all the accessory buildings and the on the Retained Parcel will be removed and a new dwelling will be constructed.

The land consists of cut grass and planted trees. The land is relatively open with moderate grade changes. The existing entrance will remain for the Retained Parcel and a safe entrance can be provided to the Severed Parcel. In summary, this is a very practical in-fill opportunity.

The subject property is zoned Agricultural, and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for both the severed and retained parcels if there was no road widening. The road widening is required as a condition of the severance and reduces the parcels from $4,050\text{m}^2$ each to $3,890\text{m}^2$ each. Therefore, the minor variance to permit the slightly reduced lot areas of 0.38ha is being requested with this application. Although slightly under the required area, there is adequate space for a building envelope and a new septic on each parcel. A Minor Variance for the reduced areas is reasonable.

MDS Evaluation:

The Minimum Distance Separation (MDS) guidelines for two barns were evaluated for this severance. One barn is south of the property (#4739 on sketch) and the other is southwest (#6601 on sketch) of the property.

The barn (#4739) to the south is about 285m south of the retained parcel and 315m south of the severed parcel. MDS is met due to this barn due to guideline #12 which says that when there are 4 dwellings closer to the barn than the proposed severance, the MDS setback distance will be the furthest of the 4 non-agricultural uses. In this case the furthest of the four non-agricultural uses is $265\pm\text{m}$ to dwelling #4751. The proposed severed parcel is $315\pm\text{m}$ from the barn and the proposed retained is $285\pm\text{m}$ from the barn; and therefore, the MDS requirement is met.

The barn (#6601) to the southwest is 299m to the severed parcel and 280m to the retained parcel and the required distance is 462m . The application of Guideline #12 is very close in that we found 3 non-agricultural uses being closer instead of the required 4. Therefore technically, the MDS requirement is not met and we are requesting minor variances for the deficiencies.

The other strenuous rule of MDS is that the MDS requirement of "Type B" Land Use must be applied instead of "Type A" Land Use. Type B applies in situations *"that results in four or more lots for development, which are in immediate proximity to one another"* (Guideline #34). Under this definition, Type B applies because this is an existing cluster of rural residential parcels. The challenge is, however, that the MDS minimum under Type B is 462m whereas under Type A, the minimum is 231m – which could have easily been met for the severed and retained parcels. In this case the barn is 299m to severed parcel and 280m to the retained parcel.

Looking at the methodology of applying MDS 2 which governs possible barn expansion, the proposed severance would not impact the expansion possibilities for Barn #6601.

Therefore, minor variances for the reduced MDS to the Barn at #6601 is being requested for reduction of 299m vs 462m to the Severed Parcel and 280m vs 462m to the Retained Parcel.

Based on the review above, the proposed Minor Variances are reasonable, minor in nature and we provide the opinion that the minor variance requests meet the four tests for a minor variance.

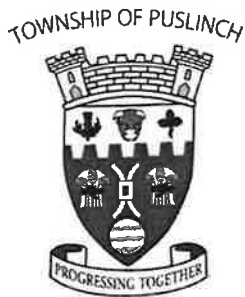
Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



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

cc Matt & Emily Harper
cc Jordan Lisso



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
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): Jordan Thomas LISSO & Emily Mae HARPER having Power of Attorney for Gary Charles LISSO

Address:

City:

Postal Code:

E-mail Address:

Telephone Number:

Fax:

Applicant (Agent) Name(s):

Address:

City:

Postal Code:

E-mail Address:

Telephone Number:

Fax:

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street

Guelph

N1H 3X3

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

- Mortgage as in [REDACTED] [REDACTED] with the Royal Bank of Canada

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

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

Municipal address: 4753 Wellington County Road 32

Concession: 5 Lot: 6

Registered Plan Number: _____

Severed Parcel Area: 0.38ha ha Depth: 128m m Frontage: 30m m
Retained Parcel 0.38ha ac 128m ft 30m ft

Width of road allowance (if known): 25.3m currently, road widening required with severance

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).

- A) To permit a reduced lot area of the severed parcel to be 0.38ha instead of 0.4ha as required in Section 11.4, Table 11.3 of the Zoning By-law.
B) To permit a reduced lot area of the retained parcel to be 0.38ha instead of 0.4ha as required in Section 11.4, Table 11.3 of the Zoning By-law.
C) To permit a reduced MDSI setback from the severed parcel to the barn at #6601 Laird Road West to be 299m instead of 462m as required.
D) To permit a reduced MDSI setback from the retained parcel to the barn at #6601 Laird Road West to be 280m instead of 462m as required.

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

Four minor variance requests are being made for the severed and retained parcels of Severance Application B19-21. This application has been approved subject to conditions including the requirement of Zoning and MDS compliance (Conditions 5, 8 & 9).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural

Zoning Designation: Agricultural

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☒ (please specify below)

Continually maintained County Road

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

Wellington County Road 32

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? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m 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)

See sketch for details

Building Details:	Existing:		Proposed:	
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: March 2004

Date of construction of buildings property: Many years ago

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

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

Yes ☐ No ☒

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

N/A

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B19-21	County of Wellington	Lot 6, Con 5	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Emily Mae Harper & Jordan Lisso having Power of Attorney for Gary Charles Lisso of the

Township of Puslinch County/Region of

Wellington do hereby authorize

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


Signature of Owner(s)

July 20, 2021
Date


Signature of Owner(s)

July 20, 2021
Date

Affidavit:

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

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration

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

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

before me at the City of Guelph in the

County/Region of Wellington this 30 day of

November, 20 21


Signature of Owner or authorized
solicitor or agent

November 30, 2021
Date


Signature of Commissioner

November 30, 2021
Date

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

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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

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

Drinking Water Source Protection Screening Form

Office Use Only	
Roll Number:	_____
File Number:	_____
Submission Date:	_____
WHPA, IPZ, ICA:	_____
Vulnerability Score:	_____

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

1. Property Information

Municipal Address of Subject Property: 4753 Wellington Road 32, Puslinch

Property Owner: Jordan Lisso & Emily Harper having Power of Attorney for Gary Lisso

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

Building	Planning
<input type="checkbox"/> New Structure	<input checked="" type="checkbox"/> Minor Variance
<input type="checkbox"/> Expansion or Conversion of an Existing Structure	<input type="checkbox"/> Official Plan Amendment
<input type="checkbox"/> New or Replacement Septic System	<input type="checkbox"/> Consent Application
<input type="checkbox"/> New Well (Transport Pathway)	<input type="checkbox"/> Zoning By-law Amendment Application
<input type="checkbox"/> Geothermal System (Transport Pathway)	<input type="checkbox"/> Subdivision/Condominium Application
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Site Plan Application

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

Four minor variance requests are being made for the severed and retained parcels of Severance Application B19-21. The existing dwelling and septic are to be removed and a new dwelling and septic are proposed on both parcels. The following variance requests are being made:

- A) To permit a reduced lot area of the severed parcel to be 0.38ha instead of 0.4ha as required in Section 11.4, Table 11.3 of the Zoning By-law.
- B) To permit a reduced lot area of the retained parcel to be 0.38ha instead of 0.4ha as required in Section 11.4, Table 11.3 of the Zoning By-law.
- C) To permit a reduced MDSI setback from the severed parcel to the barn at #6601 Laird Road West to be 299m instead of 462m as required.
- D) To permit a reduced MDSI setback from the retained parcel to the barn at #6601 Laird Road West to be 280m instead of 462m as required.

3. Potential Threat Activities Associated with the Application

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

3.1 Fuel Handling and Storage greater than 250 litres

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

3.2 Chemical Handling and Storage

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

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

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

3.3 Road Salt Application and/or Outdoor Storage

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

☐ **3.4 Snow Storage (see guide)**

3.5 Waste Storage or Disposal (see guide)

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

3.6 Storm Water Management/Industrial Sewage

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

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

3.7 Septic Systems

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

3.8 Agricultural / Commercial

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

3.9 Water Taking

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

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

Owner

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

Date

Signature

Applicant or Authorized Agent

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

November 16, 2021
Date


Signature

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

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



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 1337192 Ontario Limited

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 6601 Laird Road Municipality Puslinch
Lot 5 Concession 4 Division
Lot Size (where livestock facility is located) 19 ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date March 30/21

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 32,000 ft²/m²

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

Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover

- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

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

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
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	40,500	V2
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner
 E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
 E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



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 275412 Ontario Limited

Contact Information

Email

Telephone

Civic Address

4734 Wellington Road 32

Municipality

Puslinch

Lot

6

Concession

4

Division

Lot Size (where livestock facility is located)

hectares

87

acres

Signature of Livestock Facility Owner

Date

March 30/21

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 81-32800 B2 40,000 (ft²)m² B-3 40,000 (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)		
	Hifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
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	56,800	V2
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)	10,000	V2
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

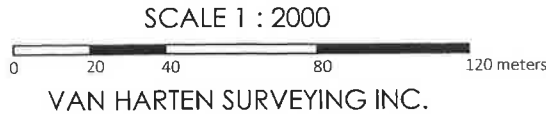
Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

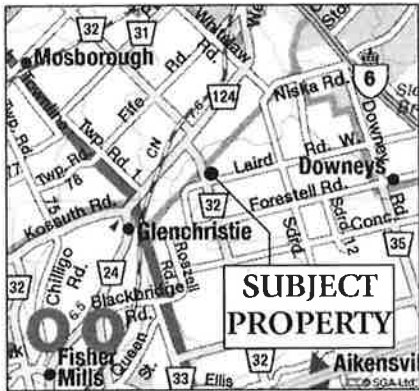
Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

MINOR VARIANCE SKETCH
PART OF LOT 6, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP

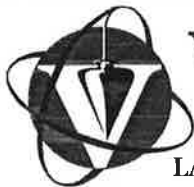


NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED (ALL BUILDINGS ON SITE WILL BE REMOVED).
7. PROPERTY OWNER: GARY LISSO.

THIS SKETCH WAS PREPARED ON
THE 16th DAY OF NOVEMBER 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

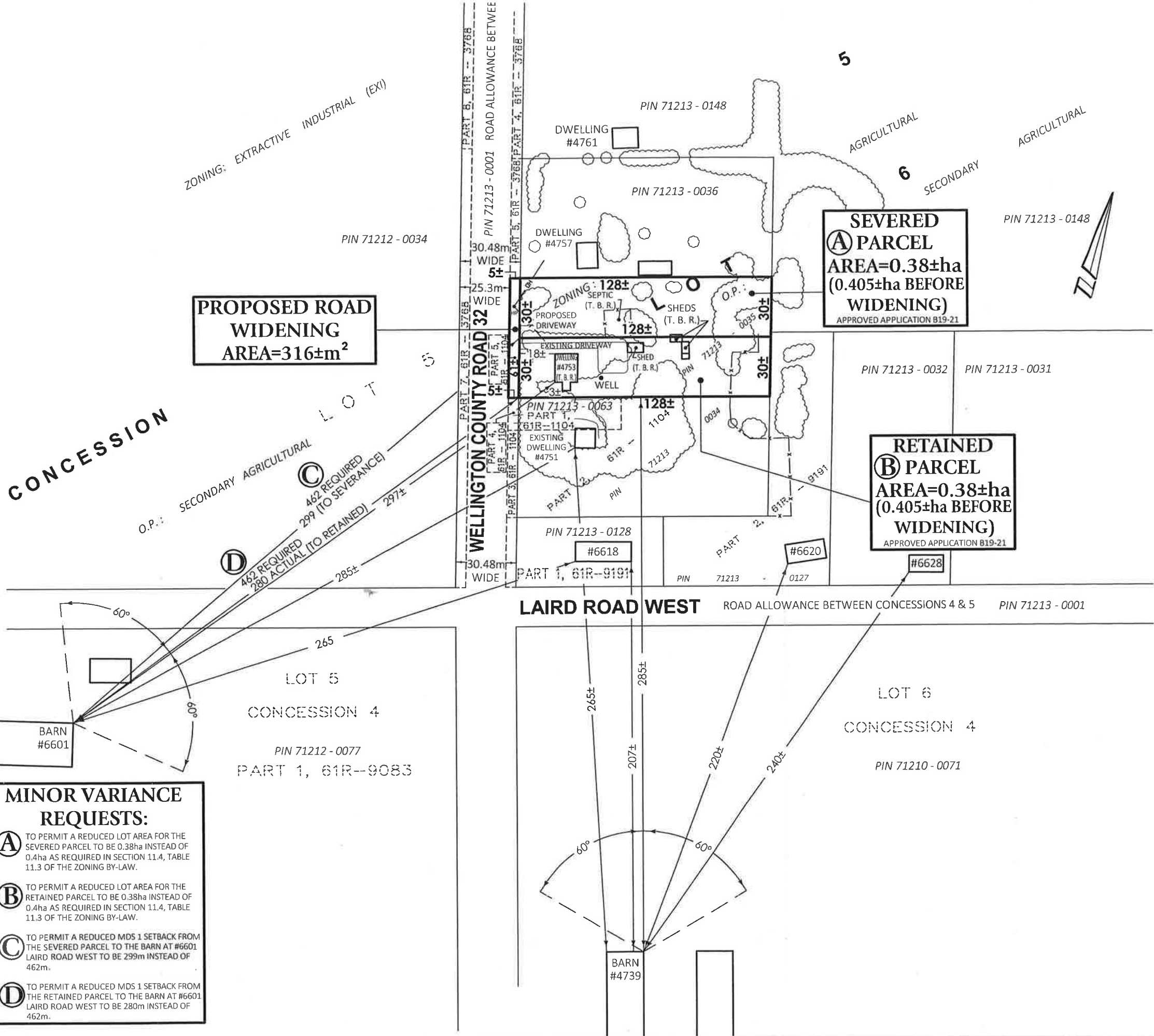
DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 29442-21

Nov 16, 2021-3:51:30 PM

G:\PUSLINCH\Con5\ACAD\MV LOT 6 (HARPER) UTM.dwg



MINOR VARIANCE
REQUESTS:

- A** TO PERMIT A REDUCED LOT AREA FOR THE SEVERED PARCEL TO BE 0.38ha INSTEAD OF 0.4ha AS REQUIRED IN SECTION 11.4, TABLE 11.3 OF THE ZONING BY-LAW.
- B** TO PERMIT A REDUCED LOT AREA FOR THE RETAINED PARCEL TO BE 0.38ha INSTEAD OF 0.4ha AS REQUIRED IN SECTION 11.4, TABLE 11.3 OF THE ZONING BY-LAW.
- C** TO PERMIT A REDUCED MDS 1 SETBACK FROM THE SEVERED PARCEL TO THE BARN AT #6601 LAIRD ROAD WEST TO BE 299m INSTEAD OF 462m.
- D** TO PERMIT A REDUCED MDS 1 SETBACK FROM THE RETAINED PARCEL TO THE BARN AT #6601 LAIRD ROAD WEST TO BE 280m INSTEAD OF 462m.

Hillary Miller

From: Brent Smith
Sent: Monday, December 20, 2021 10:54 AM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/LIS - 4753 Wellington Road 32

Hi Hillary,
Puslinch Fire and Rescue Services have no concern with the minor variance proposal for 4753 Wellington Road 32.
Thanks
Brent Smith
CFPIO
Puslinch Fire and Rescue Services

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Monday, December 13, 2021 4:33 PM
To: Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Building <building@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/LIS - 4753 Wellington Road 32

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by December 22, 2021 as the agenda will be going out earlier due to the holidays.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca

Hillary Miller

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: Tuesday, December 14, 2021 11:04 AM
To: Hillary Miller
Subject: Minor Variance D13/LIS - 4753 Wellington Road 32

Good morning Hillary,

Please note that the subject property identified above does not contain any of GRCA's features of interest and is not regulated by the GRCA under Ontario Regulation 150/06. As such, GRCA staff will not be providing formal comments on Minor Variance Application D13/LIS.

Thank you,

Jessica Conroy
Resource Planning Technician
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2230
Toll-free: 1-866-900-4722
Fax: 519-621-4844

www.grandriver.ca | [Connect with us on social](#)

Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, December 15, 2021 9:33 AM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/LIS - 4753 Wellington Road 32
Attachments: WHPA_Map_Wellington32_4753.pdf

Hi Hillary,

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

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

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

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices.

Centre Wellington is now in Step Three of the Province's roadmap to reopening, a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

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

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

From: Hillary Miller <hmiller@puslinch.ca>
Sent: December 13, 2021 4:29 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance Notice of Public Hearing - D13/LIS - 4753 Wellington Road 32

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by December 22, 2021 as the agenda will be going out earlier due to the holidays.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
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www.puslinch.ca

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Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Wellhead Protection Area Boundaries**
 - A
 - B
 - C
 - D
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.1 0 0.05 0.1 Kilometers

Notes



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

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

MEETING DATE: January 11th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/LIS (Jordan Thomas Lisso & Emily Mae Harper)**
4753 Wellington Rd 32
Part Lot 6, Concession 5
ATTACHMENTS: 1 – Aerial with MDS setbacks

We have reviewed the application for minor variance and provide the following comments. These comments are offered with the benefit of a site visit on December 15th, 2021.

Planning Opinion

The purpose of this application is to seek relief from the Township Zoning By-law for the minimum required lot area within the Agricultural (A) Zone and relief from the Minimum Distance Separation I (MDS I) requirements in order to fulfill a condition of consent for application **B19/21** which was conditionally approved by the Land Division Committee in June 2021. The consent application would sever a 0.38 ha (0.9 ac) vacant rural residential lot in the Secondary Agricultural Area, and retain a 0.38 ha (0.9 ac) parcel containing a dwelling and accessory buildings. The applicant has indicated that it is their intent in the future to remove the existing dwelling and accessory buildings, and then construct a new dwelling on the retained parcel. Only the removal of the shed that crosses the proposed property line is required to be removed by condition of application **B19/21**.

Minimum Required Lot Area

The applicant requires a reduction in the required lot area for both the proposed severed and retained parcels. The variance would seek relief from Section 11.4, Table 11.3, of the Zoning By-law which requires a minimum lot area of 0.4 ha. The proposed lot area of both the severed and retained parcels is 0.38 ha. It is noted that the reduced lot size for both parcels below 0.4 ha will be the result of completing the road widening condition of consent application **B19/21** on Wellington Road 32. Planning staff are recommending that a condition of approval be applied requiring a hydrogeological assessment.

Minimum Distance Separation I (MDS I)

The applicant has requested a setback reduction to the livestock operation located at 6601 Laird Rd W for both the proposed severed and retained parcels. The variance would seek relief from section 4.16.1 of the Zoning By-law as the required setback is 462 m. The farm owner has confirmed that the livestock facility at 6601 Laird Rd W contains 40,500 broiler chickens within a livestock barn of 2,972.9 m².

The applicant has indicated that they are seeking relief for the setback to both the severed and retained lands. The setback requested for the severed parcel is 299 m, and the setback requested for the retained

parcel is 280 m. Condition 8 of Consent **B19/21** requires that the owner achieve conformity for the reduced MDS setbacks for both the retained and severed parcel. Although the applicant has expressed their intent to demolish the existing home in the future, compliance with MDS I for the dwelling will be addressed at the building permit stage when reconstruction occurs. It is further noted that there is a livestock facility located as 4739 Wellington Rd 32; however, MDS has been addressed for this site.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. Planning Staff have no concerns with this application, provided that the proposed severed and retained lots can be adequately serviced. If approved, the following matter is recommended to be addressed as a condition of approval:

1. A hydrogeological assessment is completed to demonstrate the feasibility of the reduced lot area and all peer review fees are to be paid for by the applicant.

Section of the By-law	Required	Proposed	Relief Requested
11.4 – Reduced Agricultural Lot Requirements Table 11.3 <i>Proposed Severed Parcel</i>	Minimum Lot Area: 0.4 ha (1.0 ac)	0.38 ha (0.9 ac)	0.02 ha (0.05 ac)
11.4 - Reduced Agricultural Lot Requirements Table 11.3 <i>Proposed Retained Parcel</i>	Minimum Lot Area: 0.4 ha (1.0 ac)	0.38 ha (0.9 ac)	0.02 ha (0.05 ac)
4.16.1 MDS I – New Non-Farm Uses Proposed Severed Parcel	a. Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. 462 m (1,515.7 ft) is required.	299 m (981.0 ft)	163 m (534.8 ft)
4.16.1 MDS I – New Non-Farm Uses Proposed Retained Parcel	a. Notwithstanding any other yard or setback provisions of this By-law to the contrary, no residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the Minimum Distance Separation I (MDS I) setback from a livestock	280 m (918.6 ft)	182 m (597.1 ft)

	facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.		
	462 m (1,515.7 ft) is required.		

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"> Consent application B19/21 has been conditionally approved and this application is to satisfy conditions 5, 8, and 9 for relief from the minimum lot area requirements and MDS I regulation setback relief. The minimum lot frontage for both the severed and retained lots are met. The intent of MDS I setbacks is to reduce odour conflicts by separating incompatible land uses and to avoid and/or limit negative impacts on future modifications to agricultural operations including their ability to expand. Guideline #41 of the MDS Publication 853 specifies that MDS I setbacks for proposed lots with or without an existing dwelling that are less than 1 ha, MDS I setbacks are measured as the shortest distance between the proposed lot line and either the surrounding livestock occupied portions of the livestock barns, manure storages, or anaerobic digesters. MDS I regulation setback relief is requested for both the severed and retained parcels within Condition 8 of consent application B19/21. The MDS I calculation for the barn located at 6601 Laird Rd W is 462 m (1,517 ft) and is identified as a Type B Land Use as the proposal results in four or more lots for development which are in immediate proximity to one another. Guideline #43 provides a mechanism for providing relief from setback requirements. Section 8.2 of the Guidebook requires that MDS I setbacks should not be reduced except in limited site specific circumstances that meet the intent of the MDS Document. There is not a more suitable location on the property for the proposed severed lot that could meet the required MDS I setback requirements due to the subject property's lot size. The proposed severed and retained lots are further away from the livestock facility at 6601 Laird Rd W than existing dwellings in the area. 6601 Laird Road W is approximately 18.54 ha, and there is some room for expansion south of the existing livestock facility, however the existence of 4726 Wellington Rd 32 also has the potential to limit expansion in the future.

That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is fully within the Agricultural (A) Zone of the Zoning By-law. • A single detached dwelling is a permitted use within the A Zone. • The proposed severed and retained lots both meet the minimum required lot frontage of the A Zone. • The intent of a minimum lot area is to ensure that a lot can be serviced appropriately and can accommodate a well and septic system, as well as to confirm that surrounding wells and septic systems will not be negatively impacted by the introduction of these private services. • Section 4.16.1(a) requires that no residential use located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the MDS I setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. • There are a number of rural residential lots in the area that are closer to the barn located at 6601 Laird Rd W than the subject lands, which already impact the expansion of the barn.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are entirely within the Secondary Agricultural designation of the County of Wellington Official Plan. • Consent application B19/21 has been conditionally approved by the County of Wellington Land Division Committee and was deemed to be generally consistent with the Official Plan.
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject property is surrounded by rural residential uses to the north and south, as well as agricultural uses to the west, south, and east. • The proposed severed lot is vacant, and the proposed retained lot currently contains an existing dwelling and accessory buildings. • It is the applicant's intent to remove the existing house, dwelling, accessory building and construct a new home on the retained parcel in the future. • The proposed severed and retained lots are undersized, therefore planning staff has included a condition of a hydrogeological assessment to determine the feasibility of the reduced lot area by assessing the soil conditions and potential impacts on surrounding wells and septic systems. • It is noted that the lots do not meet the minimum required lot area due to the condition for a road widening for consent application B19/21. • Compliance for MDS I would be required at the building permit stage for the reconstruction of the dwelling on the proposed retained parcel. • The severed lands could impact future expansions of the livestock facility on 6601 Laird Road W; however, the proposed severed and retained lots are not the closest neighbouring residential lots to the barn. Closer dwellings located at 6618 Laird Rd W and 4751 Wellington Rd 32 currently impact future expansions to the livestock facility. • 6601 Laird Road W is approximately 18.54 ha, and there is some room for expansion south of the existing livestock facility, although 4726 Wellington Rd 32 would also have the potential to limit expansion.

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests of the Planning Act** provided the proposed severed and retained lots can be adequately serviced. I

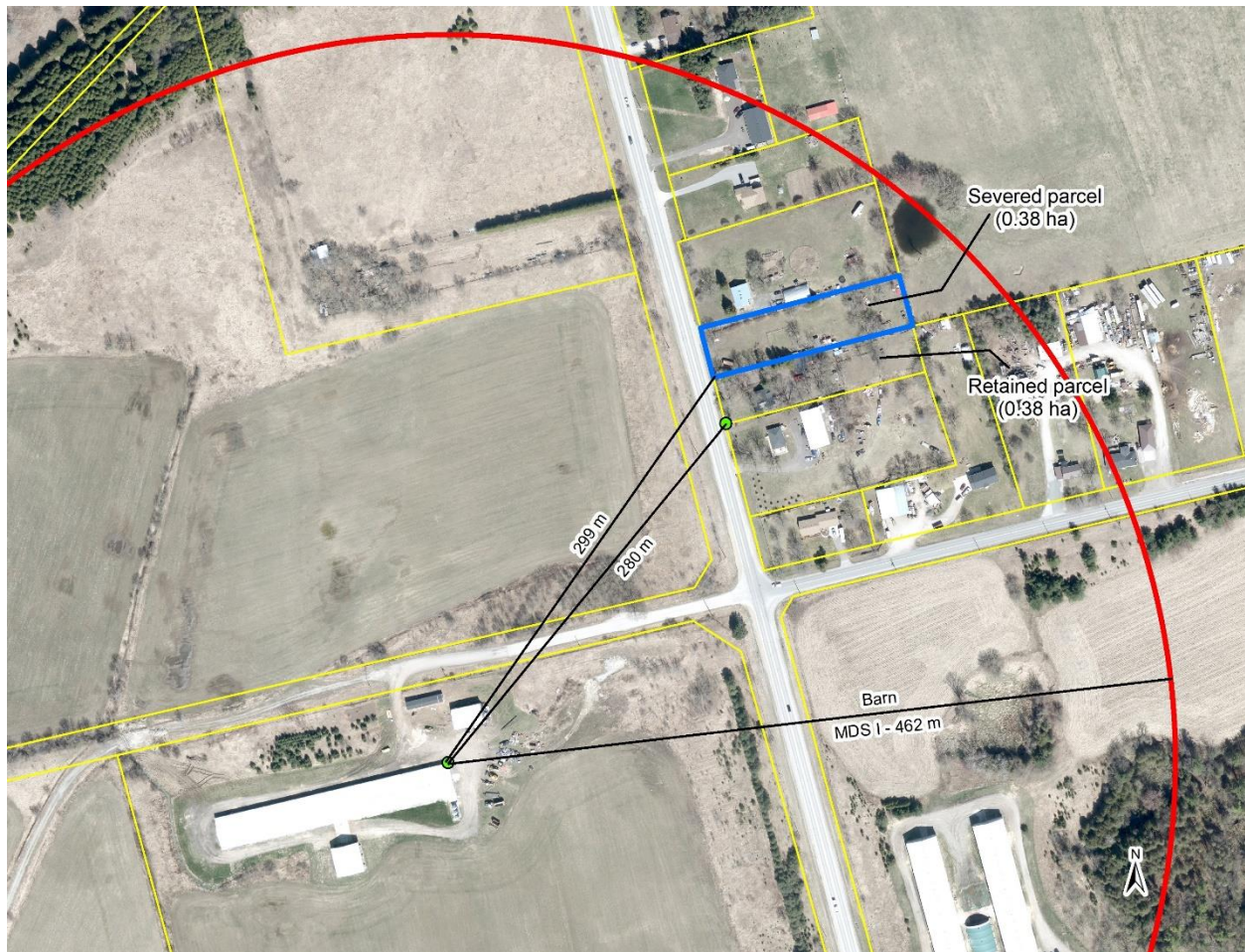
trust that these comments will be of assistance to the Committee in their consideration of this matter.
We would appreciate a copy of the Committee's decision with respect to this application

Respectfully submitted
County of Wellington Planning and Development Department



Joanna Salsberg, B.A., M.P.L.
Planner

ATTACHMENT 1: Aerial with MDS setbacks



December 3, 2021
29210-21

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

RECEIVED

DEC 06 2021

Township of Puslinch

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B51-21
4189 Sideroad 20 South
Part of Lot 21, Concession 1
PIN 71203-0019
Township of Puslinch**

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

Proposal

One minor variance request is being made for the retained parcel of the Severance Application B51-21 that has been approved subject to conditions at the September 2021 Land Division Committee Meeting. This Variance is required to satisfy Condition 7 of the approved application. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage of the retained parcel to be 56m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**

The severance is creating a rural residential parcel along Sideroad 20 South with a frontage of 65±m, depth of 74±m, for an area of 0.42±ha where a dwelling is proposed. The right rear corner (when facing the property from the road) of the severed parcel was configured to exclude a pocket of bush/trees on a hill. These trees will provide for a buffer and a positive aesthetic feature. The parcel has been evaluated and safe entrance is possible. The Zoning By-law requirements are met for the severed parcel. As mentioned above, the severance has received Provisional Consent.

The retained parcel (known as #4189 Sideroad 20 South) will have a frontage of 56m, depth of 411±m for an area of 4.2±ha where the existing dwelling, garage and pool will remain.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



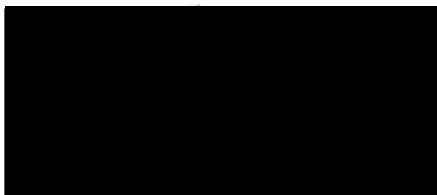
LAND SURVEYORS and ENGINEERS

This leaves the retained parcel with a frontage of 56m instead of 120m as required in the Zoning By-law for parcels over 4.0ha and therefore, a minor variance is required to address the deficiency. The entrance currently exists, and the safe access will continue to be maintained. We feel that the variance request is minor in nature. The remaining zoning requirements are met for the retained parcel.

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

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Donald Daggett



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
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): Dawn Ellen DAGGETT & Donald Allen DAGGETT

Address: 4189 Sideroad 20 South

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]@g[REDACTED]

Telephone Number: [REDACTED]

Fax:

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

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

Mortgage as in [REDACTED] with CIBC located at 100 University Avenue, 3rd Floor, Toronto, ON, M5J 2X4

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

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

Municipal address: 4189 Sideroad 20 South

Concession: 1 Lot: 21

Registered Plan Number: _____

Retained Parcel Area: 4.2ha ha Depth: 411m m Frontage: 56m m
_____ ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

Reason for Application:

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

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

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

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

The following variance is being requested:

A) To permit a reduced lot frontage of the retained parcel to be 56m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.

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

A minor variance request is being made for the retained parcel of Severance Application B51-21. This application has been approved subject to conditions including the requirement of Zoning Compliance (Condition 7).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands & Greenlands

Zoning Designation: Agricultural, Natural Environment & Environmental Protection Overlay

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

Sideroad 20 North

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☒

Swales: ☐

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

Building Details:	Existing:		Proposed:	
Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m 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)

See sketch for details

Building Details:	Existing:		Proposed:	
Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: August 2016

Date of construction of buildings property: Many years ago

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

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

Yes ☐ No ☒

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

N/A

Other Related Planning Applications:

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

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B51-20	County of Wellington	Lot 21, Con 1	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

29210-21

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Dawn Ellen DAGGETT & Donald Allen DAGGETT of the
Township of Puslinch County/Region of

Wellington do hereby authorize

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

[Redacted Signature]

Signature of Owner(s)

[Redacted Signature]

Signature of Owner(s)

Oct 4, 2021
Date

Oct 4, 2021
Date

Affidavit:

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

City of Guelph County/Region of

Wellington solemnly declare that all the statements

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

before me at the City of Guelph in the

County/Region of Wellington this 2 day of
December, 20 21

December 2, 2021
Signature of Owner or authorized
solicitor or agent

Signature of Commissioner

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

December 2, 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.

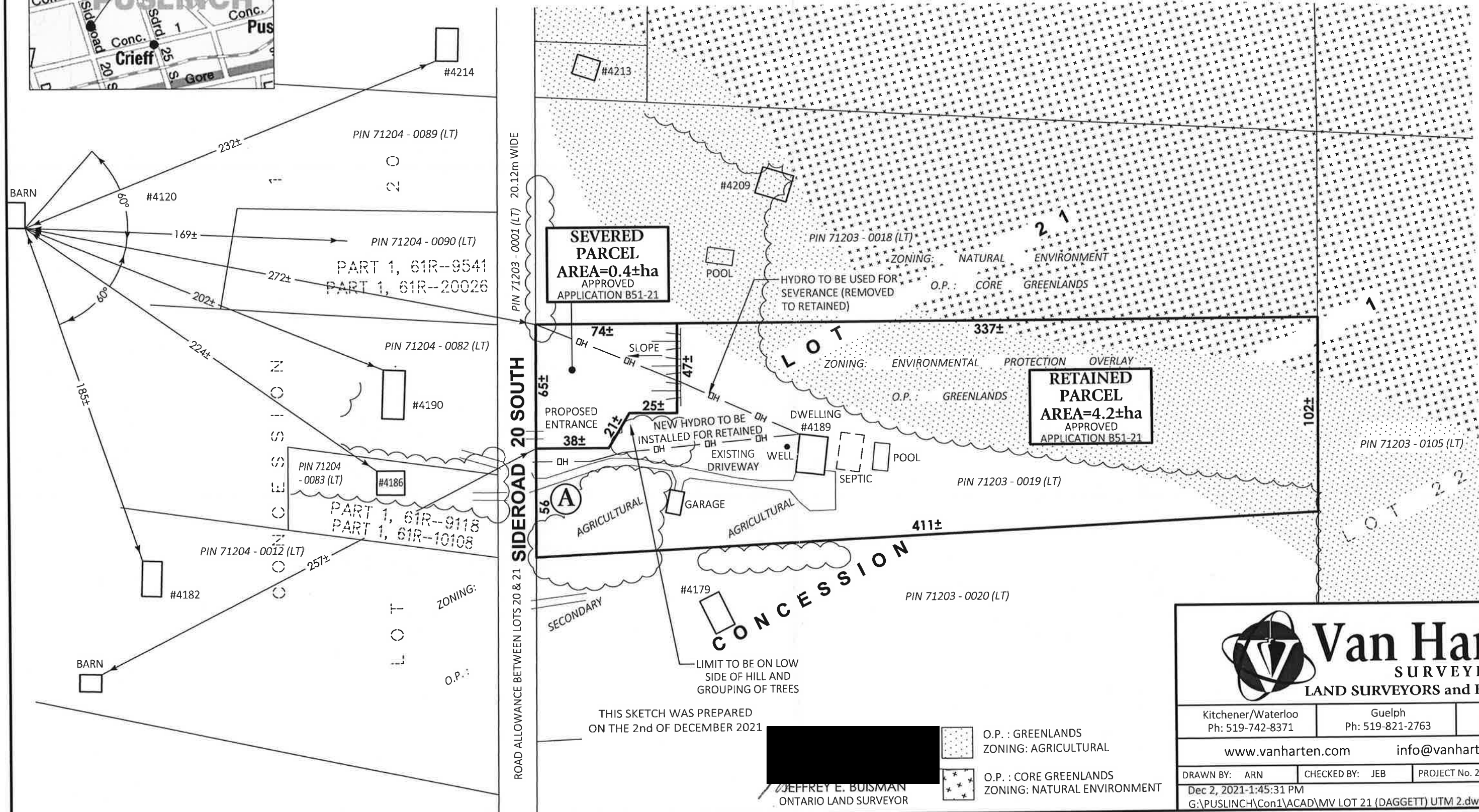
1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENTAL PROTECTION OVERLAY & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. PROPERTY OWNERS: DAWN & DONALD DAGGETT

(A) TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 56m INSTEAD OF 120m AS REQUIRED IN SECTION 11.3, TABLE 11.2 OF THE ZONING BY-LAW.



**TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

VAN HARTEN SURVEYING INC.



Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 29210-21

Dec 2, 2021-1:45:31 PM

G:\PUSLINCH\Con1\ACAD\MV LOT 21 (DAGGETT) UTM 2.dwg

Hillary Miller

From: Brent Smith
Sent: Monday, December 20, 2021 11:00 AM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/DAG - 4189 Sideroad 20 S

Hi Hillary,
Puslinch Fire and Rescue Services have no concerns with this minor variance application for 4189 Sideroad 20S.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Monday, December 13, 2021 4:45 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/DAG - 4189 Sideroad 20 S

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by December 22, 2021 as the agenda will be going out earlier due to the holidays.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca



**PLAN REVIEW REPORT: Township of Puslinch
Lynne Banks**

DATE: December 15, 2021

YOUR FILE: D13/DAG

**RE: Minor Variance Application D13/DAG
4189 Sideroad 20 South
Township of Puslinch
Dawn and Donald Daggett**

GRCA COMMENT: *

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the property contains part of a provincially significant wetland and the adjacent regulated allowance.

2. Legislative/Policy Requirements and Implications:

The subject property contains an existing dwelling, garage and pool. The purpose of this minor variance is to address a lot frontage deficiency resulting from a previous severance on the subject lands (Consent Application B51-21). The severed lands are proposed for rural residential use (a dwelling). GRCA previously provided comments on the consent application (B51-21) and had no objection to the application. The purpose of this minor variance application is to permit a reduced lot frontage on the retained parcel (subject property) of 56 metres instead of 120 metres as required. GRCA staff do not anticipate any negative impacts to the identified wetland as a result of this application and have no objection to the minor variance.

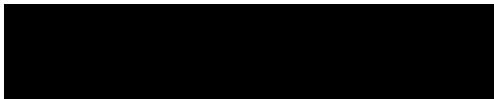
Due to the presence of the above-noted wetland and regulated allowance, the subject lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office. The permit process involves the submission of a permit application to this office, the review of the application by Authority staff and the subsequent approval/refusal of the permit application by the GRCA.

3. Plan Review Fees:

We wish to acknowledge receipt of the applicable plan review fee associated with the related consent application (B51-21). As such, a plan review fee for this application is not required.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Encl.

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

c.c. Dawn and Donald Dagget (via email only)



Grand River Conservation Authority

Date: Dec 14, 2021

Author: JC

D13/DAG

4189 Sideroad 20 S, Puslinch

Legend

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

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

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>

0 20 40 80 120 Metres

NAD 1983 UTM Zone 17N

Scale: 4,095



Map Centre (UTM NAD83 z17): 566,614.12 4,808,588.84

This map is not to be used for navigation | 2020 Ortho (ON)

GRCA

Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, December 15, 2021 9:33 AM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/DAG - 4189 Sideroad 20 S
Attachments: WHPA_Map_Sideroad20S_4189.pdf

Hi Hillary,

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

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

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

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices.

Centre Wellington is now in Step Three of the Province's roadmap to reopening, a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

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

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

From: Hillary Miller <hmiller@puslinch.ca>
Sent: December 13, 2021 4:50 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance Notice of Public Hearing - D13/DAG - 4189 Sideroad 20 S

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by December 22, 2021 as the agenda will be going out earlier due to the holidays.

Kind regards,



Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca

Township of Puslinch
7404 Wellington Rd 34, Puslinch, ON N0B 2J0
P 519 763-1226 F 519-763-5846
www.puslinch.ca

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Explore
Wellington

4189 Sideroad 20 South, Puslinch



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

0.2 0 0.10 0.2 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2021

Notes



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: January 11th, 2022
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/DAG (Dawn Ellen Daggett & Donald Allen Daggett)**
4189 Sideroad 20 S
CON 1 PT LOT 21
ATTACHMENTS: 1- Minor Variance Sketch Submitted by Applicant

We have reviewed the application for minor variance and provide the following comments. These comments are offered with the benefit of a site visit on December 15th, 2021.

Planning Opinion

The variance requested would provide relief from Section 11.3 (Table 11.2) of the Zoning By-law requesting permission for a reduction in minimum lot frontage within the Agricultural (A) Zone. A lot frontage of 56 metres is proposed, whereas the Zoning By-law requires a minimum lot frontage of 120 metres for properties that are greater than 4.0 ha within the A Zone.

This application is required as a condition of consent application **B51/21** which received provisional approval from the County of Wellington Land Division Committee in September 2021. The consent application would sever a 0.4 ha (1 ac) vacant rural residential parcel in the Secondary Agricultural Area, and retain a parcel of 4.2 ha (10.4 ac) with an existing dwelling, garage, and pool. The proposed severed lot meets the minimum lot frontage and the area requirements of the By-law.

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

Proposal:

Regulation	Required	Proposed	Relief Requested
11.3 - Agricultural Zone Requirements Table 11.2	Minimum Required Lot Frontage: 120 m (393.7 ft)	56 m (183.7 ft)	64 m (210.0 ft)



Figure 1 - Subject Property

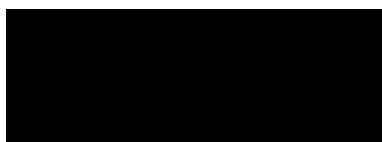
Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> Both the severed and retained lands meet the minimum lot area requirements of the Agricultural Zone (A). The frontage of the proposed severed parcel meets the minimum required lot frontage of the A Zone. The proposed retained parcel has access to Sideroad 20 S via an existing driveway that is to remain.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject property is within the Agricultural Zone (A), Natural Environment Zone (NE), and the Environmental Protection Zone Overlay. A single detached dwelling is a permitted use within the Agricultural Zone (A). The intent of minimum lot frontage requirements is to ensure that a safe entrance is available on a lot, to ensure the future viability of the property, and also maintain the consistency of the area's lot fabric.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The subject property is designated Secondary Agricultural, Core Greenlands and Greenlands within the County of Wellington Official Plan. The subject lands are also identified as being within the Paris Galt Moraine Policy Area.

	<ul style="list-style-type: none"> • Consent application B51/21 was generally supported by planning staff and generally conforms to the policies of the Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject property is immediately surrounded mainly by rural residential uses to the north, south, and east. The surrounding neighbourhood also contains a variety of scales of agricultural uses. • The surrounding lot fabric contains some variation in lot frontages for lots over 4.0 ha, with some less than 120 m within the A Zone. 4143 Sideroad 20 S and 4210 Sideroad 20 S appear to have an area over 4.0 ha, and appear to have frontages less than 120 m. • The retained parcel contains an existing driveway that is to remain.

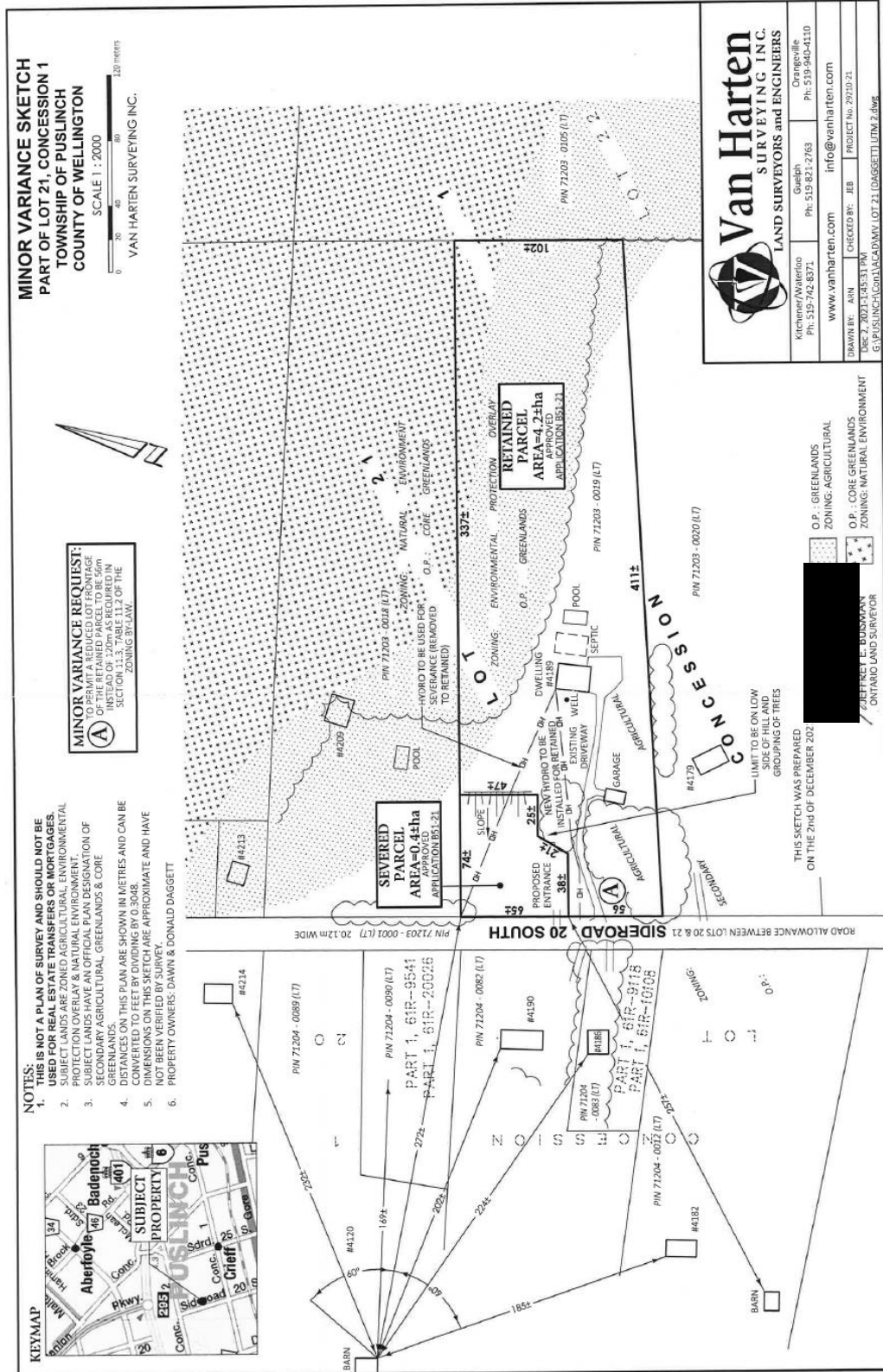
In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with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

Respectfully submitted
County of Wellington Planning and Development Department



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

ATTACHMENT 1: Minor Variance Sketch Submitted by Applicant





MINUTES

1. CALL THE MEETING TO ORDER

The December 7, 2021 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:02 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
Dennis O'Connor
Deep Basi
Paul Sadhra
Dan Kennedy

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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- November 9, 2021

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

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

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

None

8. LAND DIVISION

9. OTHER MATTERS

Virtual Public Information Centre (PIC) to discuss potential changes to Section 4.12 Home Industries of The Township of Puslinch Comprehensive Zoning By-law.

- Zachary Prince provided a Power Point presentation to the Committee and attendees at the meeting and spoke to the background of home industry in the Township's current Zoning By-law #23-2018 and noted that planning staff were directed by Council to provide a more detailed review the current provisions for home industry. The review was completed and planning staff provided Council with 2 further information reports. Mr. Prince also explained that This PIC is to get feedback from the public regarding home industries and noted that some of the current provisions may change depending on comments received as a result of the review and comments received from Township residents.
- The meeting was opened to questions or comments from attendees to the meeting.
- Janet Harrop – 7764 Sideroad 5, Fergus, asked if the base zoning of the majority of the home industry properties in the Township are mostly residential and noted that OMAFRA has a documents of permitted uses in the agricultural zone.
- Zachary Prince noted that home industries are permitted in the agricultural zone and that smaller agricultural lots are being used as residential lots and that's where most of the home industries are located.
- Zachary Prince noted that the best way to stay informed as the project progress is to subscribe to the Township's website www.puslinch.ca and www.engagepuslinch.ca to receive future notification of any upcoming meetings. He added that anyone interested can make a request to the Township to be included in future circulation lists in order to receive updates on the proposed amendment.
- Janet Harrop asked if some of the related uses in home industry are not agricultural related uses and wanted to know if the by-law will specify between agricultural versus home industry.
- Zachary Prince noted that at this time it is not being looked at to differentiate and noted that the Township does not have prime agricultural and secondary agricultural zones and that the County Official Plan does separate agricultural lands into prime and secondary agricultural.
- Janet Harrop noted that owners of land in the agricultural zone that aren't farming the property, it creates conflict for those property owners that are farming and following normal farming practices and would like to see the rules for home industry applied evenly.
- Barclay Nap – 4402 Concession 11, asked if there were statistics available that outlines any complaints that the Township has received regarding home industry operations and if there is one ongoing specific home industry complaint that recurs more often that might possibly be resolved with the owners.
- Courtenay Hoytfox advised that there was some information in the most recent reports that were provided to Council and those reports outline the main concerns that the Township has seen.
- Barclay Nap noted that there is economic activity in the Township and inquired if those who moved to the Township are not aware of the activity.
- Zachary Prince noted that they are looking to see how they can apply the provisions across the board and to make some changes to address the ongoing changes in home industry.
- There were no further questions or comments from the attendees.
- Dennis O'Connor asked if it is known the number of, and sizes of, the home industries located within the Township.
- Zachary Prince advised that it is possible that some home industries don't meet the requirements in the Township's zoning by-law and if there are no resident's complaints received by the Township, then staff would not be aware of any contraventions to the zoning by-law.
- Dennis O'Connor asked if there is a way to require the businesses to register with the Township.
- Courtenay Hoytfox advised that the Township doesn't issue business licences and would be unable to confirm the number of businesses operating unless a complaint is received or a building permit is applied for by a resident.
- Dennis O'Connor asked if there is a way to cross reference business licences.
- Courtenay Hoytfox advised that it is not achievable with the processes currently in plan in the

Township.

- Deep Basi asked how the County or Township determines the number of employees permitted in a home industry.
- Zachary Prince advised that they looked at other municipalities to see how many were permitted and found that 2 employees was the average number to keep it as a small scale business.
- Deep Basi asked about commercial vehicles being parked at home industries.
- Zachary Prince advised that the intent of the provisions isn't necessarily to allow for vehicles such as transport trucks as the main business and they look to see if there is a commercial vehicle associated with the business then they have to look to see what number of vehicles are appropriate to be permitted.
- Paul Sadhra noted that when a small business grows then there appears to be some that take advantage and expand their businesses without moving to a larger property and add more vehicles and employees at their current location.
- Dan Kennedy noted that there could be smells generated from home industries that are drifting across neighbouring properties and that business hours/days should be addressed as well as the parking of business vehicles on Township streets and also noted that noise from the business should be addressed. He also asked if there is anything different in the proposed Township by-law as compared to the County by-law.
- Zachary Prince noted that home industries are also permitted in the rural residential zones as well as agricultural zones. He also noted that if a business owner is the sole operator of a transport truck then it is permitted to be parked on the property and they hope to define what small scale businesses.
- John Sepulis noted that setbacks, screening, lot size and number of employees are appropriate concerns and site plan control may be a good tool to control business sizes.
- There were no further questions or comments from the Committee or the attendees.

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, January 14, 2021 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:54 p.m.

CARRIED

Township-wide Zoning Bylaw Amendment: Home Industries

PLANNING PRESENTATION for the TOWNSHIP OF PUSLINCH

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

December 7th, 2021



Intent of this PIC Meeting:

- Overview: background information & current zoning provisions
- Outline current issues/concerns that have been identified
- Overview some changes being reviewed & obtain feedback from the public
- Detail on how the public can get involved and stay informed throughout the process

Background:

- Township's new comprehensive zoning by-law (#023/18) came in to effect in January 2020
- The new By-law provides provisions for “Home Industries” in the Township
- Planning staff directed by Township Council in 2020 to provide a more detailed review of home industries
- Planning staff undertook a detailed review of other communities and prepared two additional information reports for Township Council
- This PIC is to seek feedback from the public regarding home industries in Puslinch

What is a Home Industry?

Defined as:

“a small-scale use providing a service that is accessory to a dwelling unit or agricultural operation. A home industry may be conducted in whole or in part in an accessory building and may include a carpentry shop, a metal working shop, a welding shop, or minor equipment repair shop, etc., but does not include any activity relating to the operation or maintenance of a vehicle or any activity requiring the use of toxic chemicals.”



What are the current zoning regulations?

1. The home industry shall be clearly incidental and secondary to the principal residential use to which it is accessory and shall not change the residential character of the dwelling;
2. A home industry shall not be permitted to operate or locate in any part of a dwelling unit;
3. The total number of home industries permitted shall be limited to one per lot;
4. No home industry shall create or become a public nuisance, particularly with regard to noise, traffic, emissions, parking or radio or television interference;
5. Only two on-site employees, in addition to the permanent residents of the dwelling unit, may be employed by the home industry;
6. The home industry shall meet the same yard provisions as required for the principal use on the lot for the Zone in which it is located;
7. The maximum total floor area dedicated to a home industry on a lot shall not exceed 100 m²; and
8. The following uses are specifically prohibited as home industry:
 - a) a restaurant;
 - b) animal clinic or agricultural animal clinic;
 - c) warehouse; or,
 - d) the repairing, sale or storage of vehicles, mobile homes, trailers, or heavy machinery.

Concerns that have been identified:

Previous Public Concerns:

- Outdoor storage of materials and equipment
- Parking concerns relative to the number of employees
- Noise generated by equipment or machinery from the home industry
- Businesses which primarily operate off site but meet at the site of the industry (i.e. landscaping yards, courier or trucking services)
- Use and storage of toxic chemicals

Township Identified Concerns:

- Lot size
- The definition of 'Home Industry'
- Building size/scale

Changes being reviewed:

- **Increasing the minimum lot size:**
 - Between 2 – 10 acres
- **Additional setback requirements:**
 - Increasing setback to lot lines
 - Adding setback to off-site dwellings or vacant lots
- **Permissions for associated outdoor storage areas:**
 - Clearly permitting associated outdoor storage
 - Establishing minimum screening/buffering requirements; an overall maximum area; location etc.
- **Number of employees:**
 - Review number of employees
- **Scale (maximum building size, mixed use of buildings):**
 - Review of building size or whether the use should be the sole use within an accessory building
- **Site plan control:**
 - Apply to all or some aspects of a home industry

How to get involved:

- Provide comments and feedback at this PIC meeting
 - Comments provided at this meeting will be reviewed and included in the planning review process going forward
- Take part in the Township's survey
 - [Home Industries | Engage Puslinch](#)
- Write in comments to the Township
 - 7404 Wellington Rd 34, Puslinch ON, N0B 2J0
- Set up a meeting through the Township with the project planners
 - December 10th, 9:00 – 1:00pm
- Provide comments at the *future* statutory Public Meeting
 - A future date to be determined

How to stay informed:

- Subscribe to www.puslinch.ca and www.engagepuslinch.ca to receive future notifications on any upcoming meetings
- Request to be added to a future circulation list to receive updates on this proposed amendment

December 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: November 05, 2021

FILE NO. B101-21

APPLICANT

Robert & Gerritje Quinnell
1873 Townline Rd
Cambridge N1T 2J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 1
Concession 1

Proposed severance is 63m fr x 73m = 0.46 hectares vacant land for proposed rural residential use.

Retained parcel is 17 hectares with 311m frontage, existing and proposed residential and agricultural use with existing house, barn and storage garage.

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

January 19, 2022

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

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

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

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

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

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Neighbouring Municipality – City of Cambridge

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: Nov 5/21
File No. B101-21
Accepted as Complete on: Nov 8/21

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

2. (a) Name of Registered Owner(s) ROBERT DANIEL & GERRITJE QUINNELL
Address 1873 TOWNLINE RD., CAMBRIDGE, ON N1T 2J3

Phone No. [REDACTED] Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) KYLE QUINNELL
[REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

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

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.
KYLE QUINNELL

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

Local Municipality: TOWNSHIP OF PUSLINCH
Concession 1 Lot No. 1
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 1873 TOWNLINE RD., CAMBRIDGE, ON N1T 2J3

(b) When was property acquired: 1981 Registered Instrument No. _____

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 63.0m AREA 1.14 acres

Depth 73.0m Existing Use(s) _____

Existing Buildings or structures: NONE

Proposed Uses (s): RESIDENTIAL

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

- ☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access
☐ 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 311.0 m AREA 42.0 acres

Depth 393.0 m Existing Use(s) _____

Existing Buildings or structures: 1 HOUSE, 1 BARN, 1 STORAGE GARAGE

Proposed Uses (s): _____

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

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 ☒
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 ☒ 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 ☒ UNKNOWN []

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

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

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

21. a) Has any 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 ☒

- 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 ☒ 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 ☒

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

THE LAND IS DESIGNATED AS SECONDARY AGRICULTURAL

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. NO.

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 LAND IS CONSISTANT WITH OFFICIAL PLAN
- CORE GREENLAND 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).

SITE IS CONSISTANT WITH OFFICIAL PLAN (LOCAL)
- SECONDARY AGRICULTURE

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO ☒

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

28. What is the zoning of the subject lands? AGRICULTURAL/NATURAL ENVIRONMENTAL

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

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____
b) has an application been made for a minor variance?
YES [] NO [] File Number _____

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

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

Questions 31 – 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:

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u> *	Width <u>40'</u>	Length <u>30'</u>	Area _____	Use <u>STORAGE</u>
	Width _____	Length _____	Area _____	Use _____

33. **Manure Storage Facilities** on these lands: NONE - UNOCCUPIED BARN

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	[]

*NO ANIMALS ON FARM IN OVER 40 YEARS.

Wellington Planning Board

Our son Kyle Quinnell and his fiancé Heidi Horwat have applied to sever a lot on our farm to build a bungalow. We are Dan and Gerri Quinnell and would like you to know that the Quinnell family has owned the farm for 100 years next year. We hope that you will allow them to build their home next to ours since we have some medical issues and they have helped us out many times on our farm. They are both great people and we look forward to having them near us. We thank you in advance for your help in this matter. If you have any further questions, please contact us.

Dan and Gerri Quinnell
1873 Townline Rd.
Cambridge Ontario
N1T 2J3



34. Are there any drainage systems on the retained and severed lands? YES ☒ NO ☐

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input checked="" type="checkbox"/>
Field Drain <input checked="" type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. Source Water Protection Plan

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

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

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

YES ☒ NO ☐

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

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

ATTACHED

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation 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.
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), ROBERT DANIEL JOHN QUINNELL the Registered Owners of
GERRITJE ELISABETH CATHARINA QUINNELL
1873 TOWNLINE RD, CAMBRIDGE, ON Of the PUSLINCH TWP. in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
KYLE QUINNELL

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) KYLE QUINNELL of the
CITY OF CAMBRIDGE In the County/Region of
WATERLOO Solemnly declare that all

the statements contained in this application for consent for (property description) 1873 TOWNLINE RD.
CAMBRIDGE TO SEVER 1 LOT (1.14 acres)

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 5 day of Nov. 20 21

(Owner or Applicant)

(Owner or Applicant)

KIM COURTS

DEPUTY CLERK

Commissioner of Oaths

COUNTY OF WELLINGTON

COMMISSIONER OF OATHS

IN THE PROVINCE OF ONTARIO

Printed Commissioner's, etc. Name

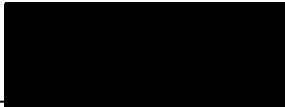
County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised September 2021

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, KYLE QUINNELL, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Applicant/Agent(s)

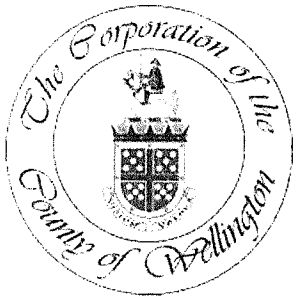
NOVEMBER 5, 2021

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170



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

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

Owner(s) of Livestock Facility ROBERT DANIEL & GERRITJE QUINNELL

Contact Information

Email [REDACTED] Telephone 519-658-5590

Civic Address 1873 TOWNLINE RD. Municipality PUSLINTH

Lot 1 Concession 1 Division

Lot Size (where livestock facility is located) 42.0 hectares acres

Signature of Livestock Facility Owner [REDACTED] Date NOV. 5, 2021

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

30' ft²/m² x 40' 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)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

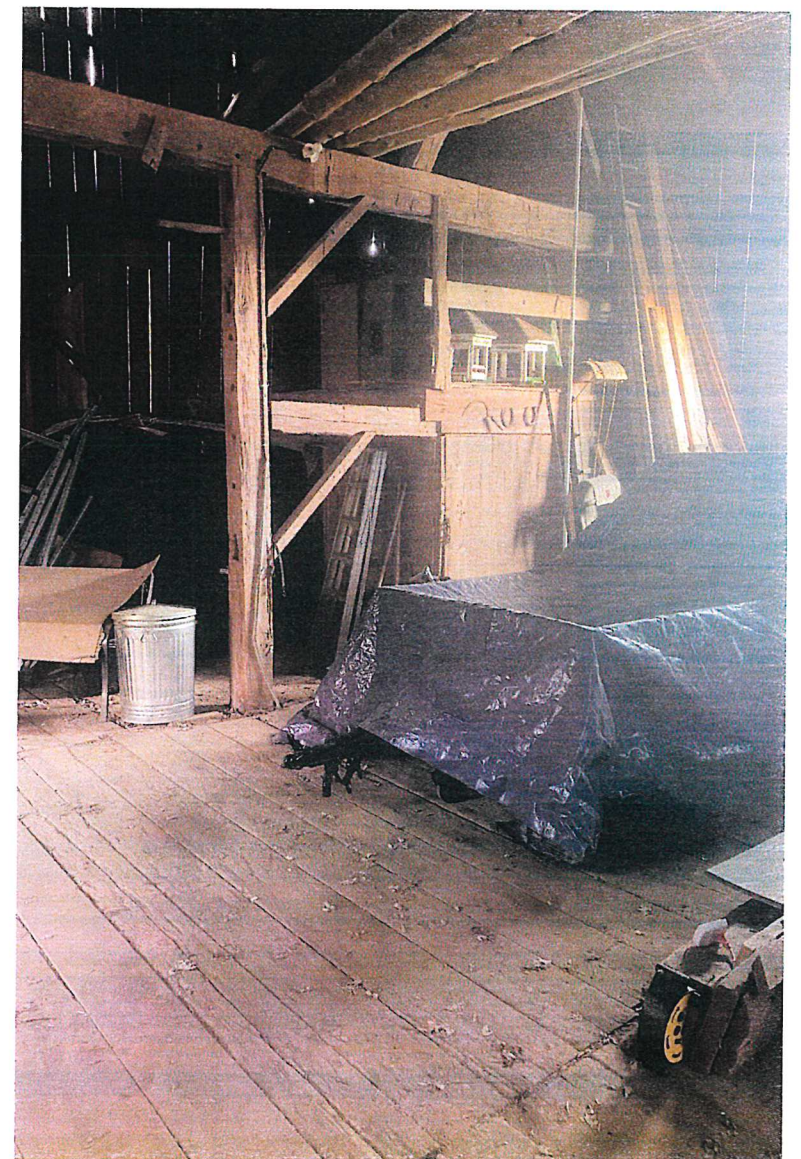
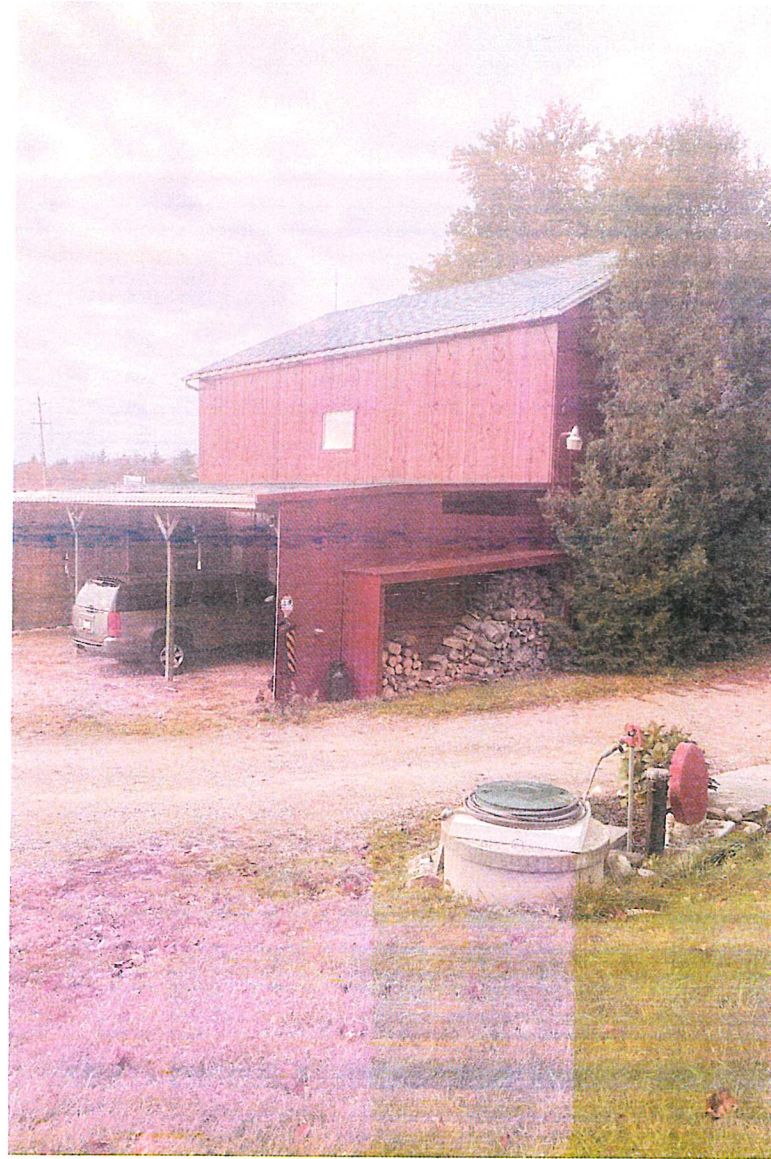
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	NO LIVESTOCK IN BARN IN OVER 40 yrs.	

*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).

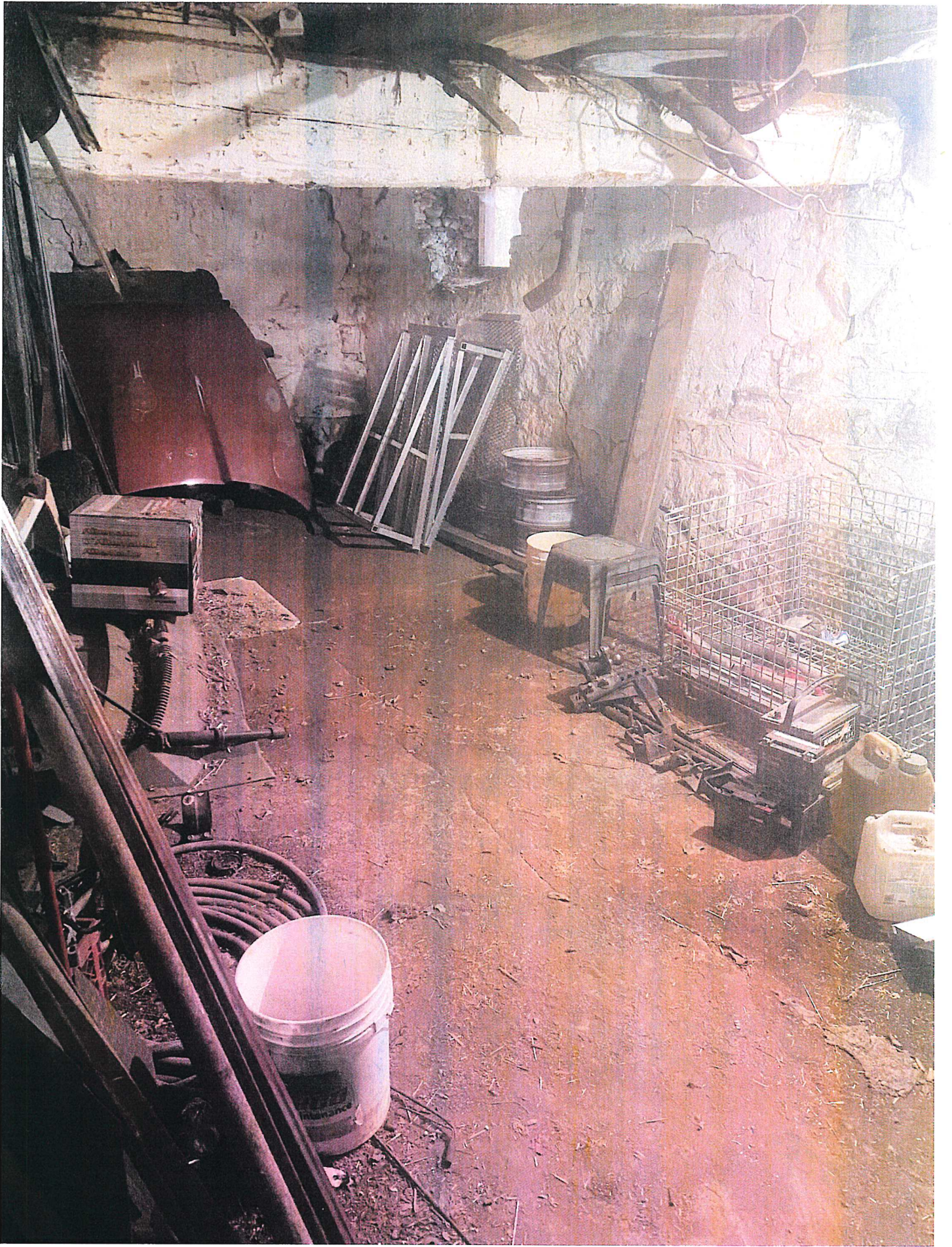
QUESTIONS?
PLEASE CONTACT

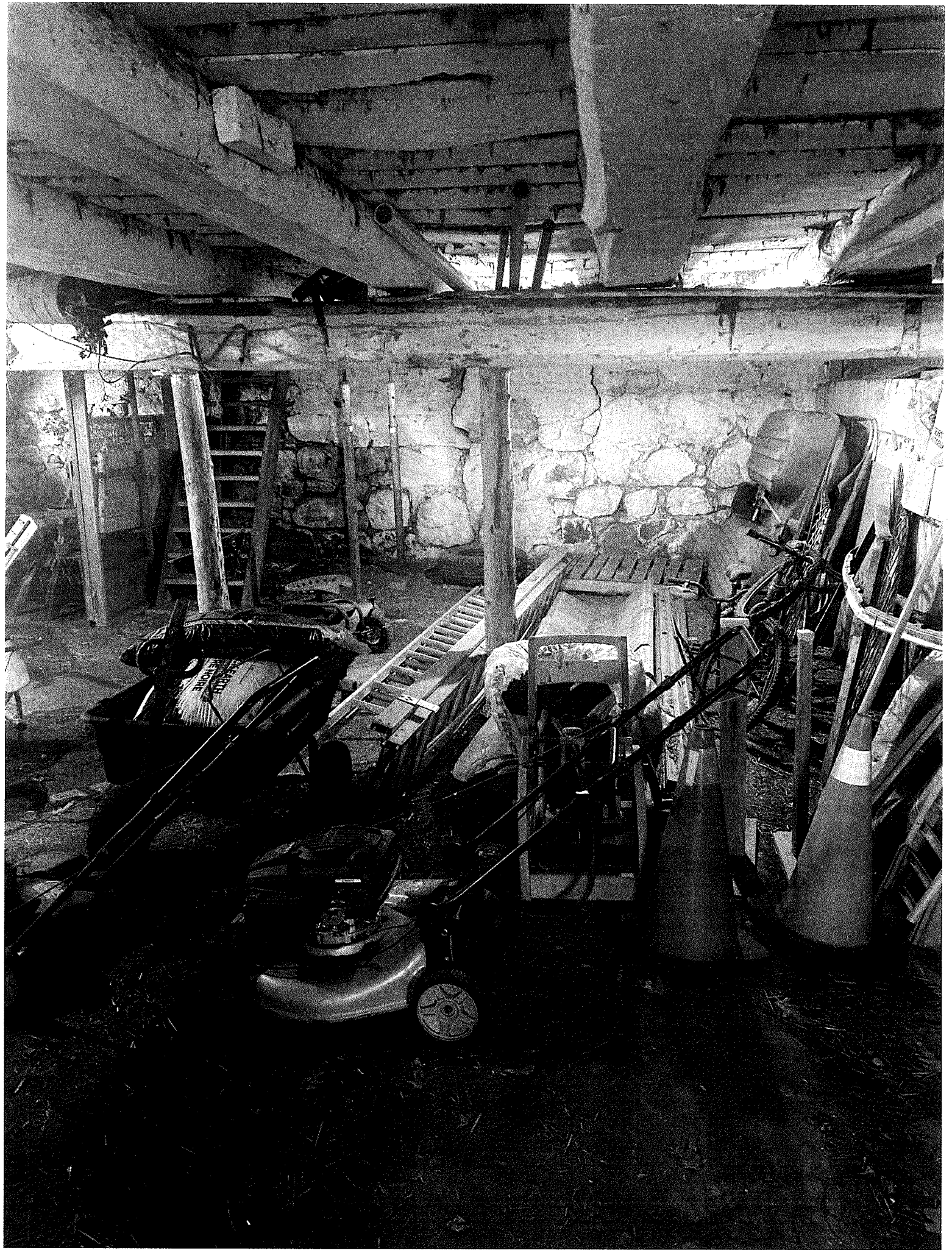
County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694











Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, November 8, 2021 12:08 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B101-21
Attachments: WHPA_Map_Townline_1873.pdf

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

Hi Jana,

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

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

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

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection’s offices are located in the Township of Centre Wellington offices.

Centre Wellington is now in Step Three of the Province’s roadmap to reopening, a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

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

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

From: Jana Poechman <janap@wellington.ca>
Sent: November 8, 2021 10:39 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B101-21

Good Morning.

Please see the attached screening form for you review. We plan to circulate December 9th.

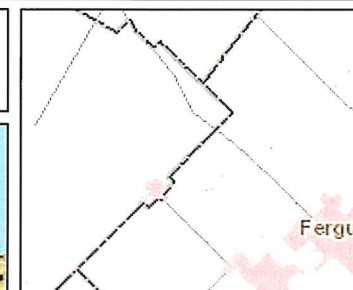
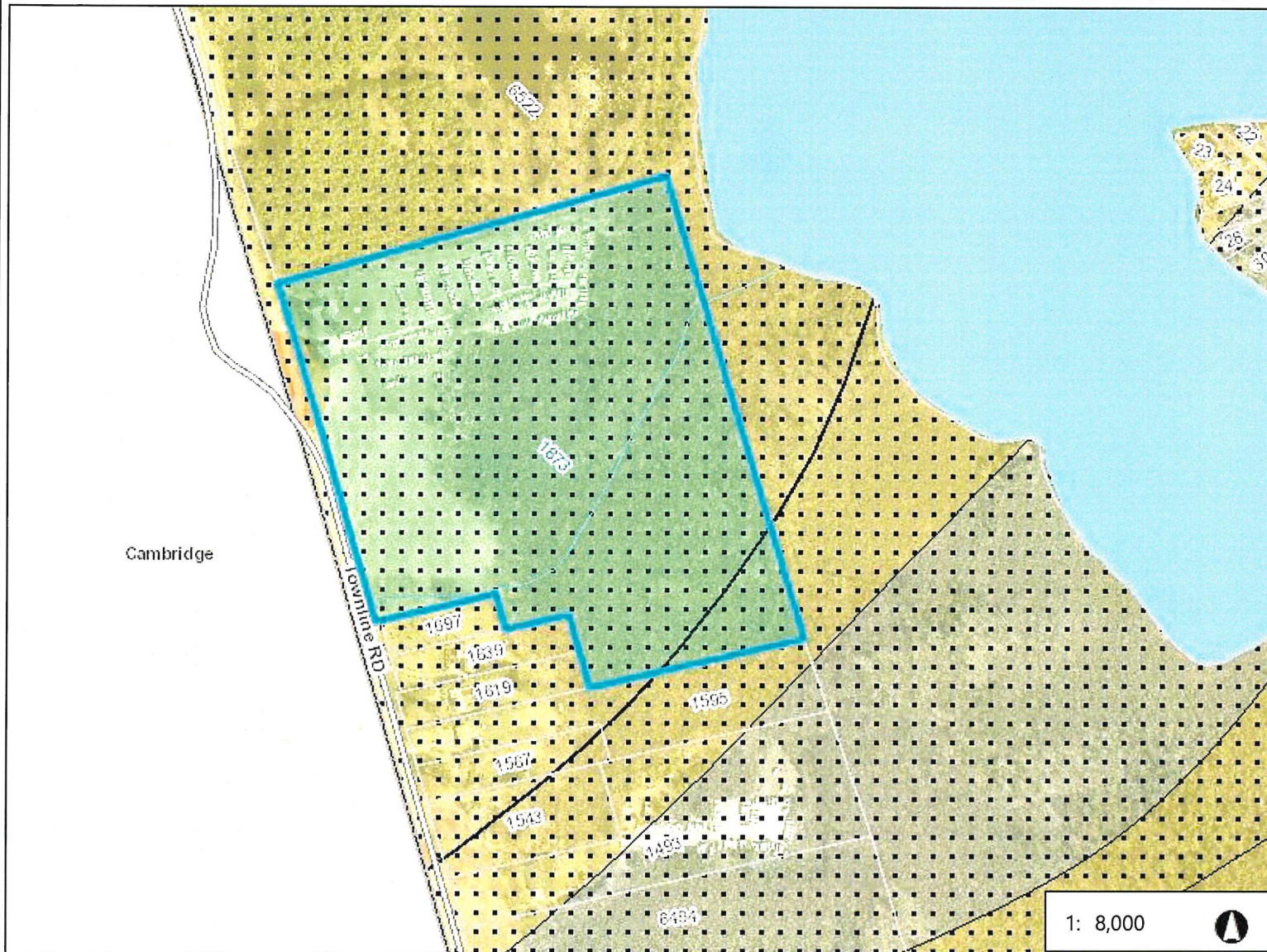
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9



Explore
Wellington

1873 Townline Road, Puslinch



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Ontario - Municipalities
- Well Locations
- Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Roads on map

0.4 0 0.20 0.4 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

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

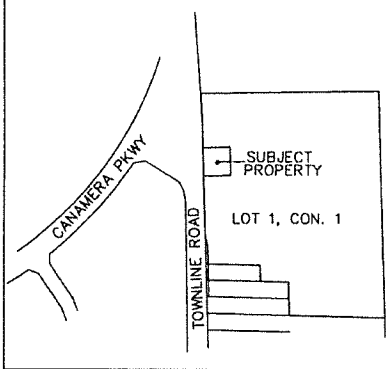
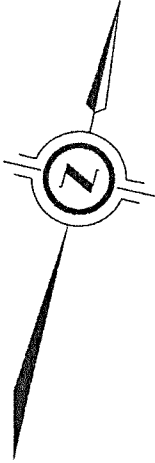
Notes

SEVERENCE SKETCH OF
PART OF LOT 1, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1:2000

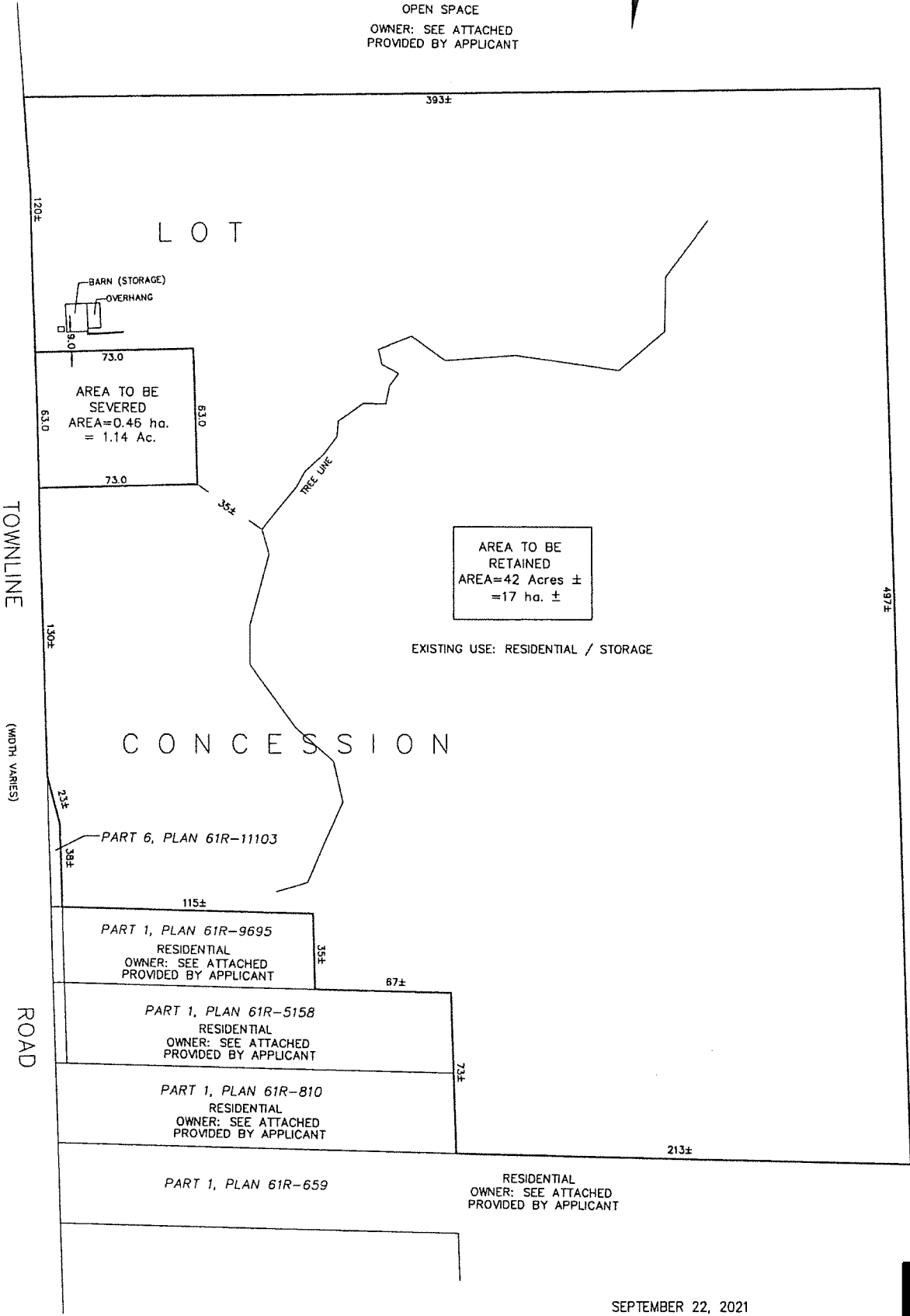


J.D. BARNES LIMITED



KEY PLAN
(NOT TO SCALE)

OPEN SPACE
OWNER: SEE ATTACHED
PROVIDED BY APPLICANT



OPEN SPACE
OWNER: SEE ATTACHED
PROVIDED BY APPLICANT

SEPTEMBER 22, 2021

DATE

ROD LORD
ONTARIO LAND SURVEYOR

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



J.D.BARNES
LIMITED
LAND INFORMATION SPECIALISTS
4273 KING ST. E. #100, KITCHENER, ON, N2P 2E9
T: (519) 378-2220 F: (519) 650-5625 www.jdbarnes.com

DH	DRAWN
RL	CHECKED
22/09/2021	DATED
21-40-211-00	Ref. No.

3101-21

Hillary Miller

From: Brent Smith
Sent: Monday, December 20, 2021 10:00 AM
To: Lynne Banks
Subject: RE: Consent Application B101-21 - Quinnell - 1873 Townline Road

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services reviewed the Consent application for 1873 Townline Road , Puslinch and have no concerns with the proposal.
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Monday, December 13, 2021 11:33 AM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Subject: Consent Application B101-21 - Quinnell - 1873 Townline Road
Sensitivity: Confidential

Attached please find a consent application and supporting documents regarding the above property. Please provide any comments/concerns by January 4, 2022.

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
Email: lbanks@puslinch.ca

December 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: November 17, 2021

FILE NO. B103-21

APPLICANT
Daniel McMaster


LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 6
Concession 2

Proposed severance is 69.44m fr x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.
Retained parcel is 39 hectares with 228.43m frontage on Wellington Rd 34 and 862.58m frontage on Wellington Rd 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage & shop.

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

January 19, 2022

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

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

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

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

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

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

MAILED TO:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- County Engineering
- 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: Nov 12/21File No. B103-21
Accepted as Complete on: Nov 17/21**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) DANIEL FARRELL McMASTERAddress [REDACTED]Phone No. [REDACTED] Email: [REDACTED](b) Name and Address of Applicant (as authorized by Owner) [REDACTED]

Phone No. _____ Email: _____

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

RURAL RESIDENTIAL ☒ 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.

D. Farrell (owner)

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

Local Municipality: Paslinch

Concession 2

Lot No. N. 6

Registered Plan No. WC 371405

Lot No. 71208-0118
~~WC 276282~~

Reference Plan No. _____

Part No. 6 CON 2 Paslinch ROS 523509

Civic Address 4445 WELLINGTON CTR RD. 32

(b) When was property acquired: (Original family) 1832 04/26/2013 Registered Instrument No. (71208-0118)

5. Description of Land intended to be SEVERED:

Metric ☒

Imperial ☐

Frontage/Width 69.44 m.

AREA 2 acre, 181 hectares

Depth 116.77 m.

Existing Use(s) woodlot, recreation

Existing Buildings or structures: —

Proposed Uses (s): rural residential

Type of access (Check appropriate space)

Existing ☐

Proposed ☒

☐ Provincial Highway

☐ Right-of-way

☒ County Road

☐ Private road

☐ Municipal road, maintained year round

☐ Crown access road

☐ Municipal road, seasonally maintained

☐ Water access

☐ Easement

☐ Other

CTR RD 34

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 228.43 m AREA 92.7 acres 39ha
 Depth 813.51 m Existing Use(s) Cash crop, residence
 Existing Buildings or structures: Bank Barn, drive shed, garage, shop, house
 Proposed Uses (s): Cash crop

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

WELL CTY. RD. 32

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, vacant (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.

conforms, rural residential, does not
impact agricultural holdings

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.

conforms, proposed severance is in
2^o agricultural lands & woodlot,

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).

conforms, not in well head, Paris-galt moraine,
or wetlands,

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).

Severed: 2^o agriculture, rural residential allowed,
no loss of crop land, retained: will continue as
cash crop

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 ☒

*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? 2^o Agriculture

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

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

YES [] NO [] File Number _____

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

YES [] NO [] File Number _____

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

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

For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 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:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other ☒
cash crop

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

Severed Width _____ Length _____ Area _____ Use _____
Width _____ Length _____ Area _____ Use _____

x Retained Barn Width _____ Length _____ Area _____ Use vacant - storage

Drive Shed Width _____ Length _____ Area _____ Use storage

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 []

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
IRISH CREEK + Ponds- 2		River/Stream [X] retained

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 [] 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 [X] NO []

If yes, please indicate the person you have met/spoken to: Zach Prince- phone + email

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.

Planting of trees to maintain the canopy and to offset
any loss of woodland function due to residence construction
is proposed on adjacent lands.

NOTES:

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

OWNER'S AUTHORIZATION:

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), DANIEL FARRELL McMASTER the Registered Owners of
4445 WELLINGTON CTY RD. 32 Of the TWP. OF PUSLINCH in the
County/Region of WELLINGTON severally and jointly, solemnly declare that
myself

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


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

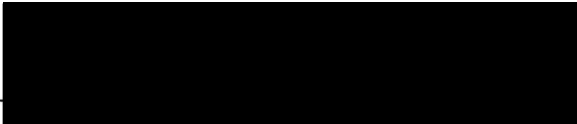
APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

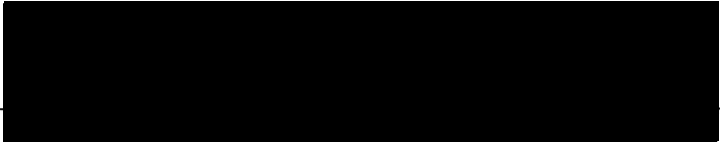
I, (we) DANIEL F. McMASTER of the
TWP. OF PUSLINCH In the County/Region of
WELLINGTON Solemnly declare that all
the statements contained in this application for consent for (property description) LOT 6, COW 2
4445 WELLINGTON CTY RD. 32

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 12 day of Nov 20 21


(Owner or Applicant)


(Owner or Applicant)



Commissioner or Deputy Clerk


Printed Commissioner's, etc. Name

County of Wellington
A COMMISSIONER OF GATHS
IN THE PROVINCE OF ONTARIO
COUNTY OF WELLINGTON
KIM COURTS
DEPUTY CLERK
SEVERANCE FORM – SEVERANCE

Revised December 2019

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, D. F. McMaster, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



Signature of Owner/Applicant/Agent(s)

Nov. 12/21

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160



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.

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)			

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

*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).

no livestock

no manure storage

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694



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

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility DANIEL F. McMASTER

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 4445 WELLINGTON CT RD31 Municipality PUSLINCH
Lot 6 Concession 2 Division
Lot Size (where livestock facility is located) 39 hectares 96 acres

Signature of Livestock Facility Owner [REDACTED] Date JUNE 3, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 31' x 42' = 3,400 (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)		
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
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*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

Storage only
no manure pit
or Storage area
for manure

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, November 17, 2021 3:47 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B103-21 - SW Screening Form
Attachments: WHPA_Map_Wellington32_4445.pdf

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

Hi Jana,

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

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

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

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices.

Centre Wellington is now in Step Three of the Province's roadmap to reopening, a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

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

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

From: Jana Poechman <janap@wellington.ca>
Sent: November 17, 2021 11:05 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B103-21 - SW Screening Form

Good Morning.

Here is a Screening Form for your review. This is for our December 9th circulation.

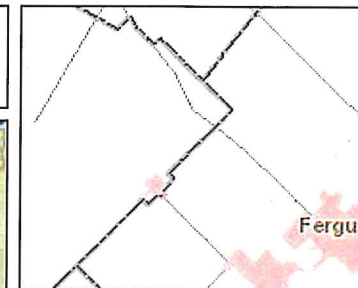
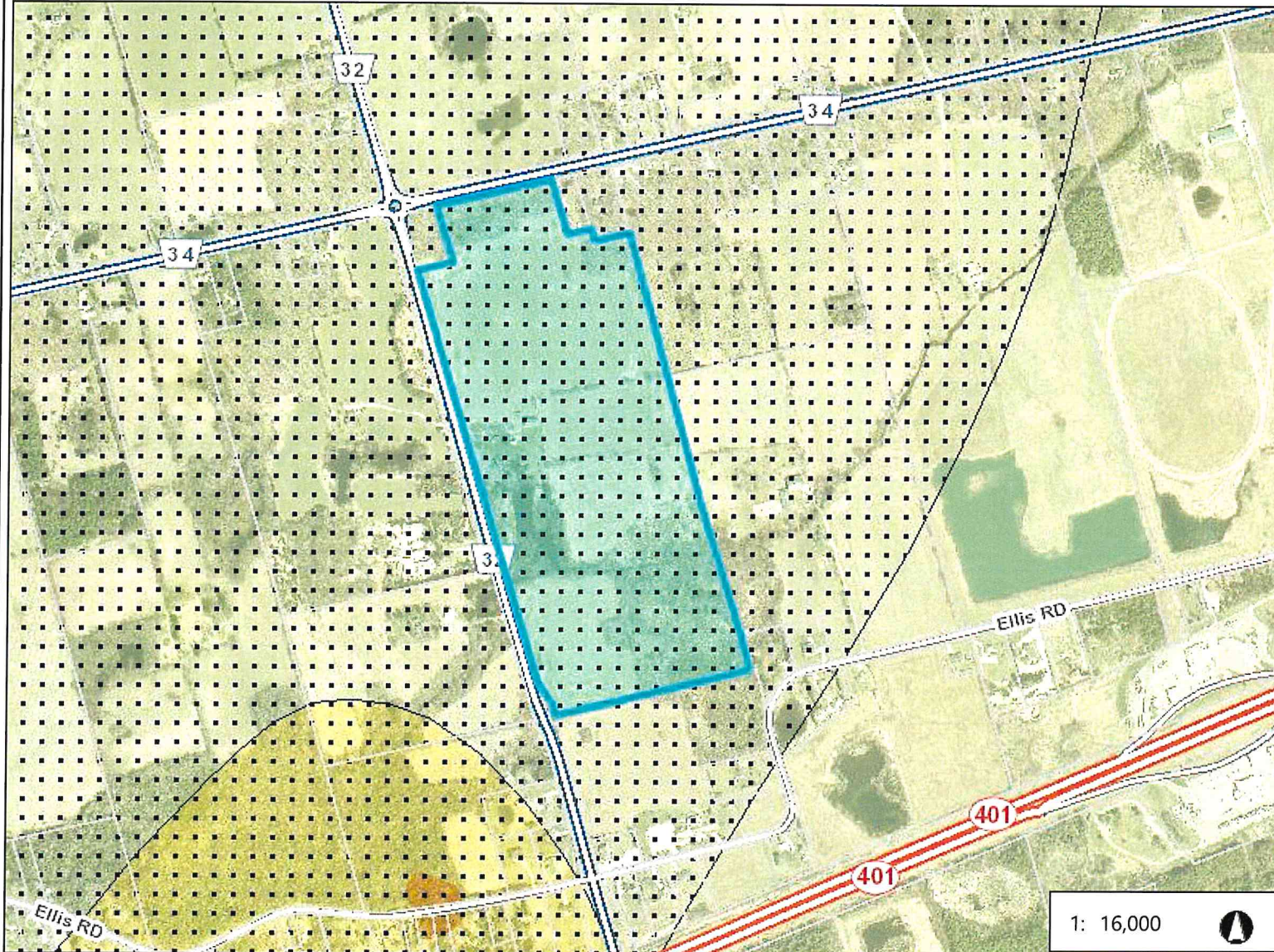
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9



Explore
Wellington

4445 Wellington Road 32, Puslinch



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup

0.8 0 0.41 0.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2021 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2021

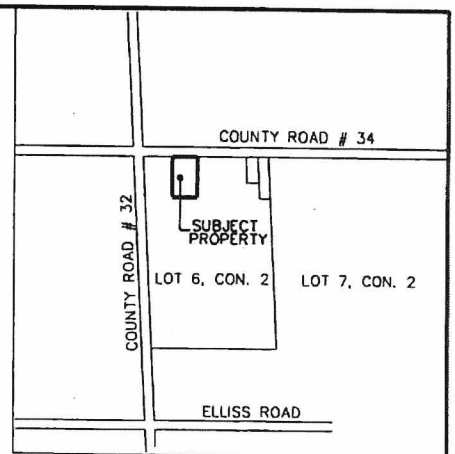
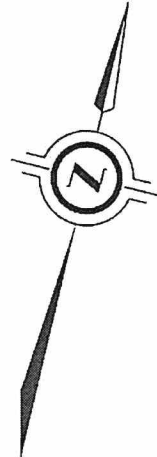
Notes

SEVERENCE SKETCH OF
PART OF LOT 6, CONCESSION 2
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

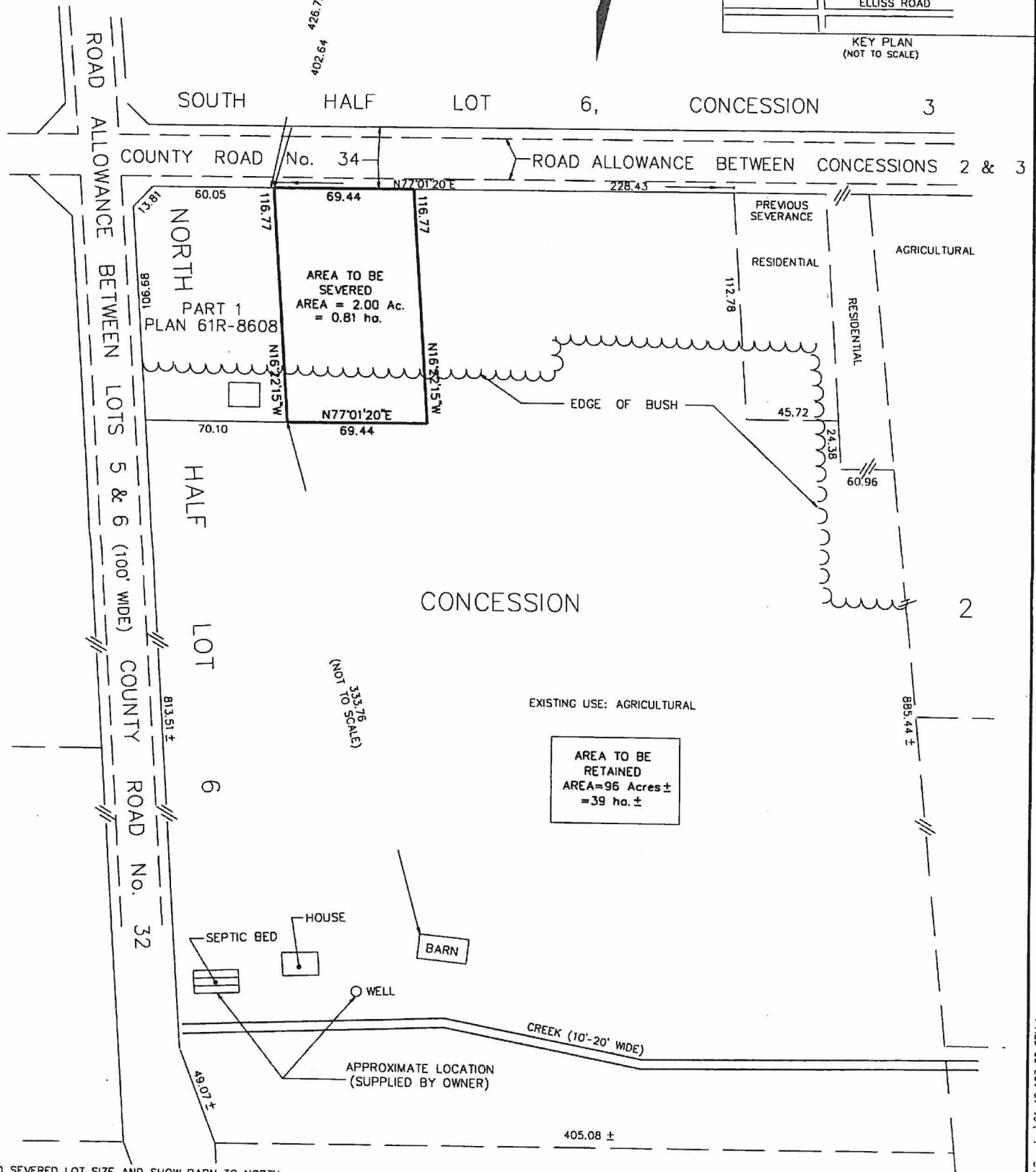
SCALE 1:2000

50 0 50 100 150 metres

J.D. BARNES LIMITED



KEY PLAN
(NOT TO SCALE)



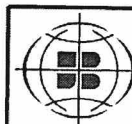
REVISED SEVERED LOT SIZE AND SHOW BARN TO NORTH
 JULY 28, 2000

SOUTH HALF LOT 6

JUNE 2, 2021

DATE

ROD LORD
 ONTARIO LAND SURVEYOR



J.D. BARNES LIMITED

LAND INFORMATION SPECIALISTS
 4273 KING ST. E. #100, KITCHENER, ON, N2P 2E9
 T: (519) 378-2220 F: (519) 630-5623 www.jdbarnes.com

SURVEYING
 MAPPING
 GIS

DH	DRAWN
RL	CHECKED
6/02/21	DATED
21-40-163-00	Ref. No.

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

010201

Hillary Miller

From: Brent Smith
Sent: Monday, December 20, 2021 10:11 AM
To: Lynne Banks
Subject: RE: Consent Application B103-21 - McMaster - 4445 Wellington Rd 32

Sensitivity: Confidential

Hi Lynne,

Puslinch Fire and Rescue reviewed the proposed consent application on Dec. 20, 2021. The department has no concerns regarding the proposal. Please remind the applicant to consider emergency access to the structures when they are replanting trees. Future overhead tree limb growth often obstructs our ability to use driveways and laneways to get close to structures in an emergency.

Thanks

Brent

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Monday, December 13, 2021 11:33 AM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Subject: Consent Application B103-21 - McMaster - 4445 Wellington Rd 32
Sensitivity: Confidential

Attached please find a consent application and supporting documents regarding the above property. Please provide any comments/concerns by January 4, 2022.

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
Email: lbanks@puslinch.ca