



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

JUNE 14, 2022

7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_KqFLtEtnT3iNcgJoEw84vg

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: 838 9520 8683

Passcode: 549222

International numbers available: <https://us02web.zoom.us/j/83895208683>

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**
 - May 10, 2022
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-GIL – Scott and Herminia Gillingham – 6891 Forestell Road, Concession 4, Front Part Lot 20, Township of Puslinch.**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 11.3 Agricultural Zone Requirements, Table 11.2.

The purpose and effect of this 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 98m instead of 120m as required.



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7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT



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1. CALL THE MEETING TO ORDER

2. OPENING REMARKS

3. ROLL CALL

4. DISCLOSURE OF PECUNIARY INTEREST

5. APPROVAL OF MINUTES

- May 10, 2022

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

7. ZONING BY-LAW AMENDMENT

- None

8. LAND DIVISION

8(a) Severance application B56-22 (D10-LIG) – Elaine Ellis; Paul and Tammie Lighthouse
– Part Lot 7, Concession Gore, municipally known as 6652 Gore Road, Township of Puslinch.

Proposed severance is 0.4 hectares with 74.61m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.9 hectares with 10.28m frontage, existing and proposed rural residential and agricultural use with existing dwelling, barn and drive shed.

8(b) Severance application B68-22 (D10-HAR) – Marina Harrison – Part Lot 17, Concession Gore, municipally known as 6926 Gore Road, Township of Puslinch.

Proposed lot line adjustment is 5m fr x 165m = 825 square metres (severed 2 on sketch), vacant land to be added to abutting rural residential lot – Gregory and Herta Harvey.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
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JUNE 14, 2022

7:00 p.m.

Retained parcel is 17.8 hectares with 342m frontage (severed 1 & retained on sketch), existing and proposed agricultural and rural residential use with existing dwelling, garden suite and accessory buildings.

8(c) Severance application B69-22 (D10-HAR) – Marina Harrison – Part Lot 17, Concession Gore, municipally known as 6926 Gore Road, Township of Puslinch.

Proposed severance is 49m fr x 165m = 0.8 hectares (severed 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 17.8 hectares with 293m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garden suite and accessory buildings.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING Tuesday, July 12, 2022 @ 7:00 p.m.

12. ADJOURNMENT



MINUTES

1. CALL THE MEETING TO ORDER

The May 10, 2022 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

2. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Municipal Clerk
Meagan Ferris, Manager of Planning and Environment, County of Wellington

3. OPENING REMARKS

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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meeting held Tuesday, April 12, 2022 be adopted.

CARRIED

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

6(a) Minor Variance Application D13-BAR – Paul and Rochelle Barber – 7036 Concession 1, Concession 1 Front Part Lot 21, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 11.4, Reduced Agricultural Lot Requirements, Table 11.3.

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

1. Section 11.4, Table 11.3 to permit a reduced lot frontage of 12.19m (40 feet) for the proposed severed parcel instead of 25m as required.

2. To permit a reduced lot area of 0.79 acres (34,625 sq. ft.) for the proposed retained parcel instead of 0.4 ha (1 acre) as required.

- Paul Barber, applicant provided an overview of the application.
- John Sepulis noted that the County of Wellington Planning Report and the Township Building Department has requested that the application be deferred until the owner has and OLS survey completed and provided to the Township.
- Mr. Barber advised that his surveyor won't be able to work on the survey until the end of July and stated that he is agreeable to defer the application until he has the survey.

That Application D13-BAR requesting relief from provisions of Zoning By-Law #23-2018, as amended, from Section 11.4, Reduced Agricultural Lot Requirements, Table 11.3 to permit:

1. **A reduced lot frontage of 12.19m (40 feet) for the proposed severed parcel instead of 25m as required.**
2. **A reduced lot area of 0.79 acres (34,625 sq. ft.) for the proposed retained parcel instead of 0.4 ha (1 acre) as required.**

Is deferred until such time as the owner provides a survey prepared by an Ontario Land Surveyor (OLS) to the satisfaction of the Township and the County of Wellington.

CARRIED

6(b). Minor Variance Application D13-GRA – Michele and George Gray – 6655 Concession 2, Concession 1 Rear Part Lot 7, Township of Puslinch.

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

The purpose and effect of this application is to permit:

1. A reduced lot frontage of the retained parcel to be 20m instead of 120m as required.
 2. A reduced MDS I setback from the barns at 6657 Concession 2 to the severed parcel to be 33m instead of 196m as required.
- Jeff Buisman from Van Harten Surveying, agent for the applicant, provided an overview of the application.
 - Lynne Banks read out the following comment received from Township resident, Kevin Johnson that states:

“Thank you for the opportunity to comment on this application.
I feel a 20m frontage is too small for a retained parcel on Concession 2. A minimum frontage of 30 meters would be a more appropriate size. I believe that historically this is the minimum frontage that would be allowed for a property in this area and I would ask that this minimum be maintained and a new precedent of small lots not be set.
Smaller lots with closer driveways will become a driving hazard on a road that is already dangerous. With its many blind hills and blind turns a precedent of smaller lots will surely make driving and especially cycling on this road very dangerous for residents and children. People have already resorted to posting mirrors on the opposite side of the road to their driveways so they are able to see above and around corners and hills.”
 - Andrew Good, adjacent property owner located at 6649 Concession 2 addressed the Committee and stated that he is a proponent of the application as it appears to meet safety requirements that are appropriate for the road.
 - There were no further questions or comments from the public.
 - Deep Basi asked if there are any other animals other than the small animals noted in Jeff Buisman's presentation.
 - Jeff Buisman advised that there are mostly ducks, 100 chickens and a donkey.
 - Deep Basi asked if the owner has any plans to relocate the animals.

- Dan Kennedy asked if there is safe entrance to the property.
- Jeff Buisman advised that there is safe entrance.
- Lynne Banks advised that she spoke with the Township's Public Works Department and it advised that the entrance will only be permitted along the eastern lot line as that is the only location that will allow for proper sight lines.
- Dan Kennedy asked that Dennis O'Connor speak to the number of chickens on the property.
- Dennis O'Connor advised that the MDS calculation is correct for the numbers of chickens on the property but he thinks there are too many animals for where the barns are located and the barns should be removed or relocated on the property.
- John Sepulis noted that asked Meagan Ferris that the planning report states that the property located at 6663 to the east is affected also by the livestock and that the MDS calculations do not meet the requirements.
- Meagan Ferris advised that they are flagging that there are existing houses that are also close to the structures as well and that they noted that 6663 is closer in comparison to where the new lot would be and the new house.
- Paul Sadhra asked if there is an option to move or limit the number of chickens on the property.
- Jeff Buisman advised that he would have to speak to the owner, and that the plan was to relocate some of the chickens to the other structure.
- Dennis O'Connor stated that if the animals of one of the structures are relocated to the other structure could be moved away from the neighbours property, he would be satisfied.
- John Sepulis asked Meagan Ferris if a condition can be added to the Decision that the animal be moved back from the property line on the neighbouring property.
- Meagan Ferris advised that it would be out of the scope of the Committee to impose a condition on an abutting property that is not subject to the application.
- Andrew Good noted that the chickens are free range and spend most of the time outdoors and the odour is negligible.

That Application D13-GRA requesting relief from provisions of Zoning By-Law #23-2018, as amended, to permit:

- 1. A reduced lot frontage of the retained parcel to be 20m instead of 120m as required.**
- 2. A reduced MDS I setback from the barns at 6657 Concession 2 to the severed parcel to be 33m instead of 196m as required.**

Is approved with three Committee members voting in favour of the application and two Committee members opposed and with the following condition:

That the proposed relief be based on the closest structure and that the variance be based on a proposed setback of 19 m with a relief of 177 m.

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:36 p.m.

CARRIED



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Scott GILLINGHAM & Herminia GILLINGHAM

Address: 6981 Forestell Road

City: Guelph, ON

Postal Code: N1H 6J3

E-mail Address: [Redacted]

Telephone Number: [Redacted]

Fax: _____

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [Redacted]

Telephone Number: [Redacted]

Fax: [Redacted]

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

Mortgage as in Instrument No. [REDACTED] with the Toronto-Dominion Bank located at 4720 Tahoe Blvd, Building 1, Mississauga, ON, L4W 5P2

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 6981 Forestell Road

Concession: 4 Lot: 20

Registered Plan Number: _____

Retained Parcel Area: 6.7ha ha Depth: 422m m Frontage: 98m 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 98m 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 B94-21. This application has been approved subject to conditions including the requirement of Zoning Compliance (Condition 7).

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural & Core Greenlands

Zoning Designation: Agricultural & Natural Environment

7. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

Seasonally maintained municipal road:

Other: (please specify below)

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

Forestell Road

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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? Agricultural

The abutting properties? Rural Residential / Agricultural / Industrial

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: July 1988

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"/>	B94-21	County of Wellington	Lot 20, Con 4	Severance	Approved Subject to Conditions
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

From: Gillingham, Scott

Subject:

Date: February 28, 2022 at 8:57 AM

To: Scott Gillingham



CANADIAN REGIONAL BUSINESS CONSULTANT

"KEEP SAFE, STAY HEALTHY"

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30313-21

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) Scott GILLINGHAM & Herminla GILLINGHAM 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)

Feb 28, 2022
Date

[Redacted Signature]

Signature of Owner(s)

Feb 28, 2022
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 13 day of

May 20 22

Signature of Owner or authorized solicitor or agent

[Redacted Signature]

Signature of Commissioner

May 13, 2022
Date

May 13, 2022
Date

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



LAND SURVEYORS and ENGINEERS

May 13, 2022

30313-21

Jeff.Buisman@vanharten.com

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

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B94-21
6981 Forestell Road
Part of Lot 20, Concession 4
PIN 71200-0031
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map, Source Water Protection Form, and a cheque in the amount of \$1,266 to the Township of Puslinch.

Proposal

One minor variance request is being made for the Retained Parcel of the Severance Application B94-21 that has been approved subject to conditions at the January 2022 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 98m 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 Forestell Road with a frontage of 60±m, depth of 75±m, for an area of 0.45±ha where a dwelling is proposed. 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 #6981 Forestell Road) will have a frontage of 98m, depth of 410±m for an area of 6.7±ha where the existing dwelling and accessory buildings 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



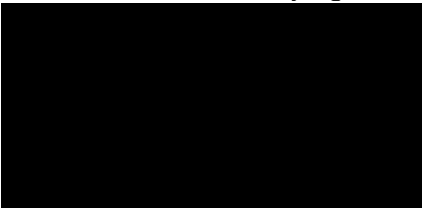
LAND SURVEYORS and ENGINEERS

With the creation of the severance, this leaves the retained parcel with a frontage of 98m 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.

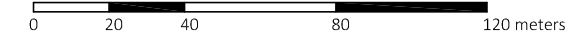


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Scott Gillingham

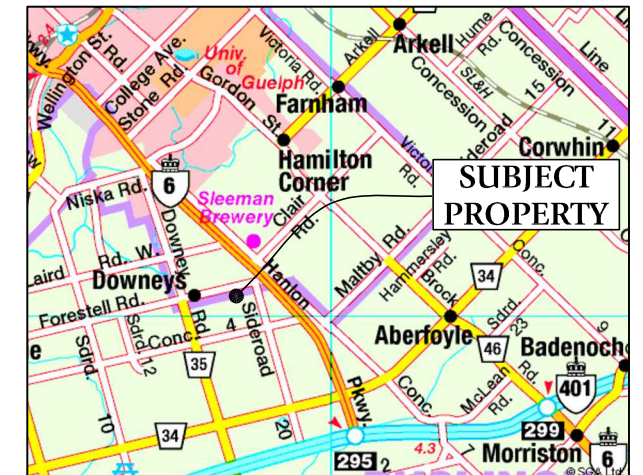
**MINOR VARIANCE SKETCH
PART OF LOT 20, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

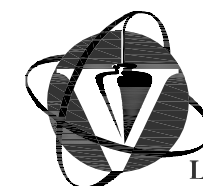
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. N.T.S. DENOTES NOT TO SCALE.
7. PROPERTY OWNER: SCOTT & HERMINIA GILLINGHAM.

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

THIS SKETCH WAS PREPARED ON
THE 13th DAY OF MAY, 2022.

JEFFREY E. BUISMAN

ONTARIO LAND SURVEYOR



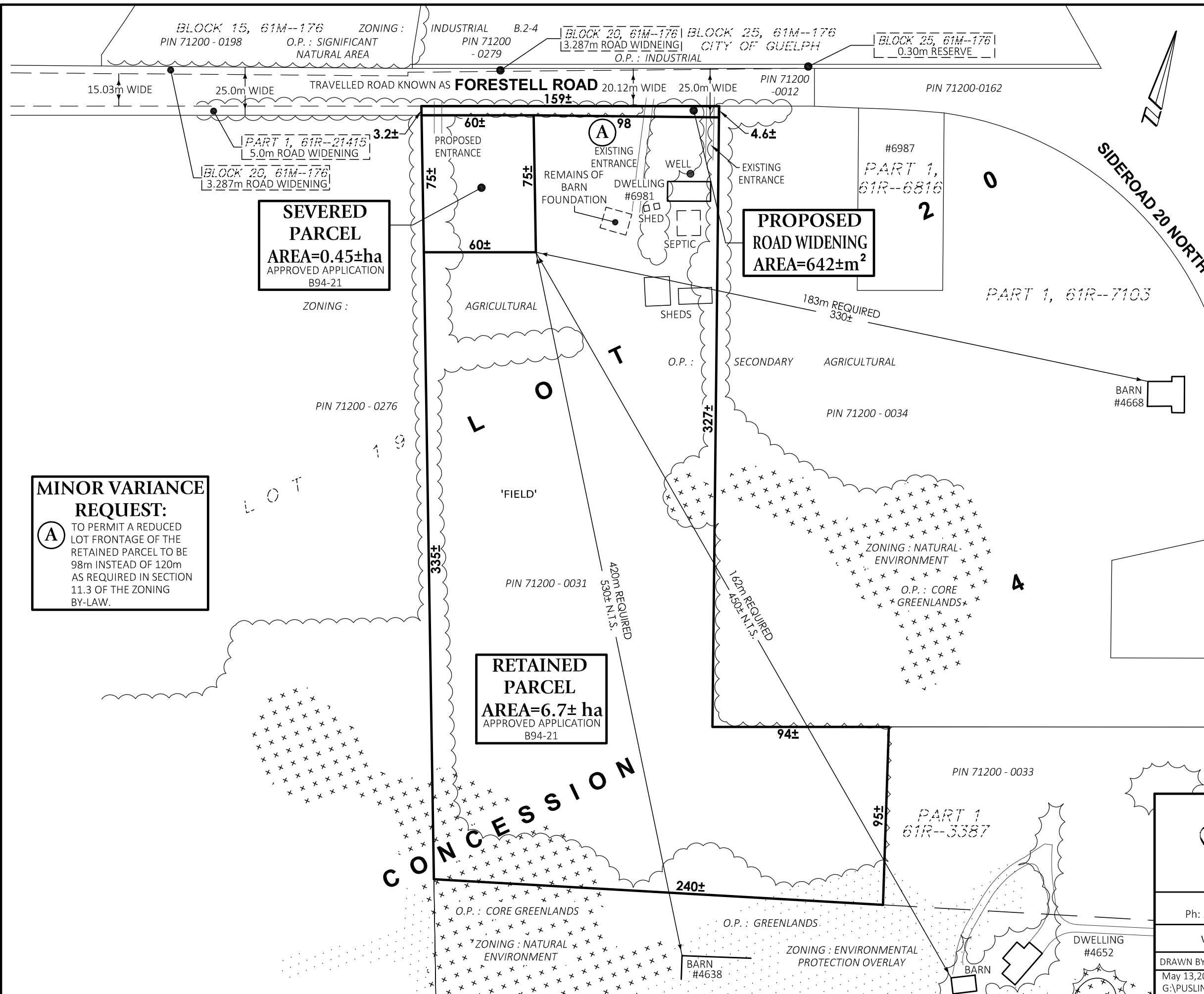
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 30313-21

May 13, 2022-10:53am
G:\PUSLINCH\Con4\ACAD\MV PT LT 20 (GILLINGHAM) UTM.dwg



MINOR VARIANCE REQUEST:

(A) TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 98m INSTEAD OF 120m AS REQUIRED IN SECTION 11.3 OF THE ZONING BY-LAW.

Roll Number: _____

File Number: _____

Submission Date: _____

WHPA, IPZ, ICA: _____

Vulnerability Score: _____

Drinking Water Source Protection Screening Form

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

1. Property Information

Municipal Address of Subject Property: 6981 Forestell Road, Puslinch

Property Owner: Scott Gillingham

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

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

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

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

One minor variance request is being made for the Retained Parcel of the Severance Application B94-21 that has been approved subject to conditions at the January 2022 Land Division Committee Meeting. The Minor Variance request is as follows:

A) To permit a reduced lot frontage of the retained parcel to be 98m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.

No development is proposed on the Retained Parcel.

3. Potential Threat Activities Associated with the Application

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

3.1 Fuel Handling and Storage greater than 250 litres

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

3.2 Chemical Handling and Storage

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

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

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

3.3 Road Salt Application and/or Outdoor Storage

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

3.4 Snow Storage (see guide)

3.5 Waste Storage or Disposal (see guide)

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

3.6 Storm Water Management/Industrial Sewage

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

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

3.7 Septic Systems

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

3.8 Agricultural / Commercial

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

3.9 Water Taking

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

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

Owner

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

Date

Signature

Applicant or Authorized Agent

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

May 5, 2022
Date

Signature

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

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

Explanatory Guide for Completing the Drinking Water Source Protection Screening Form

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

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

Section 1 – Property Information:

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

Section 2 – Proposal:

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

Section 3 – Potential Threat Activities Associated with Proposed Application:

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

3.1 Liquid Fuel Handling and Storage:

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

3.2 Chemical Handling and Storage:

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

3.2.1 Known DNAPLs:

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

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

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

3.2.2 Known Organic Solvents:

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

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

3.3 Road Salt Application, Handling and Storage:

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

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

3.4 Snow Storage:

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

3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

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

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

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

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

3.6 Storm Water Management/Industrial Sewage:

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

3.7 Septic Systems:

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

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

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

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

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

3.8.4 Agricultural - Grazing and pasturing of livestock:

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

3.9.1 Water Taking - Private well installed:

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

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

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

3.10 Recharge Reduction:

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

3.11 Transport Pathway

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

3.12 None Applicable:

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

Section 4 - Declaration:

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

Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, May 25, 2022 11:23 AM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/GIL - 6981 Forestell Road
Attachments: WHPA_Map_Forestell_6981.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.

Kind regards,
Danielle























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 is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



Legend

-  Parcels
- Roads**
 -  Local Road
 -  County Road
 -  Highway
-  Waterbodies
-  Watercourses
-  Municipalities
-  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
-  Roadlookup

1: 4,000 



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.

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Notes



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

MEETING DATE: June 14th, 2022
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Asavari Jadhav, Junior Planner
 Joanna Salsberg, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/GIL (Scott and Herminia Gillingham)**
6981 Forestell Road
Concession 4 Front Part Lot 20
ATTACHMENTS: 1 - Submitted Sketch for Minor Variance

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

Planning Opinion

The variance requested would provide relief from Section 11.3 (Table 11.2) of the Zoning By-law to allow for a reduction in required, minimum lot frontage. A lot frontage of 98 meters is proposed, whereas the By-law requires a minimum lot frontage 120 meters for properties that are greater than 4 hectares in size.

The severance application **B94/21** was conditionally approved at the January 2022 Land Division Committee Meeting. This application would sever a 0.45 ha (1.1 ac) vacant rural residential parcel and a 6.7 ha (16.55 ac) parcel containing an existing dwelling and sheds would be retained (**Figure 1**). The minor variance is a condition of approval for the above noted consent application.

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

Proposal:

Regulation	By-law Section	Required	Proposed
Agricultural Zone Requirements, Frontage	11.3 Table 11.2	The by-law requires a minimum lot frontage of 120 meters for properties greater than 4 hectares	Requesting a lot frontage of 98 meters.

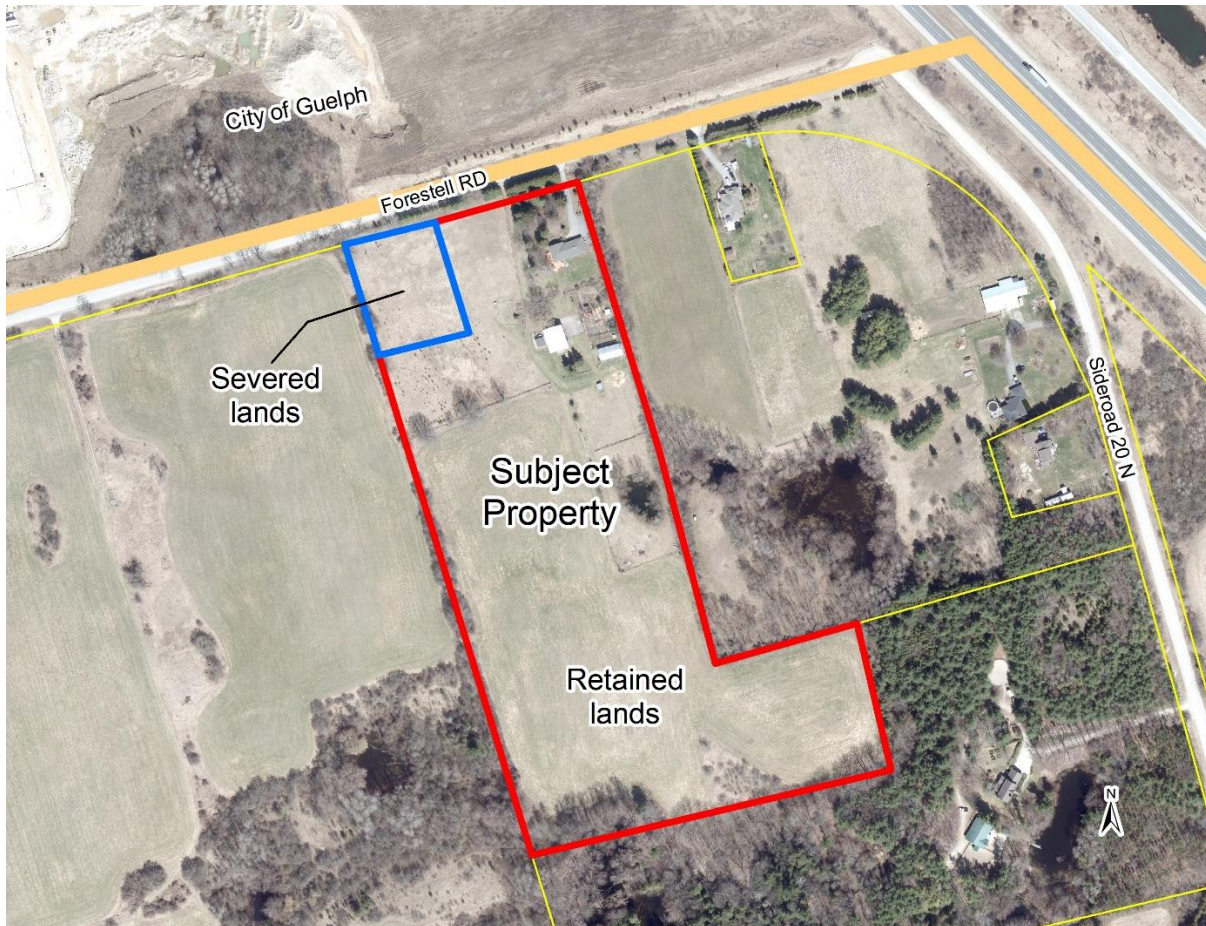


Figure 1 - Subject Property

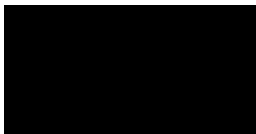
Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> Both the severed and retained lands meet the minimum lot area requirements of the Agriculture (A) Zone. The frontage on the related severed parcel meets the minimum required frontage requirements of the A Zone for a reduced Agricultural Lot. Appropriate access is maintained for the retained parcel via an existing driveway.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject lands are zoned Agricultural (A), Natural Environment (NE) and a portion of lands are within the Environmental Protection Zone Overlay (EP). A single detached dwelling is a permitted use within the Agricultural (A) zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The property is designated Secondary Agricultural, Core Greenlands and Greenlands. The severed parcel is located outside of the Greenlands System. The subject lands are also identified as being within the Paris Galt

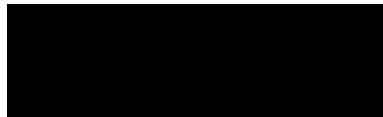
	<p>Moraine Policy Area.</p> <ul style="list-style-type: none"> • A single detached dwelling is a permitted use in the Secondary Agricultural designation. • Consent application B94/21 has been conditionally approved by the County of Wellington Land Division Committee and was deemed to be consistent with the Official Plan.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The proposed consent application B94/21 severs a 0.45 ha (1.1 ac) vacant rural residential parcel and a 6.7 ha (16.56 ac) parcel containing an existing dwelling would be retained. • The intent of the minimum lot frontage is to ensure that a safe entrance is available and also to ensure the viability of present and future use of the property. The Committee should consider any comments received by the Public Works Department regarding a safe entrance. • The proposed severed and retained lots meet the minimum lot area requirement for the Agricultural (A) Zone. • There is an existing driveway access to the retained lands. • County staff are satisfied that the reduced frontage is sufficient in this case, desirable, and appropriate for the development and use of the land.

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

Respectfully submitted
County of Wellington Planning and Development Department

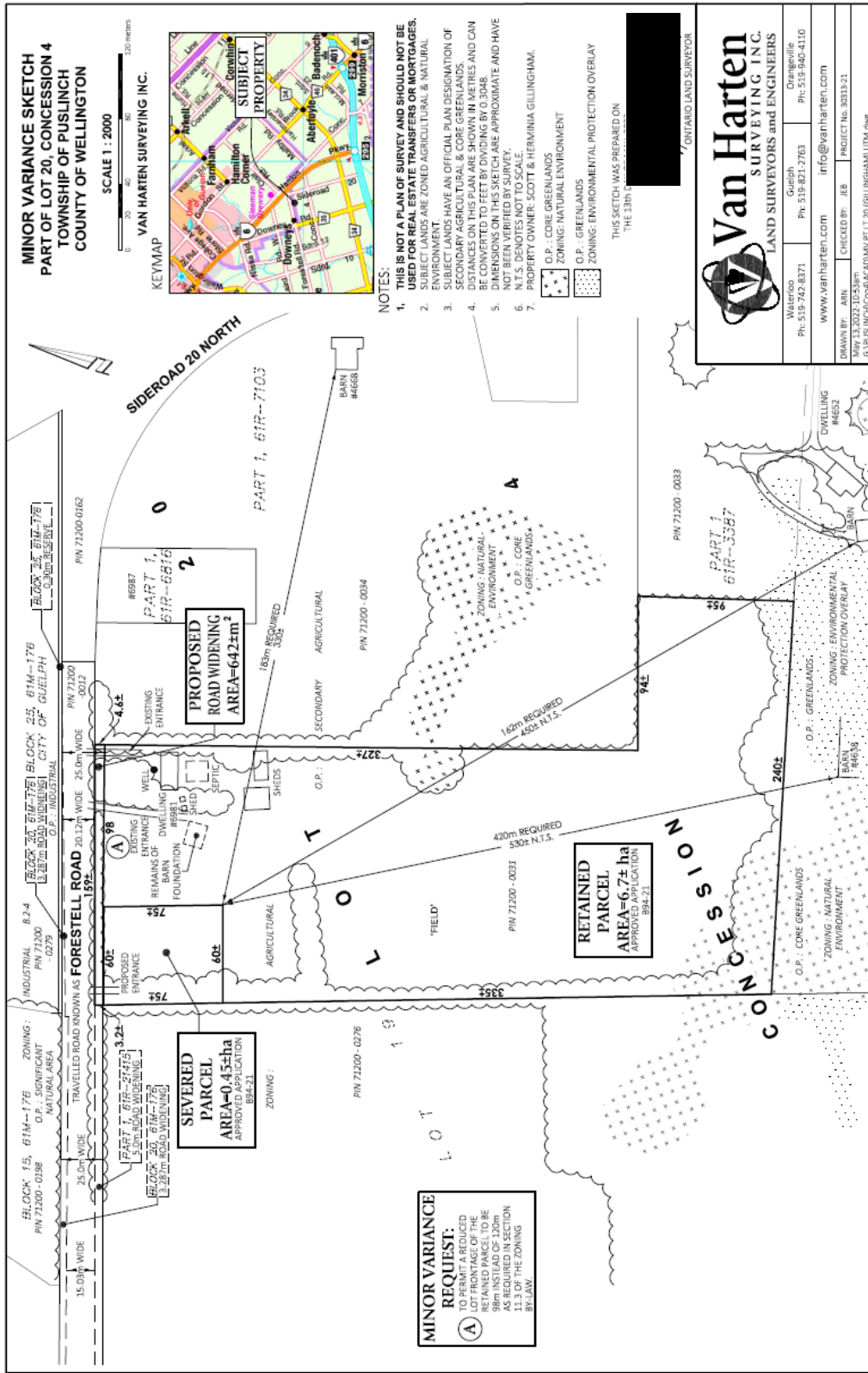


Asavari Jadhav,
Junior Planner



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

ATTACHMENT 1: Submitted Sketch for Minor Variance





MINUTES

1. CALL THE MEETING TO ORDER

The May 10, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:37 p.m. via electronic participation.

2. OPENING REMARKS

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

3. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Municipal Clerk
Meagan Ferris, Manager of Planning and Environment, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, April 12, 2022, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

7(a) Zoning By-Law Amendment D14-AUD – Audrey Meadows

The purpose and effect of the proposed Official Plan Amendment is to add a Special Policy area to Section 9.8 Puslinch Local Policies of the County of Wellington Official Plan and amend Schedule A7 Puslinch to facilitate residential development on private on-site services on approximately 14.5 hectares of lands abutting an existing Country Residential subdivision (Audrey Meadows). The proposed amendment is to amend the Township of Puslinch new comprehensive Zoning By-law 23-2018 to rezone the subject lands

from Agricultural (A) Zone to a specialized zone category (Rural Settlement Residential Zone (RSR)) to establish zone regulations specific to the proposed development.

- Rob Stovel, agent for the applicant, provided an overview of the application.
- Deep Basi asked if there are any plans to increase the number of lots to include lots allocated for more affordable housing.
- Rob Stovel advised that one way more affordable housing can be addressed is through possible rental units within the subdivision and that in order to keep within the character of the neighborhood the lots must be larger in order to handle servicing requirements.
- Dan Kennedy asked what the anticipated completion date is and further noted that there are 9 existing lots to the south and asked if those owners are aware that there would be future houses built to the north of their properties.
- Rob Stovel advised that the owner has had dialogue with the neighbors and noted that the original plan was to put in a higher number of lots and further advised that the owner has been keeping the neighbors of the existing lots updated as the subdivision evolves.
- Dan Kennedy asked if there are any plans for a buffer to be placed between the existing lots and the new lots that will be created.
- Rob Stovel advised that rear lot buffering has been discussed and that there will be design input from the owner's landscape architect as to what options are available for a buffer between the properties.
- Dennis O'Connor asked if the Environmental Assessment will confirm that there is enough water in the aquifer to accommodate the proposed subdivision.
- Rob Stovel advised that the owner is working with the hydrogeologist to evaluate the water supply and is confident that the proposed subdivision site can be serviced adequately.
- John Sepulis asked if the one kilometer setback from the City of Guelph boundary requires an Official Plan amendment.
- Rob Stovel advised that it is part of an Official Plan Amendment application with the County of Wellington.
- John Sepulis noted that as part of Mr. Stovel's presentation he cited several sites that have development closer than one kilometer.
- Rob Stovel advised that there are several sites to the west and he will document those sites to Council's satisfaction.
- John Sepulis noted that the owner is proposing to add a rural residential settlement area designation to the zoning by-law and asked if that is a term familiar within the industry.
- Rob Stovel advised that different municipalities have different names for similar zones.
- John Sepulis asked if they are complying with all of the Provincial policies that are in currently in place.
- Rob Stovel advised that yes, they are, subject to the special policy that the owner has proposed will be consistent with the policies.
- John Sepulis noted that the lots to the north and to the west show wooded areas and asked if the plan shown is the current one.
- Rob Stovel advised that the plan shown to the Committee is the current one and that the original plan put forward was not received well by the peer reviewers and it was recommended to move away from the wood lots and resulted in the plan that the Committee was shown on the screen.
- John Sepulis noted that the report cites limited commercial space and asked for clarity.
- Rob Stovel advised that they weren't sure if there is a need for limited commercial space and would need feedback from Council to determine if it would be suitable.
- John Sepulis asked if the road system can support the increase in traffic in the area.
- Rob Stovel advised that Triton Engineering did a traffic study and looked at site lines and they felt that the site line was appropriate.
- Paul Ziegler from Triton Engineering advised that they have checked the site lines for the entrance to the proposed subdivision and there are no issues from a geometric perspective. He further noted that a recent traffic count has not been done but they can update the traffic counts and part of draft plan approval and a turning lane can be added if one is needed.
- Dan Kennedy asked if a new traffic study has been done.
- Paul Ziegler advised that the traffic counts will be done as part of draft plan approval.

- There were no further questions or comments from the Committee.

The Committee has the following comments:

The Committee approves the application in principle, subject to the following:

1. Hydrogeological Study
2. Traffic Study
3. Consideration for rear lot buffering from adjacent development
4. Conformance with provincial legislation

CARRIED

8. LAND DIVISION

- 8(a) Severance application B43-22 (D10-MCF) – Allan McFee –** Part Lot 12, Concession 10, municipally known as 4677 Watson Rd S., Township of Puslinch.

Proposed lot line adjustment is 0.18 hectares with no frontage to be added to abutting rural residential lot – Travis, Laura, Robert and Pamela Bothwell.

Retained parcel is 10.7 hectares with 172.2m frontage, existing and proposed agricultural use with existing dwelling and accessory buildings.

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

The Committee supports the application in principal with the **following condition** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 8(b) Severance application B47-22 (D10-DAL) – Teresa Dallan –** Part lot 9, Concession 9, municipally known as 935 Watson Rd S.

Proposed severance is 50m fr x 125m = 0.6 hectares (severed 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 106m fr x 125m = 1.3 hectares (retained 1 on sketch), existing and proposed rural residential use with existing dwelling, shed and old barn.

- Jeff Buisman, agent for the applicant provided an overview of the application.
- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Lynne Banks advised that Committee that a desktop review of the proposed entrances has been completed, however safe site lines can't be confirmed until the locations of the proposed site lines are staked out.
- Deep Basi asked if the barn is still active or has it be decommissioned.
- Jeff Buisman advised that the barn was deactivated a long time ago.
- Deep Basi asked if the second barn shown on the plan is active.
- Jeff Buisman advised that MDS will not impact the neighboring properties.
- Dennis O'Connor advised that with respect to prime agricultural lands, will Jeff be following the boundary and keeping all of the prime agriculture together.

- Jeff Buisman noted that the lands to be severed contain a small portion that is prime agricultural. He further noted that in the lands to be retained 40 percent is secondary agriculture and 60 percent is prime agriculture.
- Dennis O'Connor asked if the 60 percent prime agriculture can be developed.
- Jeff Buisman advised that if the severance is granted, it would be for the whole parcel.
- Dennis O'Connor asked if the soil should be typed in order to find the line for prime agriculture and noted that he is concerned that some prime agriculture land could be severed and built on.
- Meagan Ferris advised that the lot was created in 2002 by consent and at the time planning staff determined that all of the land was secondary agriculture and that planning staff were satisfied at that time. She further noted that the County is confident that the designation line is between prime and secondary agriculture.
- Dennis O'Connor asked if the lands to be retained can be built on or is it prime agriculture and can only be farmed.
- Meagan Ferris advised that this will inadvertently create a building lot.
- John Sepulis asked if the applicant can demonstrate that the majority of the lands to be retained are mostly secondary agriculture, would the County be willing to approve the severance.
- Meagan Ferris advised that the information the County has is that the retained land is mainly prime agriculture land.
- Deep Basi asked if it can be built on.
- Meagan Ferris advised that they can build on it because the zoning would allow a house to be built on it but what makes it complicated is how the policy is reviewed, and noted that it's a little better if you switch it around and it does make it challenging from a severance perspective but if approved by the Committee that the newly retained land that is vacant could be built upon.
- John Sepulis noted that he thought Meagan Ferris mentioned that if the land is Prime Agricultural it can't be built on.
- Meagan Ferris advised that based off the zoning both lots have an agricultural zone which allows a single family dwelling but the issue is with policies with respect to severances and that there is no policy support for severances that are in the Prime Agricultural area.
- John Sepulis confirmed that theoretically you can't get a severance in Prime Agricultural land to build on it.
- Meagan Ferris confirmed that you can't get vacant lot severances and that the type of residential lot severance is for surplus farm dwelling in the Primary Agriculture area.
- Paul Sadhra noted that it is a unique situation and they could be creating a precedent.
- Dan Kennedy noted that Jeff Buisman mentioned in his presentation that the land would never be farmed.
- Jeff Buisman advised that the parcel is 2 hectares and that not too many farms survive on a 2 hectare parcel.
- Dennis O'Connor noted that this is a way around to sever a prime agriculture lot.
- There were no further questions or comments from the Committee.

The committee does not support the creation of a lot in prime agriculture land, however if the Land Division Committee approves that application then they are requesting that the **following conditions**

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. That the owner obtain zoning conformity for the two existing accessory structures located on the retained lands.

8(c). Severance application B48-22 (D10-DAL) – Teresa Dallan – Part lot 9, Concession 9, municipally known as 935 Watson Rd S.

Proposed severance is 50m fr x 125m = 0.6 hectares (severed 2 on sketch), existing agricultural land for proposed residential use.

Retained parcel is 19.2 hectares with 219m frontage (retained 2 on sketch), existing and proposed agricultural use.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- John Sepulis asked planning staff if a condition can be imposed on another property if it is owned by the same owner
- Meagan Ferris advised that it would be difficult to do, and further noted that the County can make a condition if the application is approved at Land Division for zoning compliance.
- There were no further questions or comments from the Committee.

That the Committee supports the application with the **following conditions** to be imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to both the retained and severed parcels can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner transfer a road widening across both the retained and severed parcels along the frontage of Watson Rd. S. to the Township of Puslinch and that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That consideration be given to the MDS calculations for the barns, active and inactive, in the area and that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, June 14, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:53 p.m.

CARRIED

May 13, 2022

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: May 02, 2022

FILE NO. B56-22

APPLICANT

Elaine Ellis; Paul & Tammie Lighthouse
6652 Gore Rd
RR#2
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 7
Concession Gore

Proposed severance is 0.4 hectares with 74.61m frontage, vacant land for proposed rural residential use.

Retained parcel is 1.9 hectares with 10.28m frontage, existing and proposed rural residential and agricultural use with existing dwelling, barn and drive shed.

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

June 29, 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 – North Dumfries

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: \$ 4720
Fee Received: May 2/22
File No. B5622
Accepted as Complete on: May 2/22

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

2. (a) Name of Registered Owner(s) Lighthouse, Paul Lewis, Ellis, Elaine Margaret Lighthouse, Tammie Elaine

Address: 6652 Gore Road, RR2
Puslinch, ON NOB 2J0

Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. _____ Email: _____

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

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.

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

Local Municipality: Puslinch Township
Concession GORE Lot No. 7
Registered Plan No. _____ Lot No. _____
Reference Plan No. 61R-8909 Part No. _____
Civic Address 6652 Gore Road, RR2, Puslinch ON NOB ZJO

(b) When was property acquired: Aug 18, 2004 Registered Instrument No. 

5. Description of Land intended to be SEVERED: Metric Imperial
Frontage/Width 74.61 AREA 0.4 ha
Depth 83.22 Existing Use(s) Grasslands
Existing Buildings or structures: Ø
Proposed Uses (s): 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

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 10.28

AREA 1.9 ha

Depth 162.29

Existing Use(s) Primary Residence / Grasslands

Existing Buildings or structures: Residential Home, Barn, Drive Shed

Proposed Uses (s): remains the same

Type of access (Check appropriate space)

Existing

Proposed

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

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

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 metres [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: Canadian Pacific Railway

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.
Conforms to PPS
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 to PGP
26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
Secondary Agriculture - Conforms to COP

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

Amendment Number(s): N/A 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? Secondary Agricultural

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 N/A

b) has an application been made for a minor variance?
 YES [] NO [] File Number in process D13-L16

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 [] inactive

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained { Width 12.2 Length 24.4 Area 297.7 m² Use _____

Attached { Width 6.1 Length 17.3 Area 104.9 m² Use _____

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

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

Current Photo of 6652 Gore Road



We felt that a visual perspective of our property would explain why we wished to follow the existing fence line for the proposed severed portion in our Application for Consent. As you can see from the photo, the fence line provides a beautiful flow to our property which we would like to maintain.

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

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

Contacted Kyle Davis office April 8, 2022 and was informed that our property was not within WHPA

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

YES [X] NO []

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

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

A picture is worth a thousand words, please see attached pictures of our home/laneway which gives a clearer representation of how our property flows.

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), Elaine Ellis and Paul Lighthouse the Registered Owners of 6652 Gore Road, Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Tammie Lighthouse

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

[Redacted Signature]

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Tammie Lighthouse of the Township of Puslinch In the County/Region of Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) 6652 Gore Road

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 Quelph In the

County/Region of Wellington

This 2 day of May 2022

[Redacted Signature]

(Owner or Applicant)

[Redacted Signature]

(Owner or Applicant)

[Redacted Signature]

**KIM COURTS
DEPUTY CLERK**

Commissioner of Oaths

**COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO**

[Redacted Signature]

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Tammie Lighthouse, 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)

May 2, 2022

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 Jeff Cameron

Contact Information

Email _____ Telephone [REDACTED]
 Civic Address 6632 Gore Road Municipality Pukitanga
 Lot 6 Concession Gore Division _____
 Lot Size (where livestock facility is located) _____ hectares _____ acres

Signature of Livestock Facility Owner _____ Date _____

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

* Contacted Mr. Cameron re: completion of Farm Data Sheet - Mr Cameron returned my call and stated he did not wish to complete form.

Minimum Distance Separation I (MDSI)

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

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

**QUESTIONS?
PLEASE CONTACT**

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

P 519.837.2600 x2170
 F 519.923.1694



FARM DATA SHEET
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 Mr. Jerry Bartelse

Contact Information

Email _____ Telephone _____
 Civic Address 6647 Gore Rd Municipality Township of North Dumfries
 Lot 5 Concession 10 Division _____
 Lot Size (where livestock facility is located) _____ hectares _____ acres

Signature of Livestock Facility Owner _____ Date _____

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

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
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 - 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
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
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	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
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	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)		

* Contacted Mr. J. Bartelse on 3 occasions
 1 phone call and 2 emails re: completion of Farm Data Sheet - Mr Bartelse declined to complete form

Minimum Distance Separation I (MDSI)

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

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

QUESTIONS?

PLEASE CONTACT

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

P 519.837.2600 x2170

F 519.923.1694



FARM DATA SHEET
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 Joseph Korcovski

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 686 Gore Rd Municipality Poultich
 Lot _____ Concession _____ Division _____
 Lot Size (where livestock facility is located) _____ hectares _____ acres

Signature of Livestock Facility Owner [REDACTED] Date Apr 29/2022

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	18	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

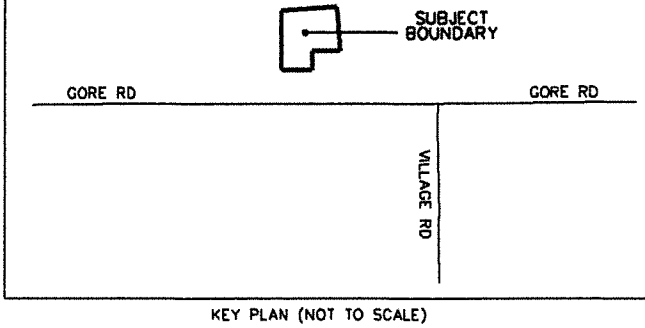
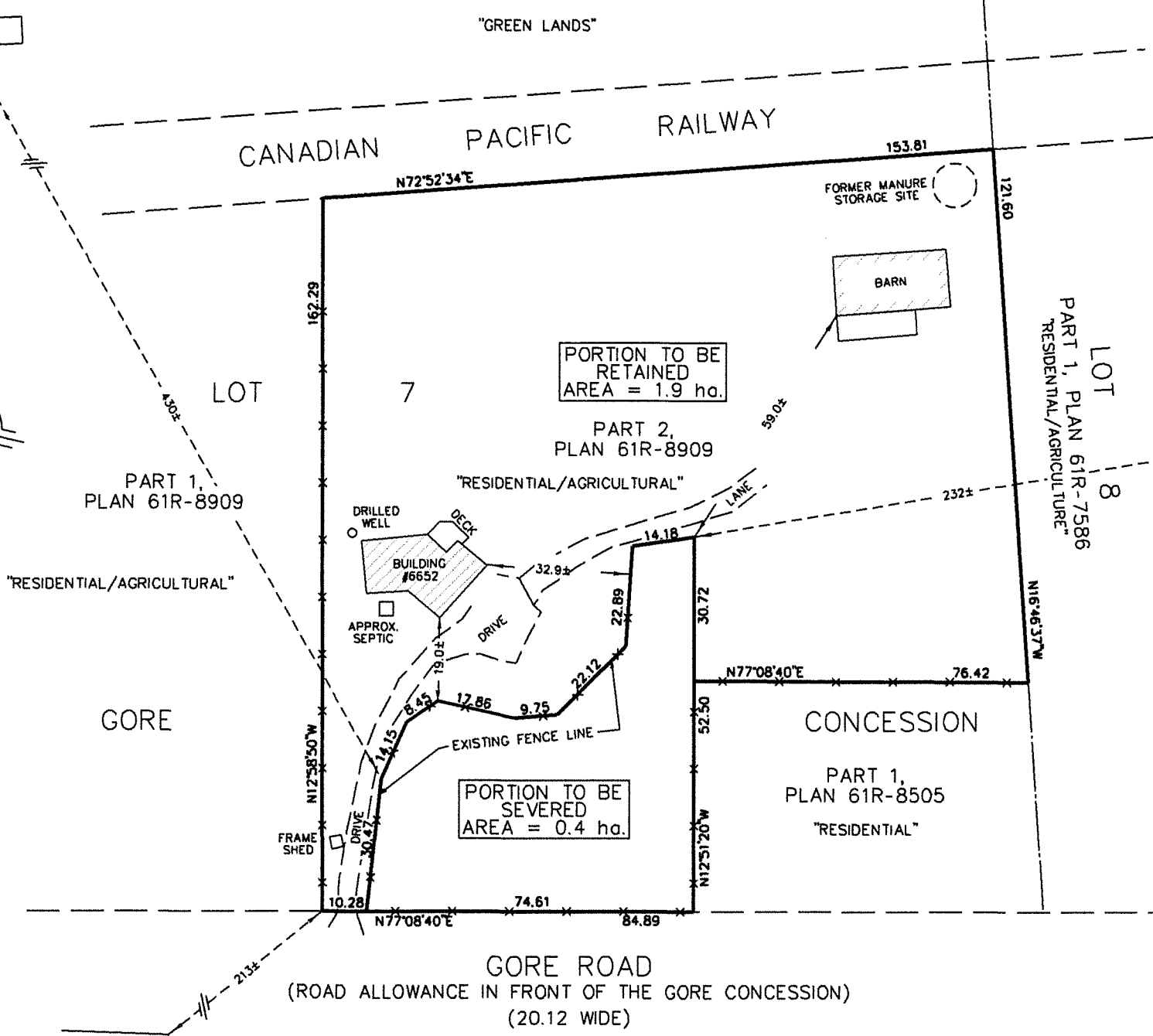
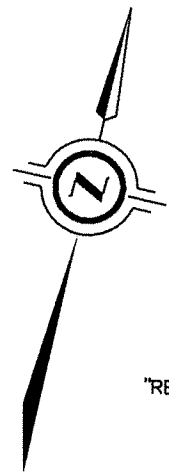
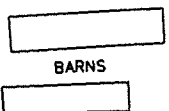
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes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

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

**QUESTIONS?
PLEASE CONTACT**

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

P 519.837.2600 x2170
F 519.923.1694



SEVERANCE SKETCH OF
6652 GORE ROAD
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON
 SCALE 1 : 1000

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

NOTES
 THIS IS NOT A PLAN OF SURVEY AND MUST ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
 BOUNDARY INFORMATION SHOWN DERIVED FROM PLAN 61R-8909.
 PHYSICAL FEATURES SHOWN WERE TRACED FROM GOOGLE EARTH OVERLAY, OR DERIVED FROM PREVIOUS SEVERANCE SKETCHES BY JAMES S. CAMPBELL O.L.S. AND A.C.I. SURVEY CONSULTANTS. LOCATIONS OF ALL FEATURES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED IN THE FIELD.

GORE ROAD
 (ROAD ALLOWANCE IN FRONT OF THE GORE CONCESSION)
 (20.12 WIDE)

J.D. BARNES LIMITED
 SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 4273 KING ST. E. #100, KITCHENER, ON, N2P 2B9
 T: (519) 578-2220 F: (519) 599-5625 www.jdbarnes.com

DH	DRAWN
BR	CHECKED
4/28/22	DATED
22-40-628-00	Ref. No.

G:\22-40-628\00\Drawing\22-40-628-00-SEV.dgn 4/28/2022 10:12

May 13, 2022

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: May 05, 2022

FILE NO. B68-22

APPLICANT

Marina Harrison
6926 Gore Road
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 17
Concession Gore

Proposed lot line adjustment is 5m fr x 165m = 825 square metres (Severed 2 on sketch), vacant land to be added to abutting rural residential lot – Gregory & Herta Harvey.

Retained parcel is 17.8 hectares with 342m frontage (severed 1 & retained on sketch), existing and proposed agricultural and rural residential use with existing dwelling, garden suite & accessory buildings.

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

June 29, 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 – Hamilton Conservation
Conservation Authority – GRCA Neighbouring Municipality – City of Hamilton
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4720
Fee Received: May 5/22

File No. B68-22

Accepted as Complete on: May 5/22

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) or Purchaser Marina HARRISON

Address 6926 Gore Road, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(f) Number of Certificates Requested 1

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

Conveyance to effect an addition to a lot

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

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

Part of Lot 17, Con GORE, Parts 1 & 2, 61R-9109 (PIN 71204-0067) – 6912 Gore Road

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

Local Municipality: Township of Puslinch

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 17

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 6926 Gore Road

(b) When was property acquired: March 2013 (original)
April 2021 (estate transfer)

Registered Instrument No. 

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width

5 ±

AREA

825 m² ±

Depth

165 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): To be added to #6912 Gore Road (PIN 71204-0067) for additional yard space.

Type of access (Check appropriate space)

Existing [X]

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

Entrance on lands to be added to

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): Well on lands to be added to

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

Other (specify): Septic on lands to be added to

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

293 / 406 ±

AREA

17 ha ±

Depth

476 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Dwelling, Garden Suite & Accessory Buildings

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

- Right-of-way
- Private road
- Crown access road
- Water access
- Other (specify) _____

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

- Municipally owned and operated piped water system
- Well individual communal
- Lake
- Other (specify): _____

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

- Municipally owned and operated sanitary sewers
- Septic Tank individual communal
- Pit Privy
- Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []
 *If yes, see sketch requirements and the application must be accompanied by a: MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]
15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []
 Name of Rail Line Company: **Active – Canadian Pacific Railway**
17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

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

20. Is this a **resubmission** of a previous application?

YES [] NO [X]

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [X]

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

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

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [X] NO []

Yes – A second application is being submitted simultaneously for a Severance from the subject property at #6626 Gore Road.

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

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.

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

There are wetland features on the subject property however the severance is out of this area the development is not proposed within the features.

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

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 for Secondary Agricultural parcels that states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

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

27. What is the zoning of the subject lands? **Agricultural, Agricultural (T3) and Natural Environment**

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

If NO, a) has an application been made for re-zoning?
 YES NO File Number _____

b) has an application been made for a minor variance?
 YES NO File Number _____

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

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

- SEV/RET Parcel: Mortgage as in Instrument No. WC631460 with the Bank of Nova Scotia
- Subject to Easement as in INST No. IS16038 for Union Gas
- Added to parcel: Subject to Easement as in INST No. IS16038 for Union Gas
- Subject to Hydro Easement – Part 1, 61R-11331, as in INST WC340645

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

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

Type: Dairy Beef Cattle Swine Poultry Other

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>9±m</u>	Length <u>13±m</u>	Area <u>117±m²</u>	Use <u>Garden Suite</u>
	Width <u>8±m</u>	Length <u>12±m</u>	Area <u>96±m²</u>	Use <u>Old Barn</u>
	Width <u>6±m</u>	Length <u>9±m</u>	Area <u>54±m²</u>	Use <u>Garage</u>
	Width <u>3±m</u>	Length <u>3±m</u>	Area <u>9±m²</u>	Use <u>Shed</u>

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

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



LAND SURVEYORS and ENGINEERS

May 5, 2022
30320-21

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance & Lot Line Adjustment Applications & Sketch
6926 Gore Road
Part of Lot 17, Concession GORE
PIN 71204-0068
Township of Puslinch**

Please find enclosed two severance applications for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, PIN Reports and Map, the required deeds, addresses of neighbouring properties, MDS Farm Data Sheets, a cheque to the GRCA for \$445.00 and two cheques to Wellington County totalling \$9,440.00. Please note that the majority of the parcel is within the Hamilton Conservation Authority however, the majority of the severance is in the GRCA territory and we therefore expect GRCA to be the primary review agency. Enclosed is a cheque to the GRCA for this review fee.

Proposal

The proposal is to create a new rural residential parcel along Gore Road in Puslinch. The Severed Parcel will have a frontage of 49±m, depth of 165±m, for an area of 0.80±ha where a dwelling is proposed. The parcel was configured to be the same depth as the adjacent rural residential parcel to the west (#6912). The parcel was also configured to be at least 35m from the small wetland area along the frontage of the Retained Parcel. An entrance is proposed along the southeast limit of the severed parcel. It has been evaluated and safe access is possible. The Zoning requirements are met for this parcel.

The proposal also includes a Lot Line Adjustment severance so that 5m is added to the property to the west (6912 Gore Road or PIN 71204-0067). The existing driveway for 6912 is hugging the property line and the desire is to create a bit of space between the new lot and the existing house.

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

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable.

The Retained Parcel – known as #6926 Gore Road (PN 71204-0068) – will have a frontage of 293±m, depth of 476±m, for an area of 17±ha where the existing dwelling, garden suite, old barn, garage and shed will remain. The Zoning requirements are met for this parcel.

The subject property is zoned Agricultural (T3) which permits a garden suite with a maximum floor area of 125.4m². This is a temporary zone that expires on February 6, 2033.

There is an old barn on the Retained Parcel that has not housed livestock for over 40 years. It is not possible to humanely house livestock and there is no intention to house livestock. The dimensions are 8m by 12m, with a floor area of 96±m². Guideline No. 21 indicates that MDS 1 is not required when the floor area of an unoccupied livestock barn is <100m². We also determined that under TYPE A, the minimum requirement is 116m, whereas there is 120m from the severance to the barn.

MDS was considered for the barns on the adjacent parcel to the east at #6954 Gore Road. There are three buildings – two old chicken barns and one barn for dairy cows. The old chicken barns are only used for storage and do not house animals. The third building currently contains dairy cows; however it is more than 500m to the proposed severed parcel and therefore MDS is not required. As precaution, we determined the MDS minimums for this barn and found the minimum to be 108m and the actual distance is 535±m.

The subject property is within the Greenbelt Natural Heritage System. Based on the mapping it seems that the majority of the Retained Parcel is within the Greenbelt Natural Heritage System, however the Severed Parcel is just outside of the limits of the Greenbelt Plan.

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the Severed Parcel.
- MDS requirements are met.



LAND SURVEYORS and ENGINEERS

In summary these severances are very practical and follow the relevant criteria for a severance.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Marina Harrison
cc Greg and Herta Harvey

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

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

YES [] NO [X]

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

34. Source Water Protection Plan

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

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

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

YES [] NO [X]

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

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

N/A

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

Please see covering letter for more details.

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" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S/PURCHASER'S AUTHORIZATION:

The Owner/Purchaser 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/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

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

I, (we), Marina HARRISON the Registered Owners/Purchasers of
Part of Lot 17, Concession GORE, INST RO745662 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

X 

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 17, Concession GORE, INST RO745662 Of the Township of Puslinch

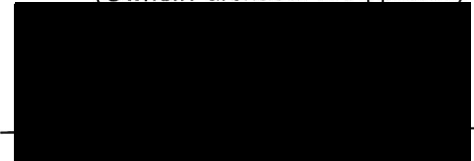
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

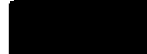
City of
Guelph In the
County/Region of _____

This 5 day of May 2022

(Owner/Purchaser or Applicant)



(Owner/Purchaser or Applicant)





Commissioner of Oaths

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2022

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Signature of Owner/Purchaser/Applicant/Agent(s)

May 5, 2022

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: May 5/22

File No. B68-22

Accepted as Complete on: May 5/22

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) or Purchaser Gregory Allan HARVEY & Herta Harvey

Address **6912 Gore Road, Puslinch, ON, N0B 2J0**

Phone No. [REDACTED]

Email: [REDACTED]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) _____

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(f) Number of Certificates Requested 1

3. Location of Land in the County of Wellington:

Local Municipality: **Township of Puslinch**

Concession **Gore**

Lot No. **17**

Registered Plan No. **134**

Lot No. **44, 74, 43**

Reference Plan No. **61R-9109**
S/T Easement 61R-11331

Part No. **1 & 2**

Part No. **1**

Civic Address **6912 Gore Road**

(b) When was property acquired: October 2008

Registered Instrument No. [REDACTED]



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

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility John Brunsveld

Contact Information

Email _____ Telephone _____
 Civic Address 6954 Gore Road Municipality Puslinch
 Lot 18 Concession _____ Gore Front _____ Division _____
 Lot Size (where livestock facility is located) 37.636 hectares 93 acres

Signature of Livestock Facility Owner _____ Date November 3rd, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 50 by 80 - 4000 square feet ft²/m² _____ ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)	20	V1
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

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

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

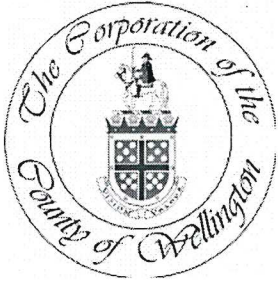
QUESTIONS?

PLEASE CONTACT

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

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

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



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 Maria Harrison

Contact Information

Email _____ Telephone _____
 Civic Address 888 6926 Gore Rd Municipality Pustlinch
 Lot 17 Concession GORE Division _____
 Lot Size (where livestock facility is located) _____ hectares 42 acres

Signature of Livestock Facility Owner _____ Date Sept 14, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 96 m² ft²/m² _____ 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
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hiefers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
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	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Page 1 of 2
 Jan.20/17 VER

This barn has not had animals for more than 40 years. It is not possible to ~~humanely~~ humanely house animals. Major work with a building permit would be required. Probably construct a new building before renovating the existing building.

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)
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	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
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	Broilers on any length of cycle		
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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.* <i>On Unoccupied for Decades</i>	<i>8m x 12m</i>	

*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

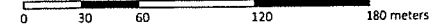
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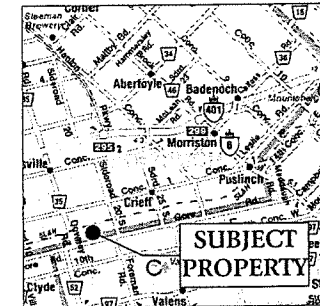
**SEVERANCE SKETCH
PART OF LOT 17, CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.

KEYMAP

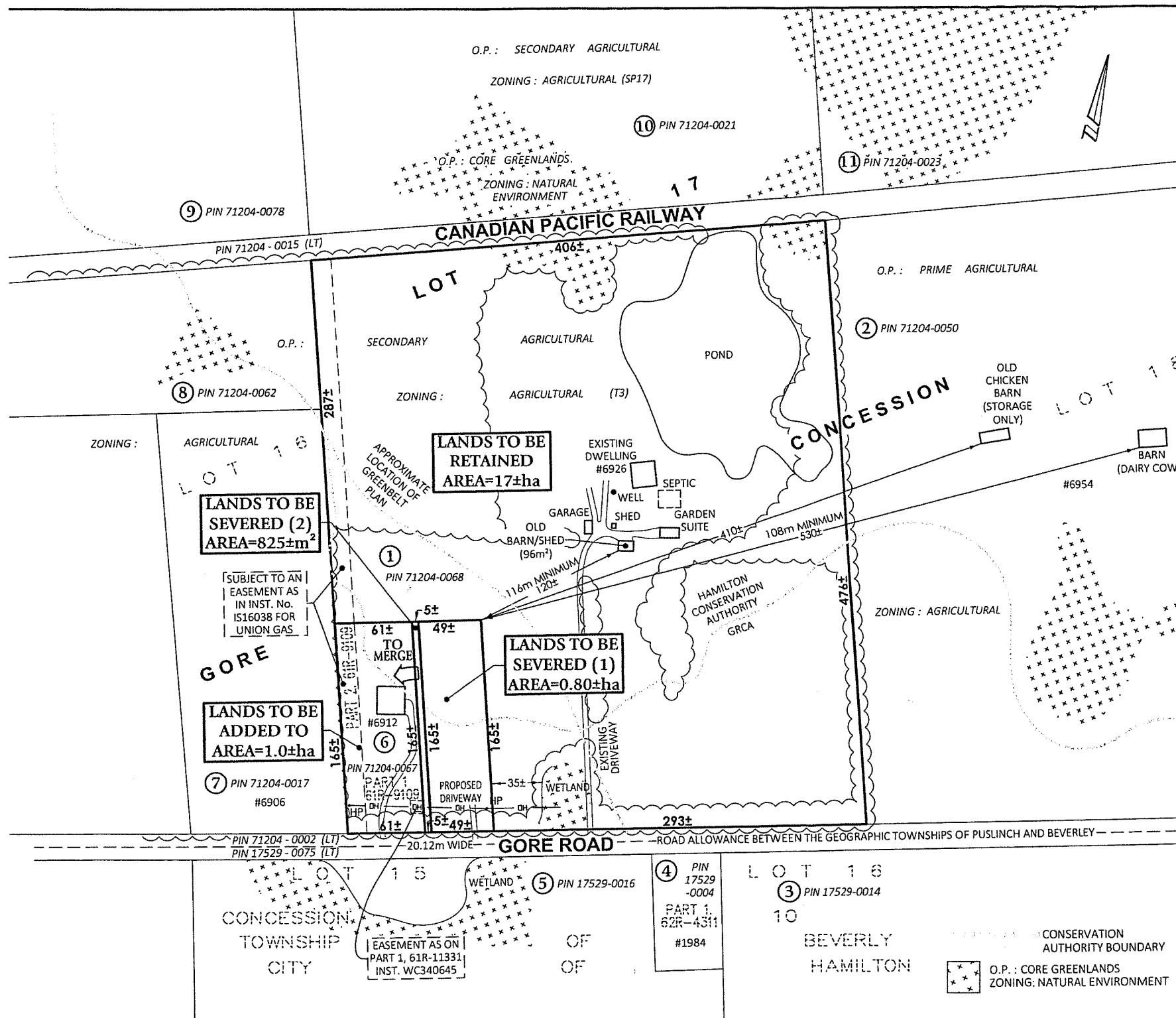


NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A-T3) & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND CORE GREENLANDS.
4. SUBJECTS LANDS HAVE AN OFFICIAL PLAN GREENBELT DESIGNATION OF GREENBELT NATURAL HERITAGE SYSTEM.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED ON THE 5th DAY OF MAY 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR





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. 30320-21
May 5, 2022-10:55:48 AM G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV LOT 17 (HARRISON) UTM.dwg		

4 PIN 17529-0004
PART 1, 62R-4311
#1984

LOT 16
3 PIN 17529-0014
10
BEVERLY
HAMILTON

CONSERVATION AUTHORITY BOUNDARY
O.P.: CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

LOT 15
5 PIN 17529-0016
CONCESSION TOWNSHIP CITY
EASEMENT AS ON PART 1, 61R-11331 INST. WC340645

May 13, 2022

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: May 05, 2022

FILE NO. B69-22

APPLICANT

Marina Harrison
6926 Gore Road
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 17
Concession Gore

Proposed severance is 49m fr x 165m = 0.8 hectares (Severed 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 17 hectares with 293m frontage, existing and proposed agricultural and rural residential use with existing dwelling, garden suite & accessory buildings.

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

June 29, 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 – Hamilton Conservation
Conservation Authority – GRCA	Neighbouring Municipality – City of Hamilton	
Bell Canada (email)	County Clerk	Roads/Solid Waste
		Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4720
Fee Received: May 5/22
File No. B69-22
Accepted as Complete on: May 5/22

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

2. (a) Name of Registered Owner(s) or Purchaser Marina HARRISON

Address 6926 Gore Road, Puslinch, ON, N0B 2J0

Phone No. [Redacted] Email: [Redacted]

NOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required.

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

[Redacted]

Phone No. [Redacted] Email: [Redacted]

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

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [Redacted] Email: [Redacted]

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X]

(f) Number of Certificates Requested 1

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

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

To create a new lot for urban residential purposes

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 17

Registered Plan No.

Lot No.

Reference Plan No. _____

Part No. _____

Civic Address 6926 Gore Road

(b) When was property acquired: March 2013 (original)
April 2021 (estate transfer)

Registered Instrument No. 

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 49 ±

AREA

0.80 ha ±

Depth 165 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Proposed Dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

6. Description of Land intended to be RETAINED: Metric [X] Imperial []

Frontage/Width 293 / 406 ± AREA 17 ha ±

Depth 476 ± Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling, Garden Suite & Accessory Buildings

Proposed Uses (s): No Change

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: Active – Canadian Pacific Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes – A second application is being submitted simultaneously for a lot line adjustment with the adjacent parcel at #6912 Gore Road.

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

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

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

There are wetland features on the subject property however the severance is out of this area the development is not proposed within the features.

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

The subject property is designated as Secondary Agricultural and Core Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

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

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

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

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

28. What is the zoning of the subject lands? **Agricultural (T3) and Natural Environment**

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

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

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

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

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

- Mortgage as in Instrument No. WC631460 with the Bank of Nova Scotia
- Subject to Easement as in INST No. IS16038 for Union Gas

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

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

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

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

<u>Severed</u>	Width	Length	Area	Use
<u>Retained</u>	Width <u>9±m</u>	Length <u>13±m</u>	Area <u>117±m²</u>	Use <u>Garden Suite</u>
	Width <u>8±m</u>	Length <u>12±m</u>	Area <u>96±m²</u>	Use <u>Old Barn</u>
	Width <u>6±m</u>	Length <u>9±m</u>	Area <u>54±m²</u>	Use <u>Garage</u>
	Width <u>3±m</u>	Length <u>3±m</u>	Area <u>9±m²</u>	Use <u>Shed</u>



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

May 5, 2022

30320-21

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

Re: Severance & Lot Line Adjustment Applications & Sketch
6926 Gore Road
Part of Lot 17, Concession GORE
PIN 71204-0068
Township of Puslinch

Please find enclosed two severance applications for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, PIN Reports and Map, the required deeds, addresses of neighbouring properties, MDS Farm Data Sheets, a cheque to the GRCA for \$445.00 and two cheques to Wellington County totalling \$9,440.00. Please note that the majority of the parcel is within the Hamilton Conservation Authority however, the majority of the severance is in the GRCA territory and we therefore expect GRCA to be the primary review agency. Enclosed is a cheque to the GRCA for this review fee.

Proposal

The proposal is to create a new rural residential parcel along Gore Road in Puslinch. The Severed Parcel will have a frontage of 49±m, depth of 165±m, for an area of 0.80±ha where a dwelling is proposed. The parcel was configured to be the same depth as the adjacent rural residential parcel to the west (#6912). The parcel was also configured to be at least 35m from the small wetland area along the frontage of the Retained Parcel. An entrance is proposed along the southeast limit of the severed parcel. It has been evaluated and safe access is possible. The Zoning requirements are met for this parcel.

The proposal also includes a Lot Line Adjustment severance so that 5m is added to the property to the west (6912 Gore Road or PIN 71204-0067). The existing driveway for 6912 is hugging the property line and the desire is to create a bit of space between the new lot and the existing house.

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

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



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The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable.

The Retained Parcel – known as #6926 Gore Road (PN 71204-0068) – will have a frontage of 293±m, depth of 476±m, for an area of 17±ha where the existing dwelling, garden suite, old barn, garage and shed will remain. The Zoning requirements are met for this parcel.

The subject property is zoned Agricultural (T3) which permits a garden suite with a maximum floor area of 125.4m². This is a temporary zone that expires on February 6, 2033.

There is an old barn on the Retained Parcel that has not housed livestock for over 40 years. It is not possible to humanely house livestock and there is no intention to house livestock. The dimensions are 8m by 12m, with a floor area of 96±m². Guideline No. 21 indicates that MDS 1 is not required when the floor area of an unoccupied livestock barn is <100m². We also determined that under TYPE A, the minimum requirement is 116m, whereas there is 120m from the severance to the barn.

MDS was considered for the barns on the adjacent parcel to the east at #6954 Gore Road. There are three buildings – two old chicken barns and one barn for dairy cows. The old chicken barns are only used for storage and do not house animals. The third building currently contains dairy cows; however it is more than 500m to the proposed severed parcel and therefore MDS is not required. As precaution, we determined the MDS minimums for this barn and found the minimum to be 108m and the actual distance is 535±m.

The subject property is within the Greenbelt Natural Heritage System. Based on the mapping it seems that the majority of the Retained Parcel is within the Greenbelt Natural Heritage System, however the Severed Parcel is just outside of the limits of the Greenbelt Plan.

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the Severed Parcel.
- MDS requirements are met.

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R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

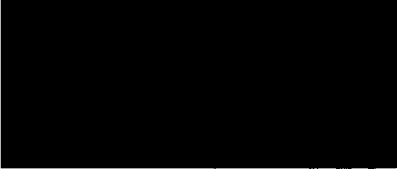


LAND SURVEYORS and ENGINEERS

In summary these severances are very practical and follow the relevant criteria for a severance.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Marina Harrison
cc Greg and Herta Harvey

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R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

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

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

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

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) 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: _____

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

Please see covering letter for more details.

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.

OWNER'S/PURCHASER'S AUTHORIZATION:

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

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

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

I, (we), Marina HARRISON the Registered Owners/Purchasers of
Part of Lot 17, Concession GORE, INST RO745662 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

X 

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

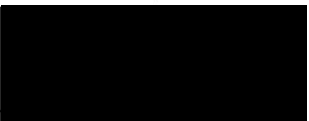
Part of Lot 17, Concession GORE, INST RO745662 of the Township of Puslinch

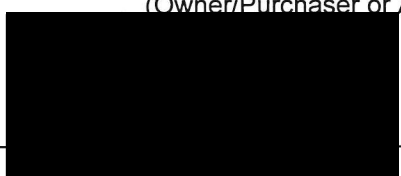
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of
Guelph In the
County/Region of Wellington

This 5 day of May 20 22


Commissioner of Oaths

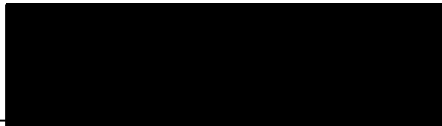
(Owner/Purchaser or Applicant)


(Owner/Purchaser or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Signature of Owner/~~Purchaser~~/Applicant/Agent(s)

Date May 5, 2022

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