



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MAY 10, 2022

7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_D8yK97YjSk62iL_90yGinQ

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

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or +1 587 328 1099

Webinar ID: 883 2421 2627

Passcode: 721255

International numbers available: <https://us02web.zoom.us/j/88324212627>

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**
 - April 12, 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-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.



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7:00 p.m.

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.

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 provide relief from:

1. Section 11.3, Table 11.2 to permit a reduced lot frontage of the retained parcel to be 20m instead of 120m as required.

2. Section 4.16.1 to permit a reduced MDS I setback from the barns at 6657 Concession 2 to the severed parcel to be 33m instead of 196m as required.

7. OTHER MATTERS

- None

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE



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7:00 p.m.

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3. **ROLL CALL**
4. **DISCLOSURE OF PECUNIARY INTEREST**
5. **APPROVAL OF MINUTES**
 - April 12, 2022
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:

1. 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.

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.



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7:00 p.m.

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.

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.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING Tuesday, June 14, 2022 @ 7:00 p.m.

12. ADJOURNMENT



MINUTES

1. CALL THE MEETING TO ORDER

The April 12, 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
Dan Kennedy
Dennis O'Connor
Deep Basi
Paul Sadhra

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
Joanna Salsberg, Planner, County of Wellington

3. OPENING REMARKS

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

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meeting held Tuesday, March 8, 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-FRE – David and Nathalie Freure – 29 Eagle Lane, Plan 386 Lot 16 to Lot 26 and Concession 1 Part Lot 6, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 4.17.4, Non-Conforming Uses to allow for the enlargement of an existing single detached dwelling within the Natural Environment Zone.

- Trevor Hawkins, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.

- Deep Basi noted that the property falls under legal non-conforming use.
- Trevor Hawkins advised that a portion of the property is in the Natural Environment zone, but the boundaries will need to be confirmed.
- Deep Basi noted that legal non-conforming prohibits any expansions in the Natural Environment zone and according to the report that the owner is looking to expand the footprint.
- Trevor Hawkins confirmed that there is an expansion proposed.
- Deep Basi asked if the septic system adequate for the expansion.
- Trevor Hawkins advised that there are no new fixtures being added and that the load on the septic system isn't changing and that the number of people in the house will stay the same.
- John Sepulis spoke to the 2 draft conditions being suggested for approval and canvassed the Committee for their comments. John Sepulis further noted that the condition regarding building permits for the accessory structures located on the property are to bring the property into compliance. The Committee is in agreement with the proposed draft conditions.
- There were no further questions or comments from the Committee.

That Application D13-FRE requesting relief from provisions of Zoning By-Law #23-2018, as amended, from Section 4.17.4, Non-Conforming Uses to allow for the enlargement of an existing single detached dwelling within the Natural Environment Zone.

Is approved, with three Committee members voting in favour of the application and two Committee members opposed.

The following conditions will apply:

1. A review of the existing septic system by a qualified septic installer or engineer will be required to confirm it can support the proposed addition with new plumbing fixtures. If the septic does need to be expanded or replaced, a separate building permit will be required.
2. Separate building permit applications are required to be applied for and obtained for the accessory buildings constructed on the property (2 separate buildings).

CARRIED

6(b). Minor Variance Application D13-FAB – Jason and Taunya Fabbian – 69 Heritage Lake Drive, WVLCF 172 Level 1 Unit 13, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended from Section 14.0, Table 14.1, Site Specific Special Provisions Number 31, to permit an increase in maximum lot coverage from 20% to 22%.

- Hailey Keast from Van Harten Surveying, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

That Application D13-FAB requesting relief from provisions of Zoning By-Law #23-2018, as amended, to permit a reduced interior side yard setback to be 2.04m instead of 3m as required.

Is approved with no conditions.

CARRIED

6(c). Minor Variance Application D13-BRO – Broccolini Real Estate Group (Ontario) Inc. – McLean Road West, Concession 7, Front Part Lots 26 and 27, Township of Puslinch.



Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended for the following:

1. Section 4.22 a. i. to permit outdoor storage within 20m of a lot line abutting a street.
 2. Section 5.1.5 a. ii. to permit loading docks in the front yard facing McLean Rd.
 3. Section 13.5 a. to permit outdoor storage for trailer parking for short periods of time (<3 days).
 4. Section 14.0 site specific special provision number 83 to permit short-term (< 3 days) truck trailer parking.
- Chris Pidgeon, agent for the applicant, provided an overview of the application.
 - John Sepulis ask Joanna Salsberg to speak to the draft conditions that the County has proposed.
 - Joanna Salsberg reviewed the revised draft conditions and noted that the 2nd and 4th conditions were modified slightly and noted that County staff is agreeable to the conditions and that they still consider the request to be minor in nature.
 - There were no questions or comments from the public.
 - Dennis O'Connor asked for clarification on how many trailers will be permitted at the docks.
 - Chris Pidgeon advised that
 - There were no questions or comments from the Committee.

That Application D13-BRO requesting relief from provisions of Zoning By-Law #23-2018, as amended, to permit a reduced interior side yard setback to be 2.04m instead of 3m as required.

Is approved with the following conditions:

1. That the relief is specific to the outdoor storage of transportation trailers and limited to a maximum of 2.5 trailers per dock at a time;
2. That the outdoor storage of transport trailers is temporary and for a period not exceeding 4 business days per trailer;
3. That the storage area along McLean Road maintain a minimum setback of 6 metres from the property line; and
4. That the site plan shall addresses items including, but not limited, to visual screening through landscaping, appropriate fencing, berms or a combination thereof to the satisfaction of the Township.

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 7:48 p.m.

CARRIED

Minor Variance Application - Entry #5714

How many registered owners are on title?

2

Registered Owner's Name (Person one)

Paul Barber

Registered Owner's Email Address (Person one)

██████████@██████████.██████████

Registered Owner's Phone Number (Person one)

██████████

Registered Owner's Name (Person two)

Rochelle Barber

Registered Owner's Email Address (Person two)

██████████@██████████.██████████

Registered Owner's Phone Number (Person two)

██████████

Property Subject of the Minor Variance

7036 Concession # 1,
R. R. # 2,
PUSLINCH, ON
N0B 2J0

Applicant (Agent) Name

Paul Barber

Applicant (Agent) Address

7036 Concession # 1,
R. R. # 2,
PUSLINCH, ON
N0B 2J0

Applicant (Agent) Email

██████████@██████████.██████████

Applicant (Agent) Phone Number

[REDACTED]

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

MERIDIAN CREDIT UNION 2 CLAIR ROAD EAST, UNIT B, GUELPH, ONTARIO, N1L 0G6

[REDACTED]

Send correspondence to

Owner(s)

Municipal Address

7036 Concession # 1,
R. R. # 2,
PUSLINCH, ON
N0B 2J0

Concession

Concession # 1,

Lot

Part Lot # 21,

Registered Plan Number

20 01 000 004 09150 0000

Area in Hectares

1.21406

Area in Acres

3.01

Depth in Meters

249.936

Depth in Feet

820.0

Frontage in Meters

50.292

Frontage in Feet

165.0

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

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

What is the nature and extent of the relief that is being applied for?

Reduced road frontage for the retained lot and the severed lot so that our Son and Daughter-In-law can build a house. Our current lot is 165.0 feet wide. We wish to sever 1 lot with 40.0 feet frontage and retain a lot with 125.0 feet frontage. The retained lot would be 150. feet wide and approx 277.0 feet deep. This lot is a little under the minimum lot size and need a variance as well for that. We have picked this 277.0 foot lot depth as it lines up with the north property line of 7040.

The other lot would be a flag shaped lot. It will be the remainder of the 3.0 acres.

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

 [PROPRTY-BLANK.docx](#)

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

Road frontage and lot size requirements.

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

 [PROPRTY-BLANK.docx](#)

Official Plan Designation

301 Single Family detached, (not o water.)

Zoning Designation

G61

What is the access to the subject property?

Continually maintained municipal road

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

Concession # 1

Private Well

Proposed

Private Septic

Proposed

How is storm drainage provided?

Other means

Other Means of Storm Drainage

Seepage and natural run off of the grade.

What is the existing use of the subject property?

Primary Residence.

What is the existing use of the abutting properties?

The 3 that are touching ours are Primary residences.

Main Building Height in Meters

5.4864 to 9.14

Main Building Height in Feet

18 to approx 30 feet

Percentage Lot Coverage in Meters

13%?

Percentage Lot Coverage in Feet

13%?

Number of Parking Spaces

12

Number of Floors

1

Total Floor Area in Square Meters

171.8706

Total Floor Area in Square Feet

1850.0

Ground Floor Area (Exclude Basement) in Square Meters

171.8706

Ground Floor Area (Exclude Basement) in Square Feet

1850.0

Front Yard in Meters

27.432

Front Yard in Feet

90.0

Rear Yard in Meters

37.4904

Rear Yard in Feet

123.0

Side Yard (1) in Meters

10.668

Side Yard (1) in Feet

35.0

Side Yard (2) in Meters

90144

Side Yard (2) in Feet

30.0

Date of acquisition of subject property

June 1, 1991

Date of construction of buildings property

May 1, 1992

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

Since built by myself

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

No

Planning Application: Official Plan Amendment

No

Planning Application: Zoning By-Law Amendment

No

Planning Application: Plan of Subdivision

No

Planning Application: Consent (Severance)

No

Planning Application: Site Plan

No

Planning Application: Minor Variance

No

The Agent/Solicitor is different than the owner

No

Please select your Minor Variance Type

Minor Variance Type 1 - \$ 748.00

Convenience Fee (1.75%)

\$ 13.09

Total

\$ 761.09

Credit Card

████████████████████
██
██████████

Name

PAUL BARBER

Minor Variance Application must be commissioned

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

Minor Variance Application – Entry #5714



Signature

MARCH 22, 2022

Date

Sworn (or Affirmed or Declared) by PAUL BARBER

of (City, Town, etc.) of PUSLINCH

in the (County, Regional Municipality, etc.) of WELLINGTON

before me at the City, Town, etc.) of Puslinch

in the (County, Regional Municipality, etc.) of Wellington on March 22, 2022 (date).



Signature

Justine Loubert Brotherston, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires August 21, 2024.

Signature

Date

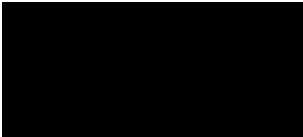
Sworn (or Affirmed or Declared) by Rochelle Barber

of (City, Town, etc.) of Guelph

in the (County, Regional Municipality, etc.) of Wellington County

before me at the City, Town, etc.) of Puslinch

in the (County, Regional Municipality, etc.) of Wellington on 3/31/2022 (date).



Signature

NORTH

7036 CONCESSION #1, PASLINCH.

165.0 FEET

820.0 FEET

546.0 FEET

125.0 FEET

Fence

277.0 FEET

WOOD POLE

SEPTIC

HOUSE

DECK

35.0 FT

WHEEL
30 FEET

60.0 APPROX

BRICKWAY

90.0 FEET
100.0 FEET

277.0 FT

40.0 FEET

125.0 FEET

Hillary Miller

From: Andrew Hartholt
Sent: Tuesday, April 26, 2022 4:25 PM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/BAR - 7036 Concession 1

The building department will require more accurate information of the proposed beyond the sketch provided. A survey should be prepared by Ontario Land Surveyor and should accurately show the proposed and the location septic in relation to the future property lines.



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

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Thursday, April 21, 2022 4:43 PM
To: Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/BAR - 7036 Concession 1

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by noon on Friday, April 29, 2022.

Kind regards,



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

Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, April 27, 2022 1:30 PM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/BAR - 7036 Concession 1
Attachments: WHPA_Map_Concession1_7036.pdf

Hi Hillary,

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

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

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

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.

From: Hillary Miller <hmiller@puslinch.ca>
Sent: April 21, 2022 4:43 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance Notice of Public Hearing - D13/BAR - 7036 Concession 1

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by noon on Friday, April 29, 2022.

Kind regards,



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

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

MEETING DATE: May 10th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Joanna Salsberg, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/BAR (Paul and Rochelle Barber)**
7036 Concession 1
Concession 1 Front Part Lot 21
ATTACHMENTS: 1 – Submitted Site Plan

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

Planning Opinion

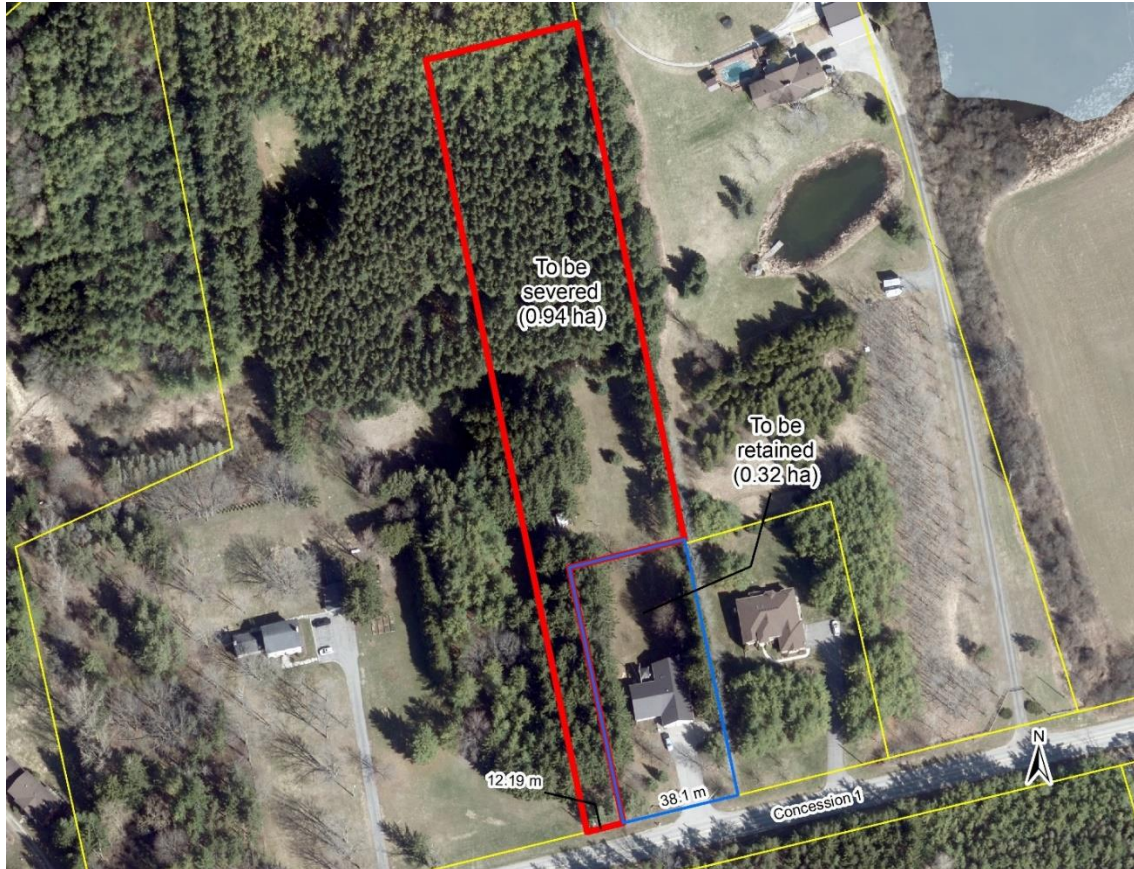
The purpose of the submitted application is to receive relief regarding minimum lot area and lot frontage requirements of the Agricultural Zone in advance of a consent application.

Planning staff recommends *deferral* of the application until a sketch prepared by an Ontario Land Surveyor (OLS) is submitted. As this minor variance application is related to a future consent application and is asking for relief specific to lot area and frontage, it is important that the proposed lot configuration and dimensions are finalized and accurately drawn to ensure the requested variance is correct and to ensure additional variances are not required if the dimensions or configuration were to change. Minimum Distance Separation Formulae compliance from surrounding barns also must be confirmed by the applicant. A drawing prepared by an OLS, which is also a requirement for a consent application, would also be completed to scale, clarify which is the retained and severed parcel, confirm setbacks and lot area, identify a building envelope, and provide further detail on the location of servicing.

| Section of the By-law | Required | Proposed | Relief Requested |
|--|--|--------------------|--------------------|
| 1. Section 11.4 Reduced Agricultural Lot Requirements Table 11.3 | Section 11.4, Table 11.3 requires that a reduced agricultural lot must have a required minimum lot frontage of 25 m (82 ft). | 12.19 m (40 ft) | 12.81 m (40 ft) |

| | | | |
|--|---|----------------------|---------------------|
| 2. Section 11.4 Reduced Agricultural Lot Requirements Table 11.3 | Section 11.4, Table 11.3 requires that the minimum lot area for a reduced agricultural lot must have a required area of 0.4 ha. | 0.32 ha (0.79 ac) | 0.08 ha (0.2 ac) |
|--|---|----------------------|---------------------|

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"> • It is the owner's intention to apply for a consent application for 7036 Concession 1 in the future. The submitted minor variance application is to address deficiencies in advance of formally submitting a consent application to the County of Wellington Land Division Committee. • Regarding lot frontage, the applicant is proposing a 'flag' shaped lot in which the proposed dwelling is accessed via a driveway (12.19 m) and widens towards the rear of the property. The minimum required lot frontage is 25 m. • The retained parcel has an access to the existing dwelling via a driveway; however, a new entrance would be required for the proposed severed lands. When the application is brought back, comments from the Public Works department will need to be considered. • Regarding lot area, the proposed retained parcel is undersized with a lot area of 0.32 ha, whereas 0.4 ha is required. The applicant has not submitted any supporting studies (i.e. a hydrogeological assessment) |

| | |
|--|---|
| | <p>demonstrating that the reduced lot size is appropriate.</p> <ul style="list-style-type: none"> • Minimum Distance Separation Formulae compliance for the proposal also needs to be confirmed to ensure further variances are not required. • Due to the nature of the relief and the timing of this application, a drawing prepared by an Ontario Land Surveyor is required to properly review this application. |
| <p>That the intent and purpose of the Zoning By-law is maintained</p> | <ul style="list-style-type: none"> • The subject lands are fully located within the Agricultural (A) Zone. A single detached dwelling is a permitted use within the A Zone. • The minimum lot area requirement for reduced lots within the A Zone is 0.4 ha, whereas the applicant is proposing a lot area of 0.32 ha for the retained parcel. • The intent of requiring a minimum lot area is to ensure that a lot can be serviced appropriately and can accommodate a well and septic system, as well as to confirm that surrounding wells and septic systems will not be negatively impacted by the introduction of these private services. • The minimum lot frontage requirements for reduced lots within the A Zone is 25 m, whereas the applicant has proposed a lot frontage of 12.19 m. • The intent of minimum lot frontage requirements is to ensure that a safe entrance is available on a lot, to ensure the future viability of the property, and also maintain the consistency of the area's lot fabric. • Planning staff will review the submitted survey sketch once it is submitted by the applicant. |
| <p>That the general intent and purpose of the Official Plan is maintained</p> | <ul style="list-style-type: none"> • The subject property is located fully within the Secondary Agricultural Designation of the County of Wellington Official Plan. • A single detached dwelling is a permitted use in the Secondary Agricultural designation. • Section 10.1.3 of the Official Plan contains policy that must be considered when new lot creation by consent is proposed including that all lots can be adequately serviced, that tree loss related to development be kept to a minimum, that lots have logical lot lines, and that the size and shape of lots is suitable including frontage and the portion of frontage to depth. • Proposals for severances within the Secondary Agricultural designation also must meet the requirements of section 10.4.4 of the Official Plan for residential lot severances. |
| <p>That the variance is desirable and appropriate development and use of the land, building or structure</p> | <ul style="list-style-type: none"> • The subject property is bounded by rural residential uses and agricultural uses to the east, west, south and north. • The typical approach for undersized lots has been to require a hydrogeological assessment to determine the feasibility of the reduced lot area by assessing the soil conditions and potential impacts on surrounding wells and septic systems. It is further noted that this information has also not been provided. • The committee may want to consider the impacts of the proposed driveway and building envelope to minimize tree loss. • Planning staff is recommending deferral until a sketch is submitted. A detailed review of the four tests will be completed once the application is brought back for consideration. |

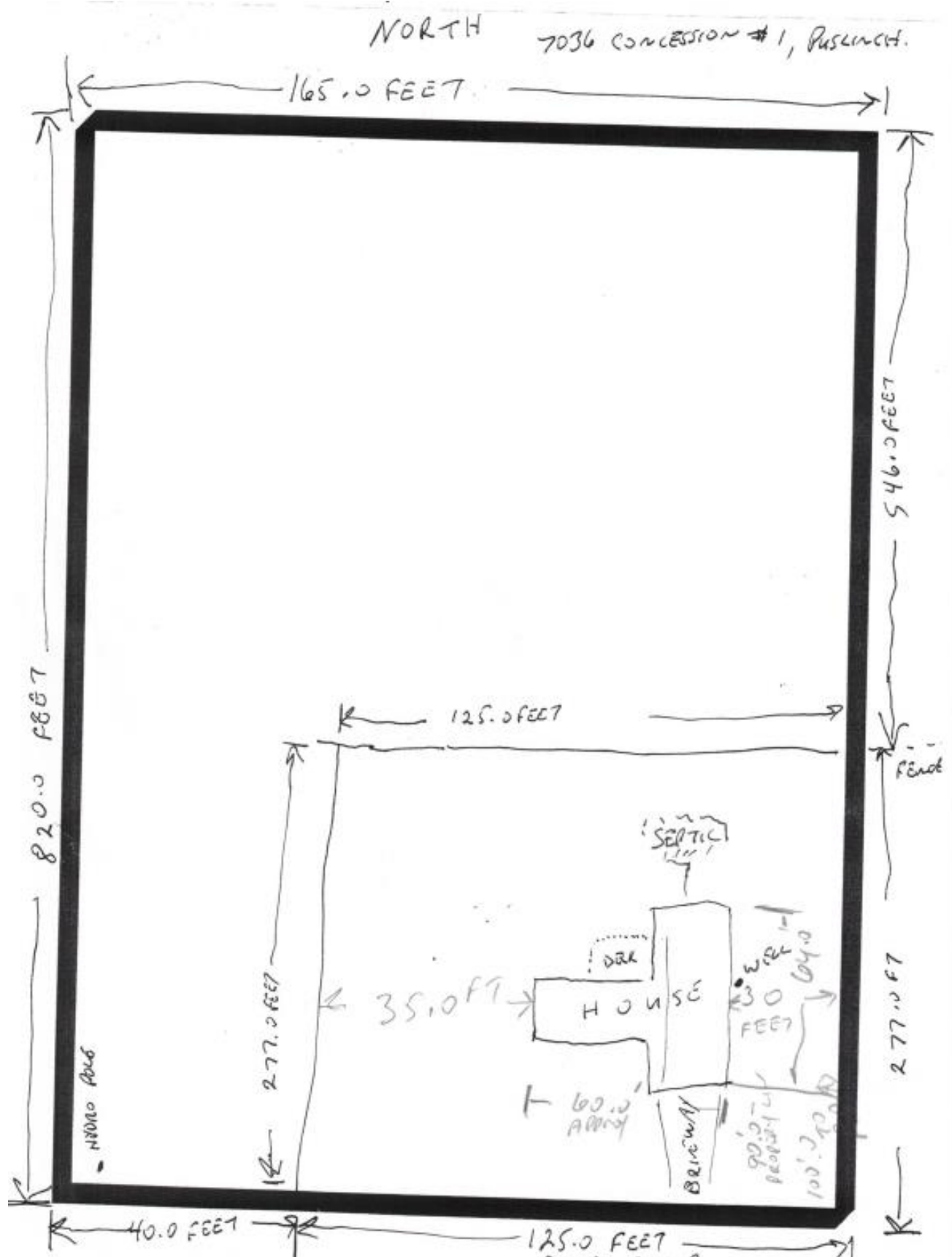
In conclusion, planning staff is recommending deferral of this application until the applicants submit a sketch prepared by an Ontario Land Surveyor. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application

Respectfully submitted
County of Wellington Planning and Development Department



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

ATTACHMENT 1: Submitted Site Plan





Legend

- Parcels
- Bridges
- Urban Centres and Hamlets
- 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
- RoadsLookup

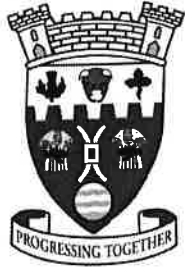
1.6 0 0.81 1.6 Kilometers

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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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



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): Michele Sandra GRAY & George Richard GRAY

Address: 6655 Concession 2

City: Cambridge, ON

Postal Code: N3C 2V4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

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

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: [REDACTED]

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

Mortgage as in Instrument No. [REDACTED] with Royal Bank of Canada, located at 10 York Mills Road, 3rd Floor, Toronto, ON, M2P 0A2

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 6655 Concession 2

Concession: 1 Lot: 7

Registered Plan Number: Part 1, 61R-4224

| | | | |
|------------------------|-----------------------|-----------------------|------------------------|
| Retained Parcel | Area: <u>9.9ha</u> ha | Depth: <u>1025m</u> m | Frontage: <u>20m</u> m |
| | Severed Parcel | <u>0.94ha</u> ac | <u>177m</u> ft |

Width of road allowance (if known): 20.12m

Reason for Application:

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

- Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or
- Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

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

The following variance is being requested:

A) To permit a reduced lot frontage of the Retained Parcel to be 20m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.

B) To permit a reduced MDSI setback from the barns at #6657 Concession 2 to the Severed Parcel to be 33m instead of 196m as required.

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

A minor variance request is being made for the severed and retained parcels of deferred Severance Application B52-21. This application was deferred with the Land Division Committee in order to allow time to review the entrance and frontage requirements. We are now proceeding with the Minor Variance application. Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural & Greenlands

Zoning Designation: Agricultural & Environmental Protection Overlay

7. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

Seasonally maintained municipal road:

Other: (please specify below)

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

Concession 2

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

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other means: (explain below)

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

12. What is the existing use of:

The subject property? Rural Residential

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

| Building Details: | Existing: | | Proposed: | |
|---|------------------|-----------------|------------------|-----------------|
| Type of Building(s)/ structures | | | | |
| Main Building height | m | ft. | m | ft. |
| *Percentage lot coverage | m | ft. | m | ft. |
| *Number of parking spaces | | | | |
| *Number of loading spaces | | | | |
| Number of floors | | | | |
| Total floor area | m ² | ft ² | m ² | ft ² |
| Ground floor area (exclude basement) | m ² | ft ² | m ² | ft ² |

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

See sketch for details

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

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

Date of acquisition of subject property: December 2000

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"/> | B52-21 | County of Wellington | Lot 7, Con 1 | Severance | Deferred |
| Site Plan | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |
| Minor Variance | <input type="checkbox"/> | <input type="checkbox"/> | | | | | |

Authorization for Agent/Solicitor to act for Owner:

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

I (we) Michele Sandra GRAY & George Richard GRAY 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)

6 April 2022
Date

[Redacted Signature]

Signature of Owner(s)

6th April 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 7 day of

April, 2022.

[Redacted Signature]

Signature of Owner or authorized
solicitor or agent

April 7, 2022
Date

[Redacted Signature]

Signature of Commissioner

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2025

April 7, 2022
Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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

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



LAND SURVEYORS and ENGINEERS

April 8, 2022

29835-21

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
Deferred Severance Application B52-21
6655 Concession 2
Part of Lot 7, Concession 1
PIN 71207-0158
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, Letter of Support, MDS Farm Data Sheets, PIN report and map and required deed. A cheque in the amount of \$1,266 has been submitting to the Township of Puslinch by the property owner.

Proposal

Two minor variance requests are being made for the severed and retained parcels of the subject property known as #6655 Concession 2. These variances are being requested as part of the Severance Application B52-21 that was deferred by the Land Division Committee in September 2021. The application was deferred in order to allow additional time to address the lot frontages and safe entrance access for the parcels. We have since addressed this concern and are requesting a variance for such, along with a variance for the Minimum Distance Separation (MDSI) for barns in the area.

The Minor Variance requests are as follows:

- A. To permit a reduced lot frontage of the Retained Parcel to be 20m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.**
- B. To permit a reduced MDSI setback from the barns at #6657 Concession 2 to the Severed Parcel to be 33m instead of 196m as required.**

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

Severed Parcel – MDS Evaluation:

Severance Application B52-21 is proposing to create a new rural residential parcel along Concession 2 in Puslinch. The Severed Parcel will have a frontage of 56±m, depth of 177±m, for an area of 0.94±ha where a dwelling is proposed. The parcel was configured so that the rear limit will be in line with the parcels to the west. There are an existing old shed and barn on the parcel that will be removed. The parcel has been evaluated and a safe entrance is possible, approximately 3m from the east property line. The lot area and frontage zoning requirements are met for this parcel.

We have evaluated the livestock facilities in the area and have determined that a MDS variance to the sheds on the parcel directly to the east (#6657 Concession 2) is required. The property at #6657 is owned by Christian and Jennifer Ritzmann and contains a small hobby farm with three small structures (not technically barns) and they house chickens, ducks and a donkey.

Due to the severance being within a group of at least 4 dwellings, the MDS requirement of “Type B” Land Use must be applied instead of “Type A” Land Use. Type B applies in situations “*that results in four or more lots for development, which are in immediate proximity to one another*” (Guideline #34). The challenge is, however, a Type B minimum distance is two times greater than a Type A MDS calculation. The MDS minimum under Type B is 196m whereas under Type A, the minimum is 98m. In this case the barn/shed is approximately 33m to severed parcel and therefore, we are requesting a Minor Variance for the 160m deficiency.

Another consideration in this MDS evaluation is that it was intended to address more significant farm operations and not small parcels with a small number of animals. The formulas and guidelines anticipated farms of a more significant size.

Currently, approximately 30 ducks are housed in the structure closest to the severed parcel. The Ritzmann’s have confirmed that the area is 15m² and the ducks will actually be moving to the other building and therefore, we are not considering the shed that is 19m from the severance. The Ritzmann’s have provided a letter of support for the minor variance and severance and feel that a proposed dwelling on the severed parcel will not negatively impact their small farm.

Although the MDS request of 33m vs 196m sounds rather large, given the fact that the structures are relatively small, that it is a hobby farm and the number of animals is small, we provide the opinion that that this variance is minor in nature and a reasonable request.

The other barns that have been evaluated for MDS are #6667 Concession 2 (Buczynski) and #6637 Concession 2 (Tschanz). Based on the information provided, the required MDS distance using Type B calculations, can be met to these barns. The required distance to the barn at #6667 Concession 2 is 197m and the actual distance is 235±m. The required distance to the barn at #6637 Concession 2 is 251m and the actual distance is 290±m. Therefore, MDS can be met for these barns.

A Minor Variance for the severed parcel is reasonable and we provide the opinion that the minor variance request meets the four tests for a minor variance.



LAND SURVEYORS and ENGINEERS

Retained Parcel – Frontage:

The Retained Parcel (#6655 Concession 2) will be 21m wide along the road, but the Lot Frontage is closer to 20m. (The Zoning By-law defines Lot Frontage at a point 6m back from the front property line).

The retained parcel is a “Flag-shaped” lot where the narrow section ranges from 21 to 14m wide. The driveway already exists and functions well in this strip. There is no need for additional frontage.

The main portion of the property, where the existing house is located is 119 to 124m wide – which in line with the Zoning By-law intent of 120m.

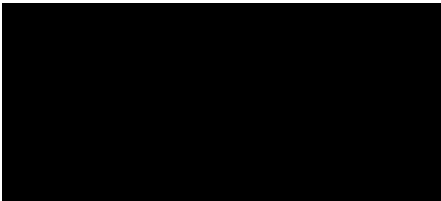
We consider this variance to be minor in nature and the remaining zoning requirements are met for this parcel.

Summary:

In summary, this severance is very practical and follows the relevant criteria for a severance and the variances are required to proceed with the severance application. We provide the opinion that the minor variance requests meet the four tests for a minor variance. Pending variance approval, we will request to bring the Severance Application back to the Land Division Committee for consideration.

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 George & Michele Gray

SEVERANCE & MINOR VARIANCE SKETCH

PART OF LOT 7, CONCESSION 1

TOWNSHIP OF PUSLINCH

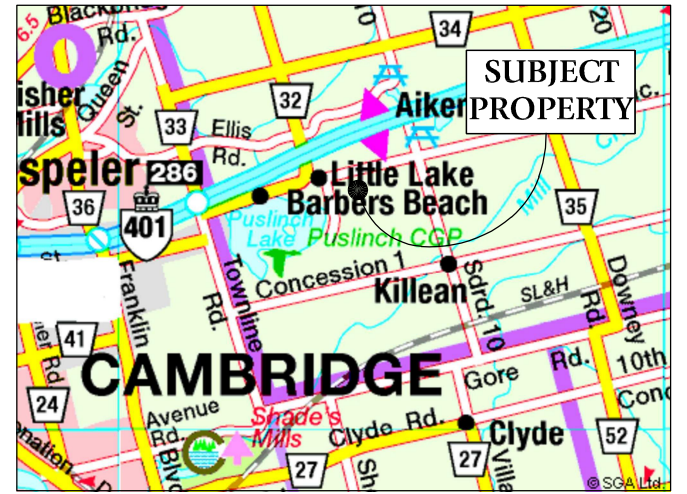
COUNTY OF WELLINGTON

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, ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. PROPERTY OWNERS: GEORGE & MICHELE GRAY.

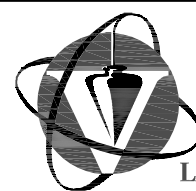
- O.P. : GREENLANDS
- ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
- ZONING: NATURAL ENVIRONMENT

MINOR VARIANCE REQUESTS

- (A)** TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 20m VS 120m AS REQUIRED IN SECTION 11.3 OF THE ZONING BY-LAW.
- (B)** TO PERMIT A REDUCED MDSI SETBACK FROM THE BARN AT #6657 CONCESSION 2 TO THE SEVERED PARCEL TO BE 33m VS. 196m AS REQUIRED.

THIS SKETCH WAS PREPARED
ON THE 28th DAY OF JUNE 2021
UPDATED ON THE 7th DAY OF APRIL 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

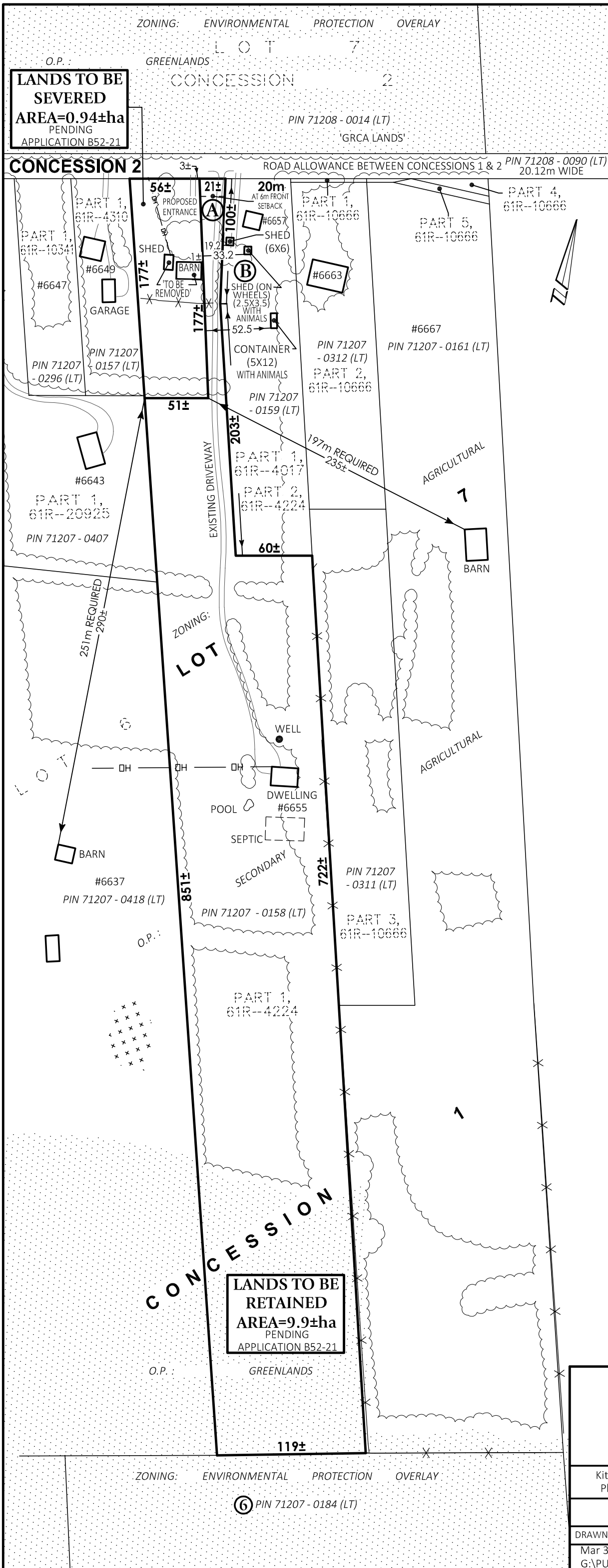
DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 29835-21

Mar 31, 2022 4:11:45 PM

G:\PUSLINCH\Con1\ACAD\SEV LOT 7 (GRAY) UTM.dwg




To Whom it May Concern,

We, **Christian and Jennifer Ritzmann** are aware of the Gray's severance application on the property to the west of ours. We understand that the severance evaluation includes a review of Minimum Distance Separation (MDS) which considers the potential impact of our little hobby farm on the severance.

We have no objection to the severance and we do not feel that the new house on the severance will negatively impact our little farm.

We currently have three little structures that are used for the animals. The shed closest to the severance is partially used for our 30 ducks. About 14½m² of the building is used for the ducks. Our plan is to move the ducks into one of the other two buildings in the spring, so we it does not make sense to apply MDS to this small shed.

We support a Minor Variance for MDS to our sheds.

Signed: 

For **Christian and Jennifer Ritzmann**

Date: Dec 2, '21



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility Alan Tschantz / Doreen Tschantz

Contact Information
 Email [REDACTED] Telephone [REDACTED]

Civic Address 6637 Concession 2 Municipality Puslinch

Lot 6 Concession 1 Division

Lot Size (where livestock facility is located) 21.1 ha hectares 53 acres

Signature of Livestock Facility Owner [REDACTED] Date Aug 18/21

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1043 x 30 1260 ft²/m² 236 x 48 1728 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) | | |
| | Hiefers (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) | <u>3</u> | <u>V3</u> |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | <u>12</u> | <u>V3</u> |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | <u>4</u> | <u>V3</u> |

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

County of Wellington

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

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



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 Jennifer & Christian Ritzmann

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 6657 Concession 2 Municipality Puslinch

Lot 7 Concession 1 Division _____

Lot Size (where livestock facility is located) 1.8 ha hectares _____ acres

Signature of Livestock Facility Owner [REDACTED] Date Aug 19/21

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1400 sq ft/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 opensides
 - 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) | | |
| | Hiefers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| Medium-framed; 39 – 148 kg (e.g. Guernseys) | | | |
| Small-framed; 30 – 125 kg (e.g. Jerseys) | | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | | |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | | |

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

County of Wellington

| Animal Type of Material | Description | Housing Capacity (maximum) | Manure Storage Type (select from list) |
|----------------------------|--|----------------------------|--|
| Swine | Sows with litter, dry sows or boars | | |
| | Breeder gilts (entire barn designed specifically for this purpose) | | |
| | Weaners (7 – 27 kg) | | |
| | Feeders (27 – 136 kg) | | |
| Sheep | Ewes & rams (for meat lambs; includes unweaned offspring & replacements) | | |
| | Ewes & rams (dairy operation; includes unweaned offspring & replacements) | | |
| | Lambs (dairy or feeder lambs) | | |
| Goats | Does & bucks (for meat kids; includes unweaned offspring and replacements) | | |
| | Does & bucks (for dairy; includes unweaned offspring & replacements) | | |
| | Kids (dairy or feeder kids) | | |
| Chickens | Layer hens (for eating eggs; after transfer from pulletbarn) | 100 | V3 |
| | Layer pullets (day-olds until transferred into layer barn) | | |
| | Broiler breeder growers (males/females transferred out to layerbarn) | | |
| | Broiler breeder layers (males/females transferred in from growerbarn) | | |
| | Broilers on any length of cycle | | |
| Turkeys | Turkey poults (day-old until transferred to grow out turkeybarn) | | |
| | Turkey breeder layers (males/females transferred in from growerbarn) | | |
| | Breeder toms | | |
| | Broilers (day-olds to 6.2 kg) | | |
| | Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical) | | |
| | Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical) | | |
| | Turkeys at any other weights, or if unknown (by floorarea) | | |
| Veal | Milk-fed | | |
| | Grain-fed | | |
| Other | Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types | | |
| | Donkey | 1 | V3 |
| | Ducks | 35 | V3 |
| Imported manure | Use the volume of the manure storages | | |
| Unoccupied livestock barns | A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.* | | |

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

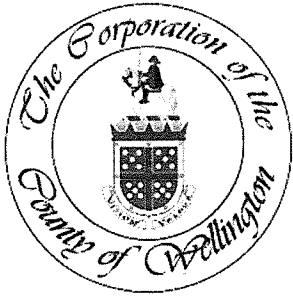
QUESTIONS?

PLEASE CONTACT

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

BSA-21

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 & Lois Buczynski

Contact Information [Redacted]

Email [Redacted] Telephone [Redacted]

Civic Address 6667 Concession 2 Municipality Puslinch

Lot 7 Concession 1 Division _____

Lot Size (where livestock facility is located) 12 ha hectares 35.84 acres

Signature of Livestock Facility Owner [Redacted] Date July 31, 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 42 FT X 80 FT 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) | | |
| | Hieifers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| Medium-framed; 39 – 148 kg (e.g. Guernseys) | | | |
| Small-framed; 30 – 125 kg (e.g. Jerseys) | | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | 5 | V1 & 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) | 9 | V1 & V3 |
| | Does & bucks (for dairy; includes unweaned offspring & replacements) | | |
| | Kids (dairy or feeder kids) | | |
| Chickens | Layer hens (for eating eggs; after transfer from pullet barn) | 18 | V1 & V3 |
| | 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 | | |
| 2 Donkeys | | 2 | V1 & V3 |
| Imported manure | Use the volume of the manure storages | | |
| Unoccupied livestock barns | A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.* | | |

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

QUESTIONS?

PLEASE CONTACT

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

Attention: Jana Poehman



Drinking Water Source Protection Screening Form

Office Use Only

Roll Number: _____

File Number: _____

Submission Date: _____

WHPA, IPZ, ICA: _____

Vulnerability Score: _____

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

1. Property Information

Municipal Address of Subject Property: 6655 Concession Road 2, Puslinch

Property Owner: George Gray

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

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

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

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

A minor variance request is being made for the severed and retained parcels of deferred Severance Application B52-21. This application was deferred with the Land Division Committee in order to allow time to review the entrance and frontage requirements. We are now proceeding with the Minor Variance application. The following variance is being requested:

A) To permit a reduced lot frontage of the Retained Parcel to be 20m instead of 120m as required in Section 11.3, Table 11.2 of the Zoning By-law.

B) To permit a reduced MDSI setback from the barns at #6657 Concession 2 to the Severed Parcel to be 33m instead of 196m as required.

3. Potential Threat Activities Associated with the Application

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

3.1 Fuel Handling and Storage greater than 250 litres

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

3.2 Chemical Handling and Storage

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

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

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

3.3 Road Salt Application and/or Outdoor Storage

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

3.4 Snow Storage (see guide)

3.5 Waste Storage or Disposal (see guide)

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

3.6 Storm Water Management/Industrial Sewage

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

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

3.7 Septic Systems

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

3.8 Agricultural / Commercial

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

3.9 Water Taking

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

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

Owner

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

Date

Signature

Applicant or Authorized Agent

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

March 30, 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, algicide and disinfectant, and as an ingredient in antifouling paint. Its use has significantly declined due to its high toxicity. Today it is used industrially as a wood preservative and is not manufactured in Canada.

3.3 Road Salt Application, Handling and Storage:

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

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

3.4 Snow Storage:

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

3.5.1 Waste Storage or Disposal - Septic Tank Pump outs

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

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

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

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

3.6 Storm Water Management/Industrial Sewage:

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

3.7 Septic Systems:

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

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

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

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

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

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, April 27, 2022 1:33 PM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/GRA - 6655 Concession 2
Attachments: WHPA_Map_Concession2_6655.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

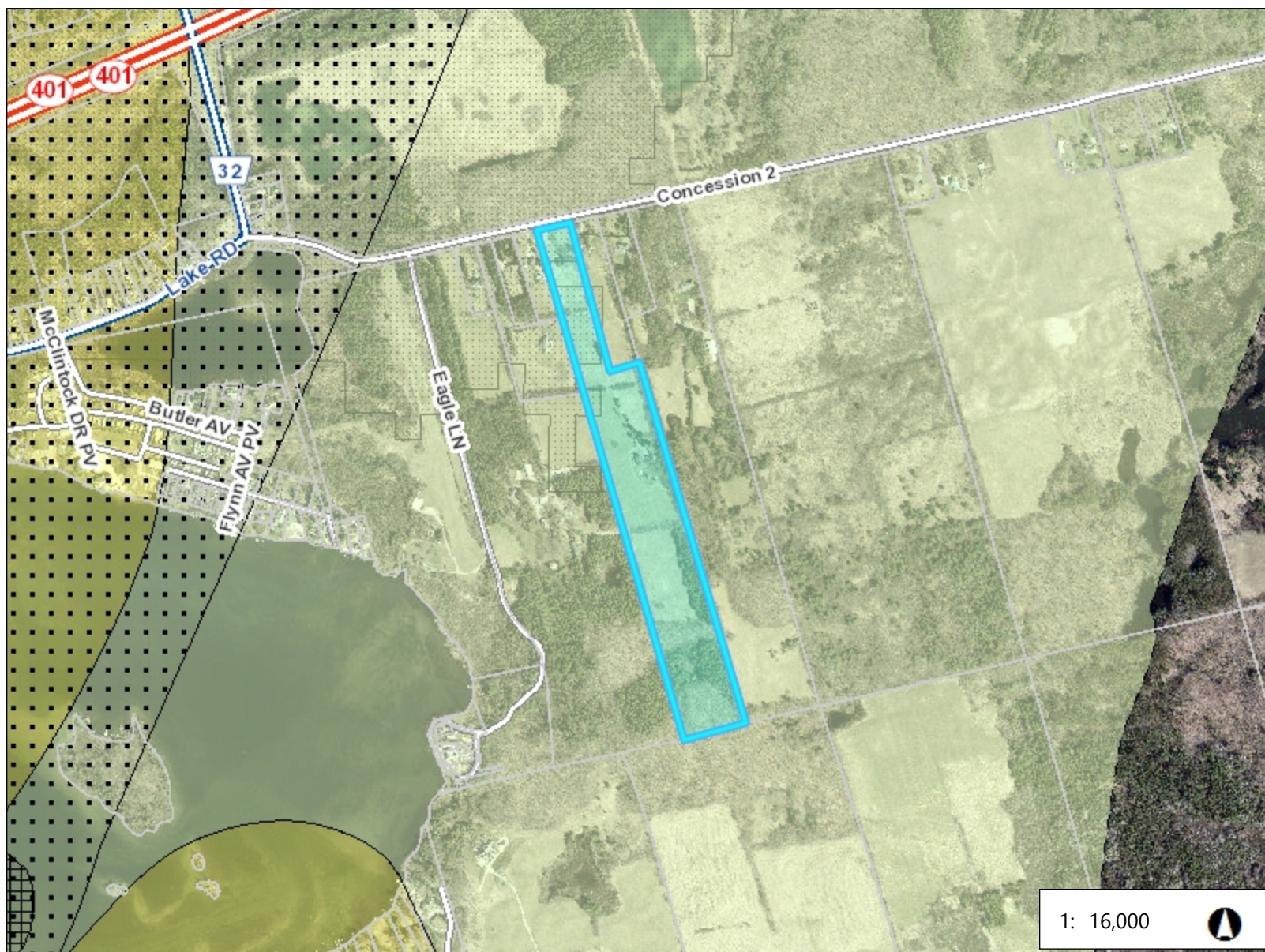
Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Hillary Miller <hmiller@puslinch.ca>
Sent: April 21, 2022 4:50 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance Notice of Public Hearing - D13/GRA - 6655 Concession 2























Good afternoon,


Attached please find the Notice of Public Hearing with respect to the above property, for your review and comment. Please provide any comments you might have by noon on Friday, April 29, 2022.

Kind regards,



Legend

-  Parcels
-  Bridges
- Roads**
 -  Local Road
 -  County Road
 -  Highway
-  Urban Centres and Hamlets
-  Municipalities
-  Well Locations
- Wellhead Protection Area Boundary**
 -  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
-  Road lookup

1: 16,000 



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 in our capacity as planning consultants for the Township

MEETING DATE: May 10th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/GRA (Michele & George Gray)**
6655 Concession 2
Concession 1 Rear PT Lot 7
ATTACHMENTS: **1 –Submitted Sketch for Minor Variance**
2 - Site Plan with MDS and Frontage

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 Summary

The proposed variance required would provide relief from the minimum lot frontage requirements within the Agricultural (A) Zone as well as relief from the Minimum Distance Separation Formula (MDS I) requirements to allow an MDS setback of 19 m and to facilitate a consent application.

Application History

This minor variance application is related to consent application **B52-21** which was considered by the Planning and Development Advisory Committee on August 10th, 2021. The Committee supported the application with conditions imposed including a condition for zoning conformity for the retained parcel for a reduced lot frontage. The application was considered by the County of Wellington Land Division Committee on September 9th, 2021. Planning Staff provided the opinion to the Land Division Committee that there was an opportunity to reduce the overall lot frontage of the proposed severed lands so the proposed flag shaped retained lands could be increased. The Land Division Committee deferred the application to address the issues of lot frontages and safe entrance access requirements with the Township of Puslinch and County of Wellington staff regarding the severed and retained lots.

Lot Frontage

In the submission of the minor variance application, the applicant has revised the lot configuration slightly to increase the frontage of the proposed retained parcel from 15 m to 20 m (**Attachment 1**). The proposed retained lot is flag shaped, and the applicant has indicated that the width of the narrow strip that provides access varies between 14 m – 21 m. The Zoning By-law measures lot frontage six (6) metres from the front lot line. The applicant has indicated that at six (6) from the front lot line, the frontage of the retained parcel is 20 m. The Committee should consider comments from the Public Works Department regarding safe access onto Concession 2 for the proposed severed parcel.

Minimum Distance Separation Formulae I (MDS I)

MDS was flagged as part of the consent application. As the variance is required and being sought for frontage, the applicant has also requested relief from the Minimum Distance Separation Formulae requirements in relation to the deferred consent application. The applicant has identified an MDS setback of 196 m being required, which represents a worst-case scenario, and proposes a setback of 33 m. It is noted that the MDS setback of 33 m is not measured from the nearest building.

Through the consent application, planning staff confirmed that the MDS I setbacks calculated for 6657 Concession 2 using Guideline #34 for Type B land uses which resulted in a required setback of 167 m (547.9 ft), whereas the closest structure to the severed parcel, which is used to house ducks, is 19 m (62.3 ft) from the proposed severed parcel property boundary as indicated within the letter submitted by the applicant.

The applicant has measured the proposed MDS I setback from the structure on the submitted sketch labeled as 'Shed (On Wheels (2.5 x 3.5) With Animals)'. However, the structure that is used to house ducks is located closer to the proposed severed parcel. Although the applicant and owner have indicated that it is their intent to move the ducks into a different building in the future, it is our understanding the structure has not been moved. The relief should be based on the current location.

Planning staff do not have an objection to using the worst case scenario calculation of an MDS I setback of 196 m for the purposes of the minor variance application; however, it is recommended 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.

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

| Section of the By-law | Required | Proposed | Relief Requested |
|---|--|----------------|------------------|
| 1. Section 11.3 Agricultural Zone Requirements Table 11.2 | Section 11.3, Table 11.2 requires that the minimum lot frontage for agricultural lots is to be 120 m (393.7 ft). | 20 m (65.6 ft) | 100 m (328.1 ft) |
| 2. Section 4.16.1 MDS I New Non-Farm Uses | Section 4.16.1 does not permit a use unless it complies with the MDS I setback from a livestock facility as calculated by the formulas published by the Province of Ontario. The MDS I setback requested by the applicant is 196 m (643.0 ft) | 33 m (108 ft) | 163 m (534.8 ft) |

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

| Four Tests | Discussion |
|---|--|
| That the requested variance is minor in nature | <ul style="list-style-type: none"> • Within the submitted minor variance sketch, both the severed and retained lots meet the minimum lot area requirements for the Agricultural (A) Zone. • The proposed severed parcel meets the requirements for lot frontage for a reduced lot within the A Zone. The Committee should consider comments from the Public Works Department to confirm safe access for the severed parcel is available from Concession 2. • The proposed retained parcel is configured to include the entire existing driveway to provide access. It is understood the frontage width is based off the width of the existing driveway. • The proposed retained parcel is 9.9 ha and is considered to be an agricultural parcel that appears to be actively farmed. The Committee should consider whether a frontage of 20 m provides adequate access for farm equipment. • The intent of MDS I setbacks is to reduce odour conflicts by separating incompatible land uses and to avoid and/or limit negative impacts on future |

| | |
|--|--|
| | <p>modifications to agricultural operations including their ability to expand.</p> <ul style="list-style-type: none"> • Planning staff is satisfied that MDS I setbacks are met for 6667 Concession 2 and 6637 Concession 2. • MDS I setbacks were calculated by planning staff for 6657 Concession 2 and determined to be 167 m. • The applicant has provided an MSD I calculation of 196 m which represents a worst case scenario. The applicant has indicated that there are three livestock structures that are used to house livestock (Attachment 2) and has measured the proposed MDS I setback at 33 m from the structure labeled 'SHED (ON WHEELS)', although the livestock structure used to house ducks is closer at 19 m to the proposed severed parcel boundary. The owner of 6657 Concession 2 and the applicant have indicated that the ducks will be moved to another building on the property in the future; however, as the building is currently used to house livestock and meets the definition of a livestock barn under the MDS Document planning staff recommend the proposed setback be 19 m rather than 33 m. • Guideline #43 provides a mechanism for providing relief from setback requirements. • Section 8.2 of the Guidebook requires that MDS I setbacks should not be reduced except in limited site specific circumstances that meet the intent of the MDS Document. • The livestock operation at 6657 Concession 2 is a hobby operation rather than a larger commercial agricultural operation, although the MDS I document does not differentiate between scales of agricultural operations. • Although the proposed development is the closest to the barns at 6657 Concession 2, the barns are also constrained by other dwellings within the neighbourhood including the abutting dwelling on the property to the east. |
| <p>That the intent and purpose of the Zoning By-law is maintained</p> | <ul style="list-style-type: none"> • The subject property is located within the Agricultural (A) Zone and the Environmental Protection Zone Overlay. • The proposed severed parcel is located entirely within the A Zone and a single detached dwelling is a permitted use within the A Zone. • The proposed severed parcel meets the minimum lot frontage and area requirements for a reduced lot within the A Zone. • The proposed retained parcel meets the minimum lot area requirements of the A Zone, but does not meet the minimum required lot frontage. The applicant has proposed a lot frontage of 20 m, where 120 m is required. • The Zoning By-law measures lot frontage six (6) metres from the front lot line of the property. • The intent of minimum lot frontage requirements is to ensure that a safe entrance is available on a lot, to ensure the future viability of the property, and also maintain the consistency of the area's lot fabric. • The applicant has indicated that the width of the retained parcel's frontage has been proposed to accommodate the entire existing driveway. • At 9.9 ha, the retained lands are considered to be an agricultural parcel. It appears the parcel is actively farmed. The Committee should be satisfied that the proposed frontage of 20 m is acceptable for farm equipment to access the property to ensure the parcel is a viable agriculture parcel into the future. • The applicant has also indicated that the narrow frontage for the retained parcel is required to provide safe access to the proposed severed parcel. The Committee should consider the comments of the Public Works Department regarding safe access. |

| | |
|--|--|
| | <ul style="list-style-type: none"> Section 4.16.1(a) requires that no residential use located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complies with the MDS I setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time. |
| <p>That the general intent and purpose of the Official Plan is maintained</p> | <ul style="list-style-type: none"> The subject property is designated as Secondary Agricultural and Greenlands within the County of Wellington Official Plan and is partially located within the Paris Galt Moraine Policy Area. The Greenlands feature is Significant Woodlands. The proposed severed parcel is located fully within the Secondary Agricultural Designation. In the planning report for the consent application for B52-21 planning staff noted that there was an opportunity for the applicant to increase the frontage of the proposed retained parcel to 32 m and to decrease the area and frontage of the proposed severed parcel. This minor variance application proposes to increase the frontage of the retained parcel from 15 m to 20 m, and reduce the area of the proposed severed parcel from 1.0 ha to 0.96 ha. This application was considered to be generally consistent with Provincial Policy and would generally conform to the Official Plan provided a number of items could be addressed including MDS I compliance and zoning compliance. |
| <p>That the variance is desirable and appropriate development and use of the land, building or structure</p> | <ul style="list-style-type: none"> The subject property is immediately surrounded by rural residential and agricultural uses to the west and east, and agricultural uses to the north and south. The proposed lot configuration of the retained parcel appears to result in the narrowest frontage within the immediate neighbourhood. Although the request represents a substantial reduction in frontage for the retained parcel, from the required 120 m to the proposed 20 m, it is understood the frontage has been configured to encompass the entire existing driveway and to provide a safe access point for the proposed severed parcel. The Committee should consider comments received from the Public Works Department regarding safe access on to Concession 2 for the proposed severed lands. As the retained lot is an agricultural parcel the Committee should also be satisfied that the proposed frontage of the retained parcel provides does not negatively impact the viability of farming in the future by constraining the ability of farm equipment to access the parcel. The proposed severed parcel configuration is similar to immediately surrounding development to the west. Although the proposed relief for MDS I is substantial, the size of the existing livestock structures on 6657 Concession 2 are more suitable for hobby operations than commercial agricultural purposes. The Minimum Distance Separation Document does not distinguish between hobby operations and larger commercial agricultural operations. The proposed severed lands could impact future expansions to the barns located at 6657 Concession 2, although the barns would also be restricted by neighbouring dwellings if expansions were sought. The applicant has obtained a letter of support from the property owner of 6657 Concession 2 in regards to the severance. Although the proposed severed parcel may result in the closest development to the livestock structures on 6657 Concession 2, it appears there are locations on |

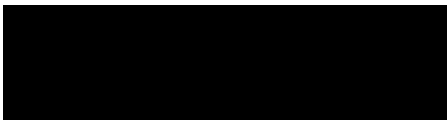
| | |
|--|--|
| | <p>the proposed severed parcel where a dwelling would be further from livestock structures than the dwelling located to the east of 6657 Concession 2.</p> <ul style="list-style-type: none"> • Due to the size and configuration of the subject lands, there is not a more suitable location for a severance due to the property's size. |
|--|--|

Figure 1: Subject Property



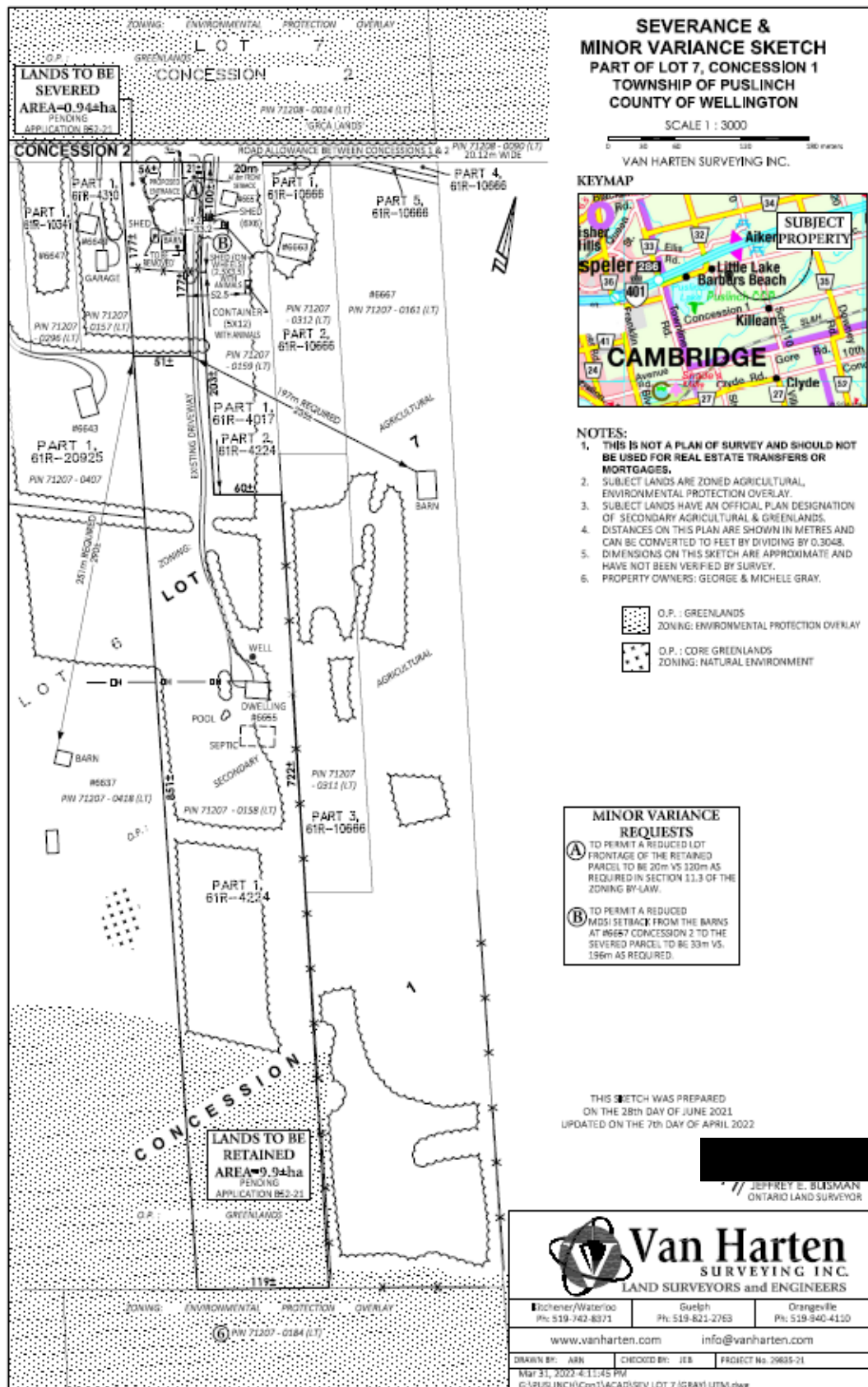
I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
 County of Wellington Planning and Development Department



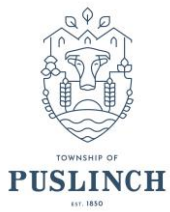
Joanna Salsberg, B.A., M.PL.
 Planner

ATTACHMENT 1: Submitted Sketch for Minor Variance



ATTACHMENT 2: Site Plan with MDS and Frontage





MINUTES

1. CALL THE MEETING TO ORDER

The April 12, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:48 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
Dan Kennedy
Dennis O'Connor
Deep Basi
Paul Sadhra

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
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

- March 8, 2022

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, March 8, 2022, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

7(a) Zoning-Law Amendment D14/ARU – Township of Puslinch.

The purpose and effect of the application is to amend the Township of Puslinch Comprehensive Zoning By-law 23-2018 as the Township has undertaken a review of the existing zoning provisions related to Accessory Apartments. The proposed amendment is to update the provisions for Accessory Apartments to bring the Township Zoning By-laws into conformity with

the Planning Act, the County of Wellington Official Plan, and best practices for Additional Residential Units [ARUs]. This is a Township initiated amendment that **affects all lands** in the Township of Puslinch.

- Joanna Salsberg, County Planner, provided a Power Point presentation to the Committee outlining the changes that are being proposed.
- Dan Kennedy asked what the difference is between an ARU and a Garden Suite.
- Joanna Salsberg advised that a garden suite is a temporary unit and can only be established for a period of time and then must be removed, and the ARU is a permanent structure that is permitted by a building permit. She further noted that garden suites are temporary and only for specific time and are established by a zoning by-law amendment.
- Dan Kennedy asked if this will eliminate garden suites.
- Joanna Salsberg advised that there are restrictions on garden suites that make them more difficult to establish on a property so it's possible that ARU's are more favorable and that property owners will most likely use those units more often.
- Dan Kennedy asked if an ARU can be severed off or sold as a separate entity in the future.
- Joanna Salsberg noted that the intent is that they aren't to be severed off and are meant to provide different housing opportunities on the same lot. She further noted that they will be subordinate to the main use and not independent.
- John Sepulis asked if there is any thought to permitting two ARU's within the residence instead of one inside a residence and one separate from the residence.
- Joanna Salsberg advised that policies direct for one unit within the residence and that to have both units within would require additional planning approvals.
- Meagan Ferris advised that the County Official Plan policies direct that one ARU is to be permitted in the residence and one can detached from the primary residence.
- John Sepulis noted that a separate entrance is required for the ARU within a primary dwelling and asked if consideration can be given if the residents are inter-related and living together, would a separate entrance still be needed.
- Joanna Salsberg advised that the intent is to allow for independent movement of the unit either from outside or a shared entrance. She further noted that if that if is within a unit and you have to pass through one to get to the entrance, then the by-law would require relief from the by-law.
- John Sepulis further asked if a trailer would be considered an ARU.
- Joanna Salsberg advised that ARU's are intended to be permanent buildings and that the temporary aspect is more related to garden suites. She further noted that the intent is for the ARU to be within a permanent structure.
- John Sepulis asked if that can be made clear in the proposed by-law whether a trailer would be an option, and if it isn't an option, then it should be indicated in the proposed by-law.
- Joanna Salsberg stated that they can take a look at the proposed by-law and make sure that it is clear.
- John Sepulis also stated that it should be clear in the proposed by-law that severing the land would not be permitted.
- Joanna Salsberg noted that it has been included in the proposed by-law.
- Paul Sadhra asked if a septic review will be done at the time the ARU is applied for due to the additional kitchen and washroom fixtures that will be added.
- Joanna Salsberg advised that a general provision is being proposed to include wording that appropriate individual on-site sewage and water services are approved for the lot and that there is adequate capacity for additional residential units and other uses on the lot. She further noted that the building department would be reviewing the building permit application to ensure that the septic is adequate for the amount of fixtures that are being proposed.
- There were no further questions or comments from the Committee.

The Committee has the following comments:

1. The Committee supports the zoning by-law amendment.
2. That adequate servicing can be accommodated at the time of zoning and building permit review.
3. That trailers are not to be permitted as ARU's.

CARRIED

8. LAND DIVISION

8(a) **Severance application B22-22 (D10-MCC) – Robert and Elizabeth McCrindle** – Part Lot 7, Concession 2, municipally known as 6661 Wellington Rd 34, Township of Puslinch.

Proposed severance is 0.4682 hectares with 36.11m frontage, vacant land for proposed residential use.

Retained parcel is 0.9232 hectares with 55.37m frontage, existing and proposed rural residential use with existing dwelling.

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- Dennis O'Connor asked if there is an option to move the house forward and the septic bed behind the house so that it wouldn't impact the removal of trees.
- Nancy Shoemaker advised that the trees at the back of the property were planted by the current property owner and are not part of the maple bush, but are black walnut trees for the purpose of harvesting and that the final design for the house and septic has not been completed. She further noted that if the owner opts for a tertiary system then the septic and tile bed would be considerably smaller than what is shown on the plan.
- Deep Basi asked if the GRCA supports the application.
- Nancy Shoemaker advised that the GRCA has stated that they don't have any interest in the property because it's not within their regulated area.
- John Sepulis asked Joanna Salsberg to respond to Dennis O'Connor's comment regarding the septic bed encroaching in to the maple bush.
- Joanna Salsberg advised that in terms of the environmental impact study, that will be peer reviewed. She further noted that with regard to the septic bed, the building itself would also have to meet setback requirements from the different lot lines.
- John Sepulis asked in relation to the lot line, will the 3 meter setback require a minor variance.
- Joanna Salsberg advised that the property is zoned agricultural and environmental protection and that there is a minimum required setback of 7.5 meters front yard and that the rear yard is also 7.5 meters. She also advised that there are 3 meter interior side-yard setbacks within the agricultural zone so they would have to meet those requirements of the bylaw and that the actual development would be reviewed through the peer review of the EIS.
- There were no further questions or comments from the Committee.

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

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



4. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring the building envelope complies with the EIS, mitigation for tree loss and other items deemed necessary by the Township.
5. That the removable garden shed on the severed parcel be relocated 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.

8(b) Severance application B28-22 (D10-CUL) – Judith Cullen – Part Lot 11, Concession 10, municipally known as 4742 Concession 11, Township of Puslinch.

Proposed severance is 50m fr x 158m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 158m fr on Concession Rd 11 x 158m frontage on Hume Rd = 2.4 hectares, existing and proposed residential use with existing dwelling and pool.

- Haley Keast, agent for the applicant provided an overview of the application.
- Deep Basi asked if a safe entrance is possible.
- Lynne Banks advised that the Township's Public Works Department is satisfied that safe entrance is possible.
- There were no further questions or comments from the Committee.

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

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

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, May 10, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 8:32 p.m.

CARRIED



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

Zoning By-law Amendment Application

Date submitted: _

The Amendment:

Type of amendment:

Site specific:

Other (specify):

Purpose of and reasons for the proposed amendment(s):

To amend the zoning bylaw to rezone the subject property to Rural Settlement Residential.
The Rural Settlement Residential Zone is deemed to be part of the Hamlet Residential Zone.
The Rural Settlement Residential Zone has similar zoning standards as the Hamlet Residential Zone.

General Information:

1. Applicant Information:

Registered Owner's Name(s): _ Audrey Meadows Ltd.

Address: 32 Todd's Road _____

City: Seguin ON _____

Postal Code: P2A 2W8 _____

Email Address: [REDACTED] _____

Telephone Number: [REDACTED] _____

Fax: _____

Applicant (Agent) Name(s): - Robert Stovel c/o Stovel and Associates Inc.
Address: 651 Orangeville Road
City: Fergus Ontario
Postal Code: N1M 1T9
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax:

Other Name(s):
Address:
City:
Postal Code:
Email Address:
Telephone Number:
Fax:

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

Send correspondence to: Owner: Agent: Other: _____

When did the current owner acquire the subject land? Date: Sept 2006

4. What does the amendment cover?

The "entire" property:
A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

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

Municipal address: site does not have street number

Concession: 8 Lot: Pts. of 17, 18

Registered Plan Number: _____

Area: +/- 72.7 ha Depth: +/- 775 (Irregular) m Frontage: +/- 342 m
_____ ac _____ ft. _____ ft.

6. Provide a description of the area to be amended if only a "portion" of the property:

Area: +/- 14.5 ha Depth: +/- 432 m Frontage: +/- 342 m
+/- 35.83 ac +/- 1417' ft. +/- 1122' ft.

7. Is the application to amend the zoning by-law consistent with the Provincial Policy Statement?

Yes: No:

8. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan: Places to Grow: Other: (specify): _____

If yes, does the application conform to and not conflict with the application provincial plan or plans?

Yes: No:

9. County Official Plan

What is the current County Official Plan designation of the subject property?

Secondary Agriculture and Greenlands/Core Greenlands

List land uses permitted by the current Official Plan designation:

All uses in Primary Agriculture plus small scale commercial/industrial & insitutional uses & public service facilities.
Greenland /Core Greenland: Agriculture, existing uses, conservation, forestry, aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning, licensing and the policies of this Plan, open space, and passive recreation.

How does the application conform to the Official Plan?

No development will occur in The Greenland System. Setbacks will help protect Greenland Features. Site Specific OPA submitted to address O.P. Policies. County OP File OP-2021-02
The site specific OPA sets out the policy structure to ensure the proposed development conforms to policies in the County OP.

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

N/A

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

10. Zoning:

What is the current zoning of the property? Agriculture & Natural Environment Protection Overlay

What uses are permitted? Agricultural uses and related uses, Single Residence among other uses

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

N/A

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

N/A

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Agriculture, Forest/Wetlands.

12. How long has the "existing" use(s) continued on the subject land?

50 + Years

13. What is the "proposed" use(s) of the subject land?

Rural settlement residential, open space, natural environment.

14. Provide the following details for all buildings or structures on the subject land: N/A

| Building Details | Existing | | Proposed | |
|---|----------------|-----------------|----------------|-----------------|
| Type of Building(s) or structures | | | | |
| Date of construction | | | | |
| Building height | m | ft | m | ft |
| 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 |
| Distance from building structure to the: | | | | |
| Front lot line | m | ft | m | ft |
| Side lot line | m | ft | m | ft |
| Other side lot line | m | ft | m | ft |
| Rear lot line | m | ft | m | ft |

| Building Details | Existing | | Proposed | |
|---------------------------|----------|--|----------|--|
| *Percentage lot coverage | | | | |
| *Number of parking spaces | | | | |
| *Number of loading spaces | | | | |

Existing and Proposed Services:

15. What is the access to the subject property?

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

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

Township of Puslinch (Victoria Road)

17. 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 subject land to the nearest public road.

N/A

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

| Water Supply | Existing | | Proposed | |
|-----------------|----------|--|----------|--|
| Municipal water | | | | |

| Water Supply | Existing | Proposed |
|-----------------------|----------|----------|
| Communal water | | |
| Private well | | X |
| Other water supply | | |
| Water sewers | | |
| Municipal sewers | | |
| Communal sewers | | |
| Private septic | | X |
| Other sewage disposal | | |

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: No: N/A

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

Functional Servicing and Stormwater Management Report have been prepared.

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

| Planning Application | Yes | No | *File Number | Approval Authority | Subject Lands | Purpose | *Status |
|---------------------------|-----|-----|--------------|--------------------|---|--------------------------------|-----------|
| Official Plan Amendment * | Yes | | | | | | |
| Zoning By-Law Amendment | Yes | | | | | | |
| Minor Variance | | | | | | | |
| Plan of Subdivision * | Yes | | 23T - 04002 | Approved | Lands immediately south of site; Pt lots 18-19 Con 8. | To permit a 48 lot subdivision | Approved. |
| Consent (Severance) | | | | | | | |
| Site Plan Control | | Yes | | | | | |

* O.P.A, ZBA., & Plan of Subdivision all related to 23T -04002.

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: No:

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Planning Justification Report.
EIS.
Traffic Impact Brief.
Paris and Galt Moraine Letter Report.
Functional Servicing and Stormwater Management Report.

Application Drawing

24. Please provide an accurate drawing of the proposal, preferably prepared by a qualified professional. In some cases, it may be more appropriate to submit additional drawings at varying scales a lot better illustrate the proposal. The drawing must include the following information (see on following page):

- Owner/applicant's names;
- Legal description of the property;
- Boundaries and dimensions of the subject and its current land use;
- Dimensions of area of amendment (if not, the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways, and lanes;
- The location and nature of any easements or restrictive covenants on the property;
- The location of any existing drains or award drains;
- Woodlots, forested areas, ANSIs, ESAs, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc.);
The location, size, and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line, and side lot lines;
The name, location, and width of each abutting public or private road, unopened road allowance or right-of-way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used;
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, roads, drainage ditches, wells, septic systems, springs, slopes, gravel pits); and
- The drawing should also include the scale, north arrow, and date when the drawing was prepared.

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) Audrey Meadows Ltd. of the
Township of Puslinch County/Region of
Wellington do hereby authorize

Rob Stovel to act as my agent in this application.

Signature of Owner(s)

June 21st, 2021
Date

Affidavit

I (we) Rob Stovel of the
Township of Centre Wellington 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 Township of Centre Wellington in the
County/Region of Wellington this 22 day of
June, 2021.

[Redacted Signature]

Signature of Owner or authorized
solicitor or agent

June 22 2021
Date

[Redacted Signature]

Carol Ann McKenzie, a Commissioner,
etc., Province of Ontario, for
Morris - Shannon Law Office.
Expires April 14, 2024.

Signature of Commissioner

June 22, 2021
Date

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in
accordance with the Township of Puslinch's sign requirements within one week of the
date Township staff has deemed that the application is complete, and remove the sign
when the application has been given final approval.

Furthermore, for the purposes of processing this application, I permit
staff/representatives of the Township of Puslinch to enter onto my lands and inspect
my property at the following times (please check one of the following boxes):

Any and all times: Certain days as specified: By appointment only:

Signature

Date

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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

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

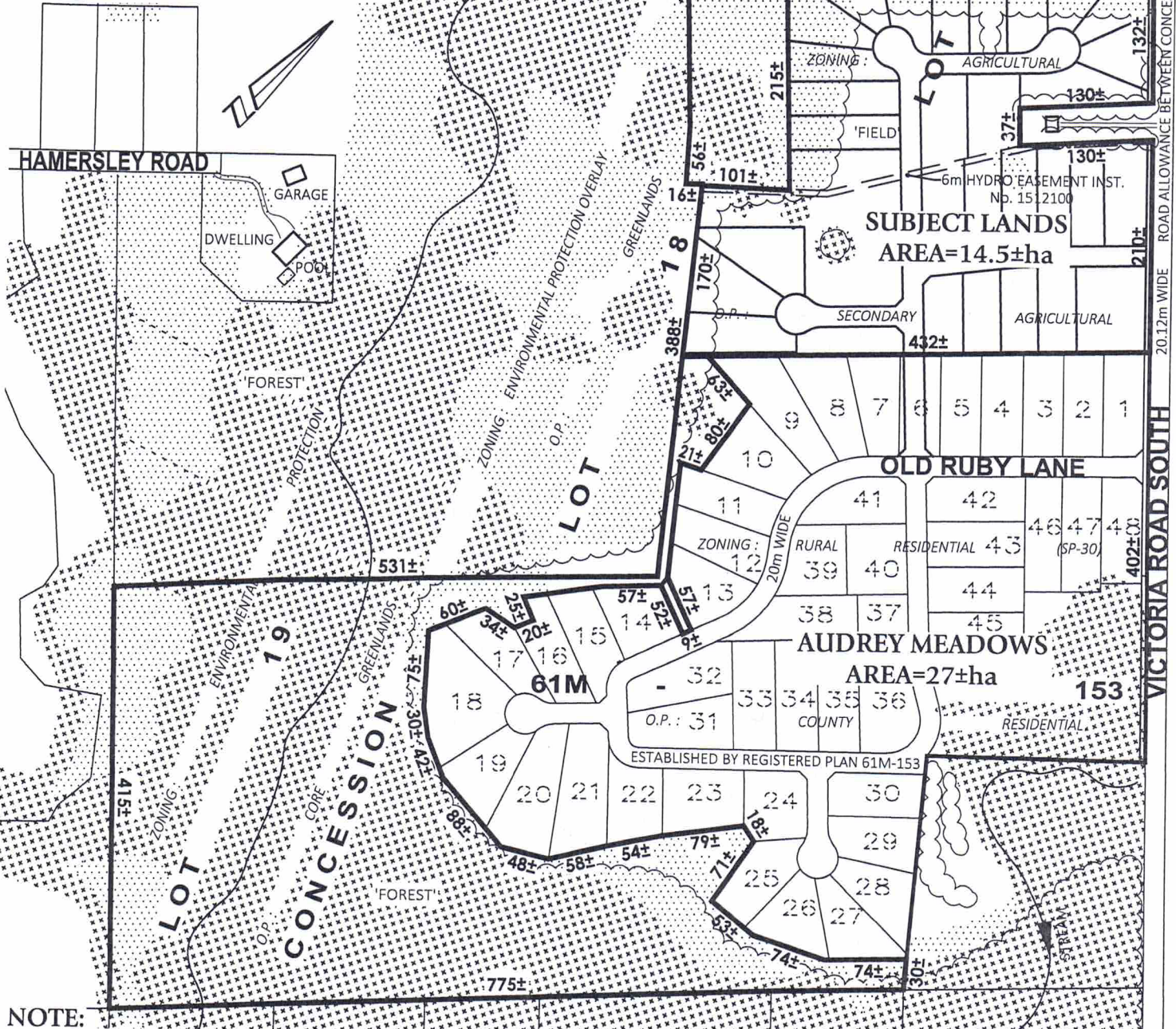
MAP 1 - LOCATION OF SUBJECT LANDS

PART OF LOTS 17 & 18,
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 6000



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



NOTE:
THIS PRELIMINARY CONCEPT PLAN ILLUSTRATES A POSSIBLE LAYOUT OF THE LOTS/ROAD NETWORK FOR THE PROPOSED DEVELOPMENT.
AUDREY MEADOWS HAS PROVIDED THIS PRELIMINARY CONCEPT PLAN THAT THE COUNTY REQUESTED IN ORDER TO BE COOPERATIVE.
THE DETAILED LAYOUT WILL BE PRESENTED AS PART OF THE DRAFT PLAN OF SUBDIVISION APPLICATION.

| | | |
|---|----------------|----------------------|
| PREPARED FOR: | | PREPARED BY: |
| AUDREY MEADOWS LTD. | | |
| DRAWN BY: AN | CHECKED BY: RS | FILE No. 23-01 |
| Jun 22, 2021-8:35:33 AM | | PROJECT No. 17784-07 |
| G:\PUSLINCH\Con8\Stovel\acad\SKETCH LOT 18 (AUDREY MEADOWS) UTM (B).dwg | | |

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
20.12m WIDE

PLANNING JUSTIFICATION REPORT

AUDREY MEADOWS

PROPOSED RURAL SETTLEMENT DEVELOPMENT

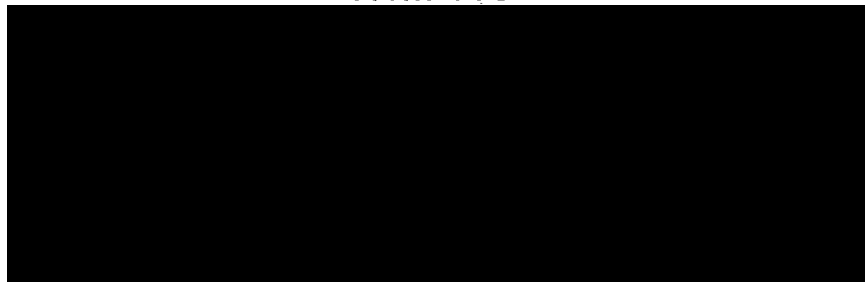
PARTS OF LOTS 17, 18 & 19
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

PREPARED FOR:

AUDREY MEADOWS LIMITED

PREPARED BY:

STOVEL AND ASSOCIATES INC.
651 ORANGEVILLE ROAD
FERGUS, ONTARIO
N1M 1T9



1. INTRODUCTION

This report has been prepared in support of an Official Plan Amendment (“OPA”) and Zoning By-Law Amendment (“ZBA”) application by Audrey Meadows Ltd. to complete a rural settlement in the Township of Puslinch (“Township”).

This Planning Justification Report updates the previous April 19, 2021 Planning Justification Report (“the April Planning Justification Report”) which was filed in support of the OPA. On May 18, 2021, the County Planning and Development Department by letter (“the County Letter”) requested various matters. It is noted The April Planning Justification Report should be read in conjunction with this June Planning Justification Report

This June Planning Justification Report addresses the request for an updated Planning Justification Report (#5 of the County Letter). It is noted that as the draft OPA includes a notwithstanding clause it is arguable whether this Report is needed to address #5 of the County Letter; however, we are pleased to provide County Planning with additional information so that they will be in a position to positively recommend the draft OPA for approval, together with the proposed ZBA.

The County Letter has requested a revised draft Official Plan Amendment at point 3. Such a requirement is not part of the Official Plan policies. Nonetheless, we have included same as part of our client’s willingness to work with both the County and the Township.

It is noted that while the County Letter at point 4 requested a concept plan based on Section 27 of the OPA application form. Such a requirement is not found within the County Official Plan. Nonetheless a concept plan, see Map 1, has been prepared which provides for a 29 rural residential lot plan of subdivision serviced by private wells and private, individual septic systems with nitrate tertiary treatment. The concept plan is subject to the usual caveats that it is subject to refinement and discussion as the planning processes proceed.

Additional reports are also filed to address matters raised in the County Letter at #5 and #6:

- Groundwater Science Corp Letter Report (June 2021) re: Section 4.9.7 Paris and Galt Moraine Policy Area of the Official Plan;
- Stovel and Associates Inc., Environment Impact Study Report (June 2021) re: Section 4.6.3 of the Official Plan (together with others as referenced in said report);
- Triton Engineering re Traffic Impact Study (June 2021) re: Section 4.6.4 of the Official Plan; and,
- Triton Engineering Limited re: Functional Servicing and Stormwater Management Report (June 2021) re: Section 11.2.3 of the Official Plan.

The Subject Lands are considered to be part of an existing rural settlement in the Township. The reference to rural settlements in the County of Wellington Official Plan is Policy 6.4.7. The accompanying Official Plan Amendment conforms with this Policy provision.

This Planning Justification Report sets out the planning rationale and specific zoning standards that will be adhered to in the future Plan of Subdivision application. The Subject Lands are located in the Township of Puslinch. Victoria Road is located immediately east of the site and Maltby Road is located almost 650 m north of the site. Map 1 illustrates the general location of the land subject to the applications.

MAP 1 - LOCATION OF SUBJECT LANDS

PART OF LOTS 17 & 18,
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

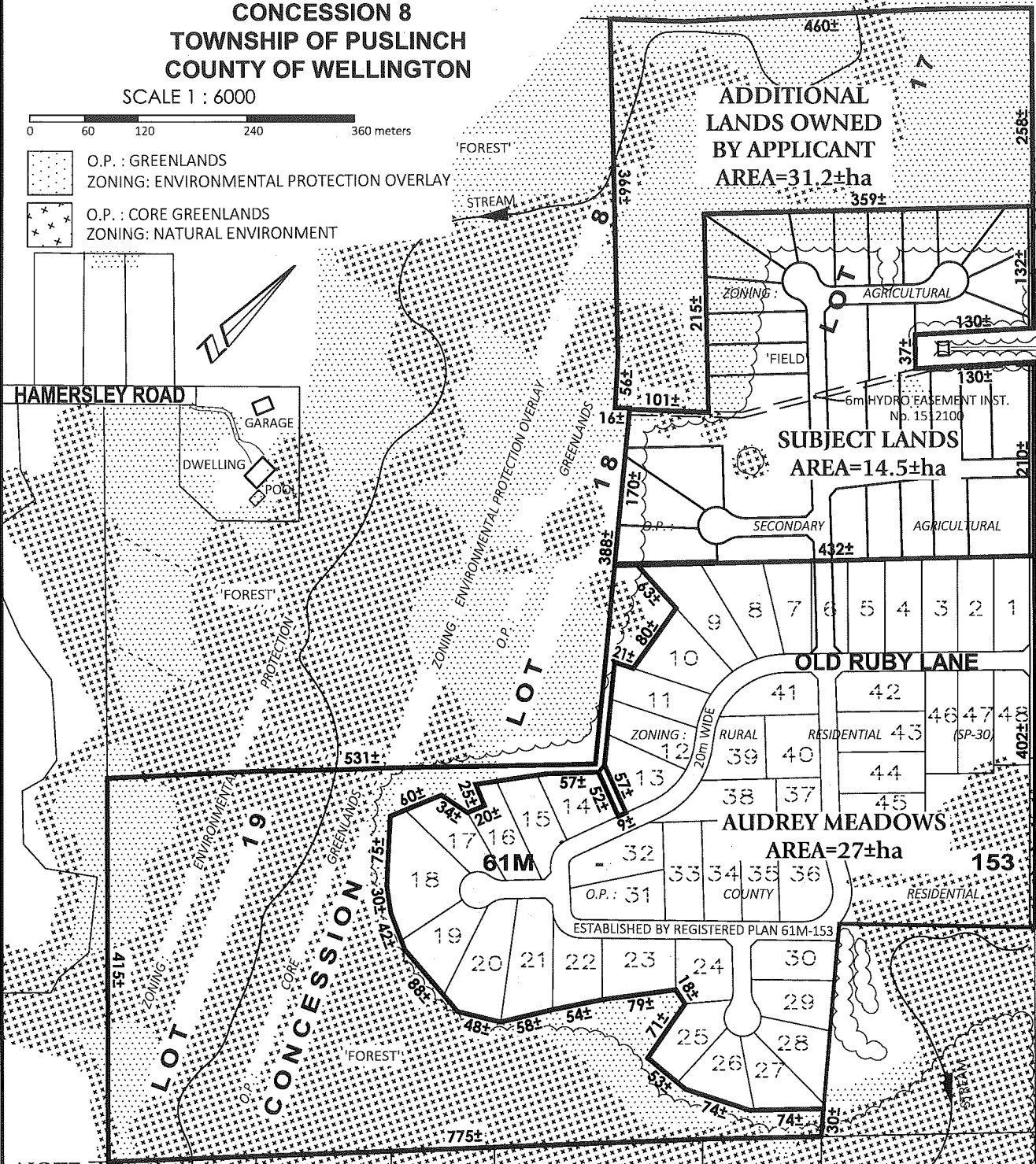
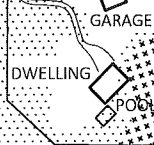
SCALE 1 : 6000



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



HAMERSLEY ROAD



ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
20.12m WIDE

NOTE:
THIS PRELIMINARY CONCEPT PLAN ILLUSTRATES A POSSIBLE LAYOUT OF THE LOTS/ROAD NETWORK FOR THE PROPOSED DEVELOPMENT.
AUDREY MEADOWS HAS PROVIDE THIS PRELIMINARY CONCEPT PLAN THAT THE COUNTY REQUESTED IN ORDER TO BE COOPERATIVE.
THE DETAILED LAYOUT WILL BE PRESENTED AS PART OF THE DRAFT PLAN OF SUBDIVISION APPLICATION.

| | | |
|---|----------------|----------------------|
| PREPARED FOR: | | PREPARED BY: |
| AUDREY MEADOWS LTD. | | |
| DRAWN BY: AN | CHECKED BY: RS | FILE No. 23-01 |
| Jun 22, 2021-8:35:33 AM | | PROJECT No. 17784-07 |
| G:\PUSLINCH\Con8\Stovel\acad\SKETCH LOT 18 (AUDREY MEADOWS) UTM (B).dwg | | |

South of the Subject Lands is the as-built existing Audrey Meadows subdivision. To the west of lands in question is the expanded Fox Run rural residential and Aberfoyle Creek rural residential development. South of Wellington Road 34 is the rural residential development of Mill Creek Residential Area (shown as Special Policy Area 7-2 in the County of Wellington Official Plan) and the Mini Lakes Adult Lifestyle Community (shown as Special Policy Area 7-6 in the County of Wellington Official Plan). Inherent to all of these developments is the concept of integrated greenspace, open space and recreational lands (both passive and active recreation uses).

Map 2 sets out the limits of the Subject Lands and adjacent developments in this portion of the Township. As set out in Policy 6.4.7, there is a clear recognition of this rural settlement as it currently exists on the landscape.

2. BACKGROUND

The Applicant who successfully developed the existing Audrey Meadows subdivision seeks to round out and infill onto the remaining lands. The housing forms and lifestyle options associated with the Audrey Meadows development constitutes a limited portion of the total housing stock available in the County of Wellington, yet, this form of development is highly sought after and extremely valuable to the Township of Puslinch.

The development on the Subject Lands would provide a variety of housing forms and lifestyle options available to residents of the Township and County. As well, the housing forms in this general area of the County represent a significant cultural landscape in the municipality that should be recognized and protected.

In addition, the proposed development could provide some employment uses (subject to Council input) to provide for a complete rural community setting. The proposed development would include residential and open space/greenspace uses. In particular, limited commercial uses could be considered for the development subject to the input of the Township Council.

The development on the Subject Lands would be implemented by way of a Plan of Subdivision. The servicing for the proposal is set out in the Functional Servicing and Stormwater Management Report (Triton Engineering, 2021). The preferred method of servicing is private individual wells (drilled bedrock wells) and private individual septic systems (tertiary treatment systems to provide enhanced treatment of effluent). This approach has proven to be a successful method of treatment in the Township, with background water quality showing an improvement since full-scale agricultural production ceased in 2007 by the building of the existing Audrey Meadows subdivision.

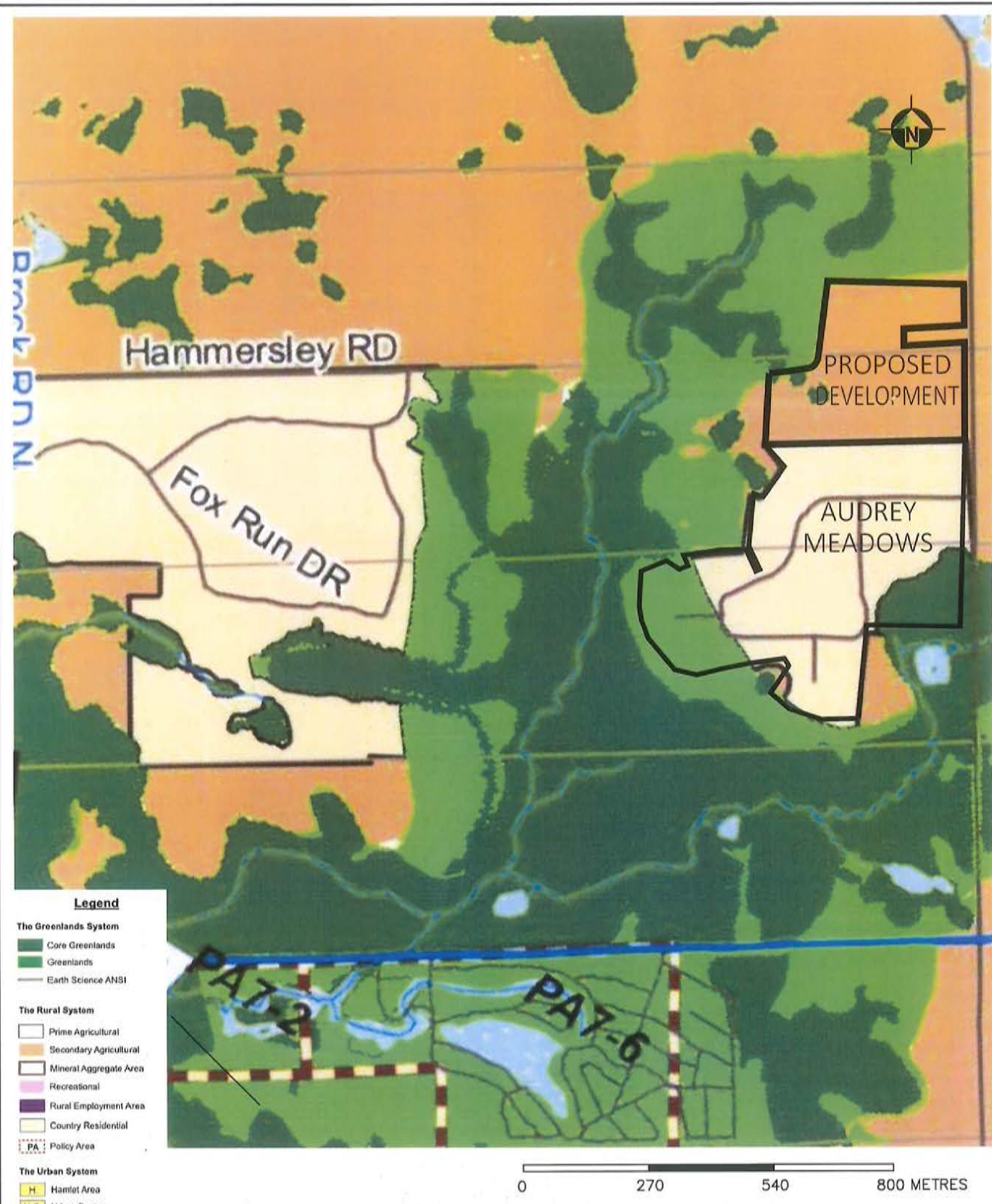
3. PURPOSE

The purpose of the planning applications to:

- i) recognize the Subject Lands as part of a rural settlement. The draft OPA as revised to the County template is enclosed with this Report; and
- ii) amend the zoning of the Subject Lands to Rural Settlement Residential Zone.

The zoning standards for this zone closely align with the Hamlet Residential Zone and as such, the Rural Settlement Residential Zone is deemed to be a subset of the Hamlet Residential Zone.

A Holding – H zone is also proposed. The removal of the H symbol would only occur once a Draft Plan of Subdivision is given draft plan approval subject to conditions including the Applicant entering into a Subdivision Agreement with the Township.



Legend

The Greenlands System

- Core Greenlands
- Greenlands
- Earth Science ANSI

The Rural System

- Prime Agricultural
- Secondary Agricultural
- Mineral Aggregate Area
- Recreational
- Rural Employment Area
- Country Residential
- Policy Area

The Urban System

- Hamlet Area
- Urban Centre

SOURCE: COUNTY OF WELLINGTON – A-7 LAND USE SCHEDULE FOR TOWNSHIP OF PUSLINCH

| | | | |
|---|--|-----------------------------|------------------|
| PREPARED FOR: AUDREY MEADOWS LTD. | PREPARED BY: <div style="background-color: black; width: 100px; height: 20px;"></div> | PROPOSED DEVELOPMENT | MAP 2 |
|---|--|-----------------------------|------------------|

Additional provisions from the parent Township Zoning By-law would replicate any necessary Open Space/Greenspace provisions together home occupation and any other limited commercial uses, if any, that Township Council deemed desirable. The draft Zoning By-law is enclosed with this Report.

4. EXISTING CONDITIONS AND SURROUNDING LAND USES

The property owned by Audrey Meadows Ltd. is located immediately north of the existing Audrey Meadows subdivision. The existing subdivision is a 48 lot subdivision, with lots ranging in size from 0.3 to 0.5 ha in size. The subdivision is serviced by private individual wells and private individual septic systems. Private servicing has been successful and allowed the development of desirable housing within a municipality that does not have any readily available public services for the provision of such housing.

The Subject Lands in question are cultivated with common field crops. There are two small former sand borrows on the property.

An existing Hydro-Electric Power Corridor traverses the property in an east-to-west pattern. This power line has an existing easement registered on title.

Immediately adjacent to the Subject Lands are woodlands and further distanced are wetlands.

There are no existing structures or houses on the Subject Lands.

There are no active livestock operations in proximity to the site. Portions of the area are cultivated for common field crops, but the area is widely regarded as non-prime agricultural lands and designated Secondary Agriculture. There are no Minimum Distance Separation ("MDS") issues.

Along the northern extent of the Subject Land is a deciduous forest. In general, this marks the northern limits of the proposed development.

Maltby Road, which is the boundary between the City of Guelph and the Township, is approximately 650 m north of the site. This portion of the City of Guelph is undergoing a Secondary Plan process to permit a range of uses, including low and medium density housing. This proposed development is considered a rural settlement as opposed to the urban development form being proposed to be provided within the City as is therefore substantially different addressing a differing housing need.

As previously noted, west of the subject land are the rural developments of Fox Run and Aberfoyle Creek. Southwest of the subject land are scattered non-farm residential units, the rural residential development of Mill Creek Residential Area and the Mini Lakes Adult Lifestyle Community. This entire area blends in with Aberfoyle, as there is no distinct difference between the various subdivisions and condominium developments. These developments are all located within 1 km of the Urban System, i.e. City of Guelph and Aberfoyle.

5. THE OFFICIAL PLAN AMENDMENT

The existing Official Plan designation for much of the Subject Lands is Secondary Agriculture. This designation reflects the lower agricultural capability of the soils associated with the site. Greenland and Core Greenland areas are associated wetlands and significant woodlands adjacent to the site and near surrounding area.

An Official Plan Amendment (OPA) has been submitted to the County of Wellington to provide for site-specific recognition of the Subject Lands as set out below:

Proposed OPA

Text Amendment

To be added to Section 9.8.5 Policy Areas

PA7-9 Audrey Meadows Ltd.

This policy area applies to the lands legally described as Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch. Notwithstanding any provisions in this Plan to the contrary, these lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. Pursuant to Policy 6.4.7, this development is deemed to be residential infilling of an existing rural settlement. This development contributes to the fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium.

As part of the overview suite of studies that were completed in support of the OPA, consideration was given to Official Plan policies related to:

- Paris and Galt Moraine,
- Greenlands System,
- Functional Servicing and Stormwater Management,
- Traffic Impact.

These studies also support the ZBA application.

The reader is directed to review these specific reports as previously detailed. Section 7 of this report provides an assessment of conformity to relevant OPA policies, including the Paris and Galt Moraine, the Greenlands System and the Urban-Rural Boundary. The following paragraphs provide a summary of the Conclusions for the Paris and Galt Moraine Letter Assessment, the Functional Servicing and Stormwater Management Report and the Traffic Impact Brief.

Functional Servicing and Stormwater Management

Triton Engineering Services Limited completed a Functional Servicing and Stormwater Management report. The conclusions of the report are as follows:

“Based on the information provided within this Functional Servicing Report, we conclude that the Audrey Meadows development can be adequately serviced as outlined in this report. Summary as follows;

- *The site can be accessed via two entrances; new Victoria Road entrance and a road extension from Old Ruby Lane. Internal roads will be constructed to Township of Puslinch municipal standards for an urban local road on a 20m Right-of-Way.*
- *Private sanitary treatment systems can be adequately accommodated on the proposed large lots. Preliminary geotechnical background information indicates that site conditions are suitable for septic sewage systems.*

- *Private wells are proposed for water servicing of the development. The lot configurations are sufficient to adequately accommodate a well on each lot. Preliminary hydrogeologic background information indicates that site conditions are suitable to provide adequate potable water for the proposed development.*
- *The development can be fully serviced with natural gas, hydro, cable and telecommunications.*
- *Stormwater management controls will be implemented to provide both quality and quantity control, thereby mitigating negative impacts to the existing drainage system. The proposed SWMF Block is sufficient to accommodate the foot print of the proposed facility that will have the capacity to provide Quality treatment and to attenuate post to pre development storm events up to the 100-year event”*

Traffic Impact

Triton Engineering Services Limited completed a Traffic Impact Brief. The conclusions of the Brief are as follows:

- *“The proposed development is expected to be accommodated on the existing road network with no significant adverse effects on the existing or future operating conditions;*
- *Detailed Level of Service calculations will be provided once updated representative traffic counts can be obtained;*
- *Sightlines are acceptable for the proposed entrance location;*
- *No improvements are required on the existing road network to accommodate the development.”*

6. THE ZONING AMENDMENT

The existing zoning of the Subject Lands, for the most part, is Agriculture. Small portions of the Subject Lands are zoned Environmental Protection and included in the Environmental Protection Overlay. These areas are associated with former borrows and adjacent wetlands/woodlands.

The area subject to the ZBA application is proposed to be subdivided into lots that fit and conform into the existing community fabric for the local rural settlement area. The lot pattern will consist of large lots in the range of 0.3 ha to 0.42 ha. This lot sizing provides sufficient room on the lot for a building envelope, septic tanks and field, well (situated on the lot in compliance with Ontario Building Code regulations) and accessory structures including secondary residential units in detached structures should the landowner wish. The house could also be designed to permit secondary apartments within the primary structure.

The secondary unit provisions of the Official Plan and parent Zoning By-Law can be satisfied with this type of proposal. In turn, this could provide additional affordable or near affordable housing for Township residents. In other words, the proposal, of course, would be consistent with the parent provisions of the County Official Plan regarding section 16(3) of the additional residential unit policies under the Planning Act; together with the implementing provisions of parent Township Zoning By-Law.

In addition, the lot sizing would also permit home offices, which have become more prevalent in recent time, and other small-scale commercial activities that are secondary to the primary residence and in compliance with zoning regulations.

The proposal incorporates an internal road pattern that provides for an entrance onto Victoria Road and a connector through the existing subdivision in the location of Lot 6.

As part of the subdivision application, an arborist and landscape architect will be contracted to set out the specifics of the landscape buffer between the existing and proposed extension of the development and to provide a conceptual design for an Open Space system. A condition of the Subdivision Agreement could be drafted to incorporate this provision. As well, it is recommended that Rural Settlement Design Brief be completed to ensure that the building form and massing are consistent and complimentary of the existing rural settlement landscape.

Drawing No. 2 sets out a preliminary concept layout for the development. There are 29 lots proposed. The Plan of Subdivision will formally establish the number and distribution of lots at a later stage in the process. As part of this future study requirement, lands for stormwater management, ecological buffers and the open space system will be examined and delineated in more detail on the Draft Plan of Subdivision. However, preliminary Stormwater Management work has been completed in support of Drawing No. 2.

The proposed zoning amendment seeks to rezone the subject property from Agriculture – A zone to a new zone, the Rural Settlement Residential Zone being deemed to be part of the Hamlet Residential Zone with site specific zone standards. The following table summarizes the zoning standards and compares the proposed Rural Settlement Residential Zone to the Hamlet Residential Zone and other Rural Residential zones.

| Zone Standard | Rural Settlement Residential | Hamlet Residential | Rural Residential | Rural Residential (sp30) |
|---|-------------------------------------|---------------------------|--------------------------|---------------------------------|
| Minimum Lot Area (ha) | 0.3* | 0.4* | 0.4* | 0.4 |
| Min. Lot Frontage (m) | 20 | 20 | 30 | 27.5 |
| Minimum Front Yard (m) | 6 | 6 | 6 | 10 |
| Minimum Interior Side Yard (m) | 2 | 2 | 3 | 0.5 |
| Minimum Required Exterior Side Yard (m) | 6 | 6 | 6 | 5 |
| Minimum Rear Yard (m) | 6 | 6 | 6 | 6 |
| Maximum Permitted Lot Coverage | 40 | 40 | 40 | 40 |
| Maximum Permitted Building Height (m) | 11 | 11 | 11 | 11 |
| Minimum Required Landscaped Open Space | 30 | 15 | 30 | 30 |

**Use-Specific Special Provisions: (1) The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrate that the proposed lot(s) will meet the minimum lot area recommendations of the studies.*

With respect to permitted uses, the Rural Settlement Residential zone shall permit all of the following uses permitted under the Hamlet Residential zone: accessory apartment, bed and breakfast, boarding/lodging/rooming house, community garden, dwelling – duplex, dwelling –



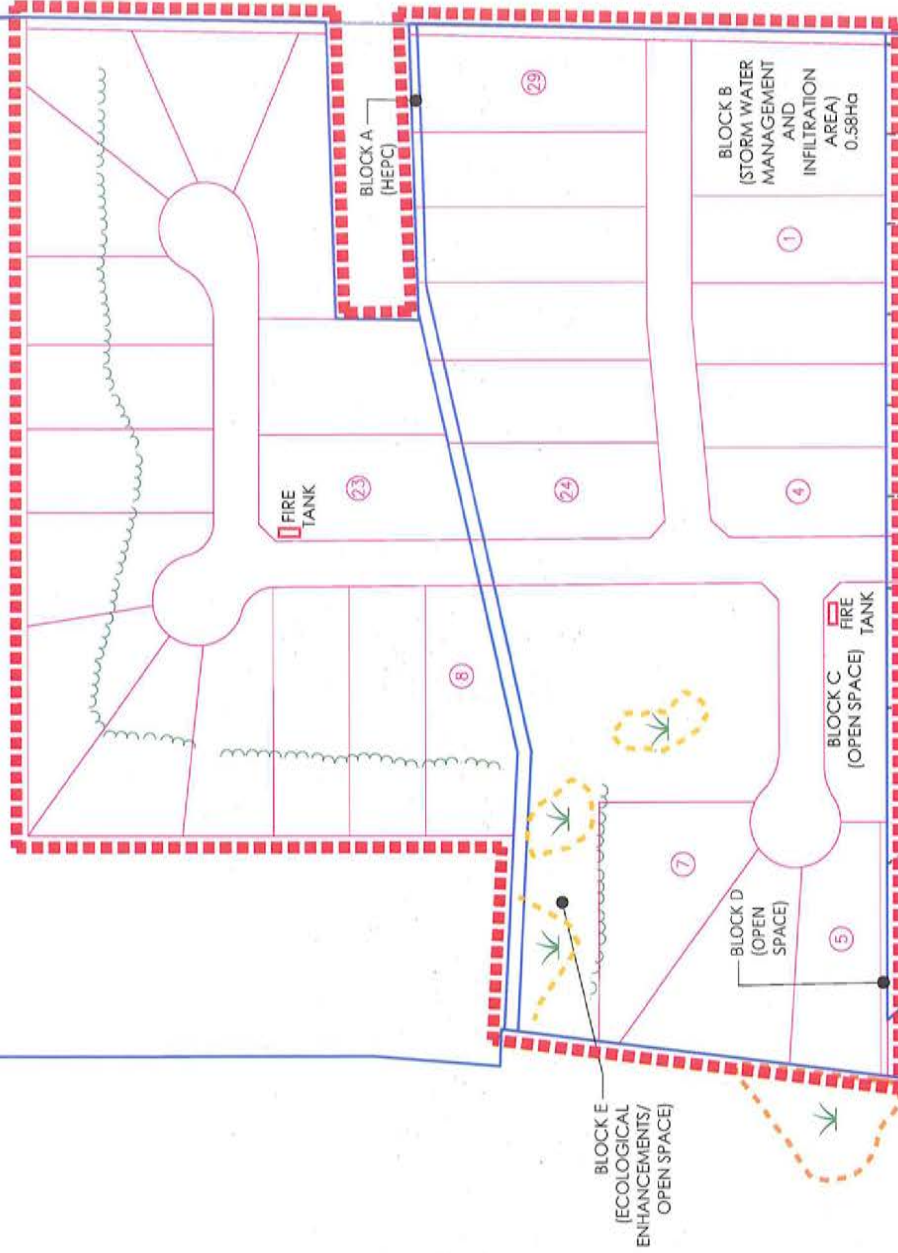
LEGEND:

SURVEYED DRIFLINE LIMIT

SURVEYED WETLAND LIMIT

LIMITS OF PROPOSAL
 PROPERTY LIMITS

VICTORIA ROAD SOUTH



| LOT# | FRONTAGE (m) | AREA (ha) |
|--------|--------------|-----------|
| 1 | 284.1 | 0.33 |
| 2 | 355.6 | 0.3 |
| 3 | 364.5 | 0.3 |
| 4 | 394.1 | 0.31 |
| 5 | 414.8 | 0.38 |
| 6 | 282.2 | 0.43 |
| 7 | 333.3 | 0.47 |
| 8 | 261.1 | 0.38 |
| 9 | 331.6 | 0.37 |
| 10 | 334.8 | 0.37 |
| 11 | 387.7 | 0.33 |
| 12 | 211.1 | 0.36 |
| 13 | 244.7 | 0.33 |
| 14 | 414.3 | 0.3 |
| 15 | 364.8 | 0.3 |
| 16 | 364.8 | 0.3 |
| 17 | 384.9 | 0.3 |
| 18 | 344.2 | 0.3 |
| 19 | 204.3 | 0.3 |
| 20 | 254.9 | 0.3 |
| 21 | 804.9 | 0.39 |
| 22 | 504.9 | 0.38 |
| 23 | 464.7 | 0.4 |
| 24 | 424.1 | 0.35 |
| 25 | 364.3 | 0.32 |
| 26 | 344.1 | 0.32 |
| 27 | 324.9 | 0.32 |
| 28 | 324.8 | 0.32 |
| 29 | 404.6 | 0.42 |
| BLOCKS | | |
| A | N/A | |
| B | N/A | 0.58 |
| C | N/A | 0.28 |
| D | N/A | 0.09 |
| E | N/A | 1.15 |

SOURCES:
1. TORONTO ENGINEERING CONSULTANTS LTD.
2. TORONTO ENGINEERING CONSULTANTS LTD. - 24/07/2011

| NO. | DATE | REVISION | INITIAL |
|-----|------|----------|---------|
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PROPOSED RESIDENTIAL DEVELOPMENT
PARTS 17, 18 & 19, CONCESSION 8
TOWNSHIP OF PUSLUNCH

AUDREY MEADOWS LTD.
P.O. BOX 1805
QUELIL, ONTARIO N1H 7A1
PROPOSED LOT FABRIC PLAN

PROJECT NO: A2680
DESIGNED BY: G.J.A.N.
CHECKED BY: P.J.Z.
APPROVED BY: P.J.Z.
DATE: 4th April 2011



SCALE: N.T.S.
DRAWING NUMBER: 02

semi detached, dwelling – single detached, group home, home industry, home business, long-term care facility, private home day care, public park, public school.

The rear yard setback for selected lots will be adjusted to ensure protection of the natural heritage system. The precise limits of the rear yard setback will be surveyed and set out on the Draft Plan of Subdivision as part of the future application to the County of Wellington.

Additional provisions from the parent Township Zoning By-law would replicate any necessary Open Space provisions together with home occupation together with any other commercial uses, if any that Township Council deems desirable.

With respect to setbacks for Natural Environment features, the EIS provides direction related to setback reductions for adjacent wetlands and forest systems for specific lots.

The Holding – H zone provisions will be set out as following:

Prior to the removal of the holding symbol, draft plan approval for a plan of subdivision on the Subject Lands shall be required to be granted, together with the entering of a subdivision agreement with the Township to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

7. PLANNING FRAMEWORK

The planning policy framework that guides development for this type of proposal in a rural municipality, such as the Township of Puslinch, is set out in the following paragraphs. The key elements of the policy framework are:

- ⇒ Efficient Development should be promoted if it sustains the long-term financial well-being for the municipality;
- ⇒ Municipalities are to provide a mix of housing types that include provisions for additional residential units in an attempt to provide more opportunities for affordable and near affordable housing;
- ⇒ Municipalities need to plan for recreation, parks and open space systems to meet the long-term needs of their residents;
- ⇒ Impacts on agriculture, including consideration of MDS setbacks and the loss of good quality prime agricultural land, should be avoided;
- ⇒ Impacts on the natural heritage system should be avoided; and
- ⇒ Development should occur in Settlements, including Rural Settlements.

7.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) 2020 sets out *policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Policy Statement sets the policy foundation for regulating the development and use of land.*

The following key elements are fundamental to the principles set out in the PPS:

- *Provincial plans and municipal official plans provide a framework for comprehensive, integrated, place-based and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, for the long term.*

- *The long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy.*
- *The PPS focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas.*
- *Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.*

The following policies from the PPS help direct municipalities in making decisions related to planning applications such as the Audrey Meadows proposal (Bolding has been added for emphasis)

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and **land use patterns which sustain financial well-being of the Province and municipalities over the long term.**
 - b) accommodating an appropriate affordable and market-based range and mix of residential types (**including single-detached, additional residential units**, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, **park and open space, and other uses to meet long-term needs;**
 - c) **avoiding development and land use patterns which may cause environmental or public health and safety concerns;**
 - d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas.
- 1.1.3 **Settlement areas are urban areas and rural settlement areas**, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. **The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.** Development pressures and land use change will vary across Ontario. **It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.**
- 1.1.4 Rural Areas in Municipalities are important to the economic success of the Province and our quality of life. **Rural areas are a system of lands that may include rural settlement areas**, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.
- 1.1.4.1 Healthy, integrated and viable rural areas should be supported by:**
- a) building upon rural character, and leveraging rural amenities and assets;
 - b) promoting regeneration, including the redevelopment of brownfield sites;

- c) accommodating an appropriate range and mix of housing in rural settlement areas;
- d) encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e) using rural infrastructure and public service facilities efficiently.

1.1.4.2 In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

1.1.4.3 When directing development in rural settlement areas in accordance with policy 1.1.3, planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

- 1.5.1 Healthy, active communities should be promoted by: a) **planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;** b) **planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;** c) providing opportunities for public access to shorelines; and d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, **individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.** At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the character of rural settlement areas. Where planning is conducted by an upper-tier municipality, the upper-tier municipality should work with lower-tier municipalities at the time of the official plan review or update to assess the long-term impacts of individual on-site sewage services and individual on-site water services on the environmental health and the desired character of rural settlement areas and the feasibility of other forms of servicing set out in policies 1.6.6.2 and 1.6.6.3.

The following definition of Settlement Areas is included in the PPS.

*"Settlement areas: means urban areas and **rural settlement areas** within municipalities (such as cities, towns, villages and hamlets) that are: a) built-up areas where development is concentrated and which have a mix of land uses; and b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in designated growth areas is not*

available, the settlement area may be no larger than the area where development is concentrated.

Rural Settlements: existing hamlets or similar existing small settlement areas that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth.”

The following policies from the PPS, 2020 were prepared to help protect Natural Heritage Features. Through the completion of an Environment Impact Study, it is my opinion that the proposal is consistent with 2.1 of the PPS.

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.

2.1.4 Development and site alteration shall not be permitted in:
a) significant wetlands in Ecoregions 5E, 6E and 7E1; and
b) significant coastal wetlands.

2.1.5 Development and site alteration shall not be permitted in:
a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;
b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;
d) significant wildlife habitat;
e) significant areas of natural and scientific interest; and
f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. 1 Ecoregions 5E, 6E and 7E are shown on Figure 1. 25 | Provincial Policy Statement, 2020

2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been

demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2.1.9 Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.

Natural heritage features on and adjacent to the subject property were identified. Development was setback from these features to ensure that there would be no direct disturbance. Other mitigation measures, including the use of silt fencing, were recommended to ensure no indirect impacts on these natural heritage features would occur. Ecological enhancements have been recommended for Open Space areas to provide an overall net environmental benefit and reinforce the existing Natural Heritage System (both the County and Provincial systems).

7.2 A Place To Grow 2019

A Place to Grow May 2019 was approved by the Lieutenant Governor in Council, Order in Council No 641/2019.

“The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to take effect on May 16, 2019. This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.”

Excerpts from the Growth Plan are included in this report. Important to understanding the approach taken in this proposal is the following definition of Rural Settlements included in the Growth Plan:

Rural Settlements: existing hamlets or similar existing small settlement areas that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth.

It is my opinion that, based on this definition, Audrey Meadows is part of the rural settlement in the Township of Puslinch.

The following policies within the Growth Plan are relevant to this application:

- **Complete communities support quality of life and human health by encouraging the use of active transportation and providing high quality public open space, adequate parkland, opportunities for recreation, and access to local and healthy food.**
- **This Plan helps to address this challenge by providing direction to plan for a range and mix of housing options, including additional residential units**
- **Strong, healthy and prosperous rural communities are also vital to the economic success of the GGH and contribute to our quality of life. This Plan recognizes and promotes the important role of rural towns and villages as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across**

the GGH. Opportunities to support a diversified rural economy should be promoted by protecting farmland and the viability of the agri-food sector in rural areas.

- **Healthy rural communities are important to the vitality and well-being of the larger region.**
- Municipalities are encouraged to plan for a variety of cultural and economic opportunities within *rural settlements* to serve the needs of rural residents and area businesses.
- **Minor adjustments may be made to the boundaries of *rural settlements* outside of a *municipal comprehensive review*, subject to the following:**
 - a. **the affected *settlement area* is not in the *Greenbelt Area*;**
 - b. **the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;**
 - c. **confirmation that water and wastewater servicing can be provided in an appropriate manner that is suitable for the long-term with no *negative impacts* on water; and**
 - d. **Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied.**

The Growth Plan does not provide any detailed clarification with respect to the following phrase: ***“minor rounding out of existing development, in keeping with the rural character of the area”***.

This policy framework would permit the approval of the OPA and the ZBA applications in advance of completion of the Municipal Comprehensive Review.

With regard to the policies set out in 4.2.2 – Natural Heritage System, the EIS documents how the proposed development conforms to the policies of the Growth Plan. In summary, the following findings of the EIS are relevant:

- There will be no negative impacts on key natural heritage features as a result of the proposed development;
- Connectivity of the system will be maintained as there will be no removal of natural vegetation communities;
- Proposed ecological enhancements will to restore and improve connectivity of the key natural heritage features;
- Given the large lot sizes for the proposed development, it is anticipated that the total area of the site that is comprised of impervious surfaces will be comparatively low.

7.3 County of Wellington Official Plan

The County of Wellington Official Plan is intended to give direction over the next 20 years, to the physical development of the County, its local municipalities and to the long-term protection of County resources. All land use and servicing decisions must conform to the policies of this plan. Through this Plan, County Council will outline a long-term vision for Wellington County's communities and resources. The Plan provides policy to attain the long-term vision. It is expected that the policies of this Plan will be the basis on which County and local councils and other government agencies make decisions on land use planning matters. Public and private initiatives will be required to conform with County policy.

With respect to the development of Rural Settlements, the following policy is provided:

“6.4.7 Rural settlements are existing small communities that form part of the rural fabric of Wellington. These settlements are primarily small clusters of housing with occasional commercial, industrial or institutional uses. These areas are not designated on Schedule “A” and are not expected to grow but they may be recognized in the zoning by-law and limited residential infilling may be allowed.”

In proposing this form of development, consideration was given to the County's 2016 population and employment forecasts for Puslinch, as well as potential new forecasts being prepared in 2021 as part of the County's comprehensive review process. Puslinch can only contribute to meeting long-term County housing needs through expansion of Hamlets and rounding out and infilling of Rural Settlements on private services as there are no municipal services available in the Township, and no discernable interest demonstrated by local officials in facilitating and supporting the construction of municipal or communal services. In essence, the development of the Subject Lands will provide housing within the Township in the only way possible to meet County and Township targets that is otherwise consistent with Provincial Policy, and that is through efficient and effective development on private servicing.

The County of Wellington Official Plan sets out several policies that relate to the consideration of the proposed development. These policies are as follows:

- 4.7 Urban Area Protection
- 4.9.7 Paris and Galt Moraine
- 5. Greenlands System

Urban Area Protection

Section 4.7 of the Official Plan sets out considerations for the protection of a distinct Urban- Rural Boundary. 4.7.1 reads as follows:

“In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
- b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation (“MDS”) Formula.*

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally, the expansion of existing developments may be considered if the overall intent of this section is met. A clear distinction between urban and rural areas should be maintained.”

With respect to the proposed development, the application is set approximately 650 m from the City of Guelph. The intervening area is comprised of woodlands, scattered non-farm residences, and farmland. There are no livestock operations in the local area (and therefore no MDS issues). Immediately north of the proposed development is a mature, deciduous forest. Immediately east of the City boundary is a recently approved golf course development that is located entirely within the Township of Puslinch and within 20 m of the City limit.

In the specific circumstance of the proposed development, it is my opinion that the existing forest acts as a natural buffer to the City.

It is my opinion that the words, "adjacent will normally mean within 1 kilometre of an urban area boundary" is a general guideline and not a specific restriction.

Given the natural buffering capability of the woodland, and the fact that the proposed development is not visible to residents of the City, it is my opinion that this policy may be amended if necessary, subject to approval of the Township Council. Furthermore Policy 4.7.1 has a concluding paragraph applicable to the entirety of the Policy which specifically excludes its application to logical infilling or development of a minor nature. This would include the infilling and rounding out set out in the draft OPA as contemplated by Provincial Plans and the County Official Plan. It is noted that the County Official Plan is in conformity with the Growth Plan, and must be read in such a way to implement such a Plan.

Paris and Galt Moraine Policy Area

The Subject Lands are mapped within the Paris and Galt Moraine. Policy 4.9.7 recognizes the uniqueness and importance of the Paris and Galt Moraines. The Official Plan sets out policies to ensure that the functions associated with the Paris and Galt Moraines are considered and protected.

A report was prepared by Groundwater Science Corp. (2021) to address the policies associated with the Official Plan policies. GSC concluded that, *"based on the site characteristics, current development proposal and expected implementation of standard development controls, the proposed development can be expected to meet the Paris and Galt Moraine Policy objectives to protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources."*

It is noted that the policy framework of the County Official Plan with respect to the Paris and Galt Moraines was, amongst other matters, cited by the County in its response to the Province in opposition to the proposed Greenbelt expansion. Given the compliance of the Planning Act applications with Policy 4.9.7, it is agreed that no such proposed Greenbelt expansion should be contemplated or supported for the Subject Lands should the Province so proceed with its consideration of such an expansion.

Greenland System

The Official Plan sets out a policy structure to identify Core Greenland (i.e. wetlands, hazard lands, and habitat for endangered and threatened species) and Greenland features (i.e. significant woodlands, fish habitat, ANSI's, streams/valleylands, ESA's, ponds, lakes and reservoirs).

An EIS is a required report should development be proposed in or adjacent to any Greenland Features.

As previously noted, an EIS was completed. The EIS determined that the proposed development is not located within any Core Greenland features and will not result on an impact on any Core Greenland or Greenland Features. Standard mitigative measures, such as silt fencing, were recommended to ensure no negative impacts. An area was identified adjacent to the Core Greenland features to allow for ecological enhancements.

In conclusion, it remains and is my planning opinion that the proposed development conforms to the County of Wellington Official Plan.

8. CONCLUSIONS

This Planning Justification Report has been prepared in support of an Official Plan Amendment and Zoning By-law Amendment application for the Subject Lands described as Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch.

The proposed development will be serviced by private individual wells and private individual sewage treatment systems with tertiary treatment capability. The proposed development will consist primarily of single detached dwellings, but other small-scale commercial and home occupations will be permitted consistent with the parent Zoning By-law. As part of this, all residential construction will be completed with thoughtful consideration of opportunities for secondary residential uses, as set out in the Official Plan and parent Zoning By-law. These secondary residential uses represent one mechanism for the Township to achieve affordable and near affordable housing for its residents. In order to maintain the character of the rural settlement, the planning for these secondary uses will be guided by a Rural Settlement Design Brief that will be prepared and implemented by the client's consulting team.

The preliminary lot fabric for the proposal, see Drawing No. 2, prepared by Triton Engineering, illustrates a development that will be integrated with the existing subdivision through an internal road network. Another access is provided onto Victoria Road.

The concept lot layout will be further adjusted through the Plan of Subdivision and associated detailed engineering reports that will be prepared in support of that future application. As part of this future application, an Open Space area has been identified. This area will be the focus of ecological enhancements and natural landscaping, developed by a Landscape Architect. This landscaping plan will be set out as a condition of Draft Plan approval and completed later in the planning process.

It is apparent that the local area has evolved over time. Once a series of separate and individual developments and clusters of houses, this portion of the Township now exhibits characteristics of a rural settlement. There are parks, historic structures, an adult lifestyle community, small-scale commercial areas, educational research areas, and houses including affordable housing. Recently, and likely due to the Covid pandemic, it is understood that many of the houses in the area are also functioning as office spaces for professionals and a variety of small-scale businesses.

Although not identified as a rural settlement in the Official Plan, it is understood that the County's approach has not been to identify or designate such communities as is stated with certainty in Policy 6.4.7.

This report has provided a detailed review of the planning framework, with specific focus on the issue of development in rural municipalities, in particular rural settlements. It is clear that the guiding policies of the Province and County place emphasis on the need to focus growth within existing urban areas and to place as much growth on municipal services. But it is also clear that, it is the responsibility for each municipality, including rural municipalities, to ensure the long term prosperity and economic well-being of its residents and to provide for adequate growth to maintain strong, stable, healthy and resilient communities. This includes employment opportunities, available housing and healthy communities which provide Open Space systems. These Open

Space systems are particularly important for local residents during times such as this pandemic where normal forms of recreation, such as gyms and arenas have been closed.

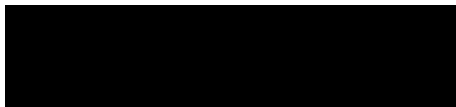
Based on this rationale, it is my opinion that the development of the Subject Lands in question as part of minor rounding out and infilling of the rural settlement area is a reasonable land use consideration representing good planning. I am of the opinion that both the County Council with respect to the OPA and Township Council in support of the OPA and with respect to the ZBA should consider these proposed applications as consistent with the principles of good planning and providing mechanisms to ensure proper growth, as deemed appropriate by municipal Councils, for the long-term.

The application includes all of the fundamentals of good development as defined by and normally expected in the Township of Puslinch and the County of Wellington which are as follows:

- i. The development can be serviced without municipal services, because there are no such services in the Township;
- ii. The development does not impact on agriculture or consume good quality agricultural land;
- iii. The development does not result in an economic hardship for the municipality;
- iv. The development can be serviced by a good quality municipal road with safe lines of sight and asphalt paving;
- v. The development includes provisions for an Open Space System that does not cost the municipality anything to construct;
- vi. The development provides for secondary residential units that blend in with the community;
- vii. The development incorporates provisions within the Zoning By-law to permit small-scale commercial uses such as home occupations that are appropriate for the area;
- viii. The development can be integrated into the existing area and maintain the character of the existing area; and
- ix. The development is safe and can be developed without negative impact on the existing Natural Heritage System. Measures can be set out as conditions of draft plan approval that will conserve native trees and limit construction of structures on or adjacent to natural heritage features.

I have been informed by my client, Audrey Meadows Ltd., that they look forward to working with municipal Councils to address any concerns that Councils may have with the proposal.

This report has been prepared and respectfully submitted by,



ROBERT P. STOVEL, MCIP, RPP, P.AG.

AMENDMENT NUMBER _____
TO THE OFFICIAL PLAN FOR THE
COUNTY OF WELLINGTON

Date

Notice: This draft amendment to the Official Plan for the County of Wellington was prepared by the proponent in support of their development application. Please be advised that this document may be revised after the statutory public meeting or at any point prior to County Council's consideration of the amendment.

THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW NO. _____

A By-law to adopt Amendment No. _____ to the
Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. THAT Amendment Number _____ to the Official Plan for the County of Wellington, consisting of the attached maps and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME AND PASSED _____

WARDEN

CLERK

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

DRAFT

AMENDMENT NUMBER ____
TO THE
COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____.

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of this amendment is to provide for infilling and rounding out of a rural settlement.

LOCATION AND PROPERTY DESCRIPTION

The land subject to this amendment is described as part of lots 17, 18 and 19, Concession 8, Township of Puslinch.

The proposed development is approximately 14.5 hectares in size.

BASIS

These lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. Pursuant to Policy 6.4.7, this development is deemed to be residential infilling of an existing rural settlement. This development contributes to the fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium.

OTHER APPROVALS

In addition to the proposed County Official Plan amendment, the proponent has also submitted an application to the Township of Puslinch requesting an amendment to the Zoning By-law. The purpose of the By-law is to implement site specific OPA ___ to permit infilling and rounding out of a Rural Settlement.

SUPPORTING INFORMATION

In support of the proposed amendments to the planning documents, the proponent has prepared a Traffic Impact Brief, Environmental Impact Study, Functioning Servicing and Stormwater Management Report, Paris and Galt Moraine Letter Assessment, and Planning Justification Report.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this Amendment shall be in accordance with the relevant policies of the County of Wellington Official Plan.

The land identified in the attached Schedule "A" shall be subject to appropriate zoning. The zoning by-law may include site-specific provisions regarding permitted uses, building setbacks, minimum lot sizes, lot coverage, and minimum landscaped areas.

DRAFT

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No. _____ to the County of Wellington Official Plan.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **Schedule A-7 (PUSLINCH)** is amended by changing a portion of the subject land to the A7- designation as illustrated on the attached Schedule "A".
2. That Section 9.8.5 Policy Areas be amended by adding the following:

PA7-9 Audrey Meadows Limited

This policy area applies to the lands legally described as Part of Lots 17, 18 and 19, Concession 8, Township of Puslinch. Notwithstanding any provisions in this Plan to the contrary, these lands may be developed for residential dwellings. The dwellings shall be serviced by individual private water and wastewater services. Pursuant to Policy 6.4.7, this development is deemed to be residential infilling of an existing rural settlement. This development contributes to the fulfillment of the local municipality growth strategy. This development shall be implemented through a rezoning and plan of subdivision or plan of condominium.

THE CORPORATION OF THE COUNTY OF WELLINGTON

SCHEDULE "A"

OF

OFFICIAL PLAN AMENDMENT NO. ____

DRAFT

PART C - THE APPENDICES

LOCATION MAP

DRAFT

ZONING BY-LAW AMENDMENT TO BY-LAW 023/18

FOR

**AUDREY MEADOWS LIMITED
PART OF LOTS 17, 18, AND 19
CONCESSION 8
TOWNSHIP OF PUSLINCH**

TOWNSHIP REZONING APPLICATION __/__/__

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2021-__

**A BY-LAW TO AMEND BY-LAW NUMBER 023/18, AS AMENDED
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-law Number 023/18 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE
TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:**

1. THAT Schedule "A" of the By-law 023/18 is hereby amended by rezoning a portion of Part of Lots 17, 18 and 19 Concession 8, within the Township of Puslinch from Agriculture (A) Zone to Rural Settlement Residential Zone – Holding as shown on Schedule "A" of this By-law;
2. THAT the subject land as shown on Schedule "A" to this By-law shall be subject to the following site-specific provisions for the Rural Settlement Residential Zone:

| Zone Standard | Rural Settlement Residential |
|---|--|
| Minimum Lot Area (ha) | 0.3* |
| Min. Lot Frontage (m) | 20 |
| Minimum Front Yard (m) | 6 |
| Minimum Interior Side Yard (m) | 2 |
| Minimum Required Exterior Side Yard (m) | 6 |
| Minimum Rear Yard (m) | 6 |
| Maximum Permitted Lot Coverage | 40 |
| Maximum Permitted Building Height (m) | 11 |
| Minimum Required Landscaped Open Space | 30 |
| Permitted Uses | Accessory Apartment, Bed and Breakfast, Boarding/Lodging/Rooming House, Community Garden, Dwelling-Duplex, Dwelling-Single Detached, Group Home, Home Business, Private home day care, Public Park, Public School. |

**Use-Specific Special Provisions: (1) The minimum lot area may be reduced where site-specific hydrogeological studies have been completed by the owner and approved by the Township, which demonstrate that the proposed lot(s) will meet the minimum lot area recommendations of the studies.*

3. THAT the subject land as shown on Schedule "A" to this By-law shall be subject a **HOLDING PROVISION**, as set out below:

- i) A Holding (H) Provision is hereby established and identified on Schedule 'A' attached hereto, by the letter "H" in parentheses following a zoning symbol established in this By-law.
 - ii) Where a zoning symbol is followed by the letter "H" in parentheses, the provisions of the By-law applicable to the zone symbol shall only apply upon the removal of the letter "H" by an Amendment By-law as approved by Council in accordance with the provisions of Section 36 of the Planning Act.
 - iii) Until the removal of the letter "H":
 - a) No land, building or structure shall be used for any purpose other than that for which it was lawfully used prior to the passing of this By-law with the exception of a use by a public authority or existing agricultural use once the specific items listed in section iv) (a) has been satisfied;
 - iv) The (H) Holding Provision shall only be lifted for all other uses when the Township of Puslinch is satisfied that the following items have been addressed:
 - a) A subdivision agreement(s) (or condominium agreement(s)) between the Owner and the Township of Puslinch has been executed in accordance with the terms of the subdivision agreement(s) (or condominium agreement(s)) to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.
4. For the lands zoned Natural Environment (NE), the provisions of section 12.4 shall apply.
 5. Notwithstanding any provisions for Setbacks to the Natural Environment zone as set out in section 4.31 of Zoning By-law No. 023/18, the minimum setback requirements which shall be reduced to 15 m from a wetland and 0 m from a woodland/forest.
 6. In all other respects, the provisions of Zoning By-law 023/18, as amended shall apply.
 7. Upon approval of Official Plan Amendment No. ___ by the County of Wellington, this by-law shall take effect from date of passing thereof, providing no appeal has been filed. Where objections to the by-law are received in accordance with provisions of the Planning Act, the by-law shall come into effect upon approval of the Ontario Land Tribunal.

BY-LAW READ A FIRST AND SECOND TIME THIS OF , 2021

MAYOR

CLERK

BY-LAW READ A THIRD TIME AND PASSED THIS OF , 2021

MAYOR

CLERK

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER _____

SCHEDULE "A"

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

EXPLANATION OF BY-LAW NO. 2021-006

By-law Number 2021-___ amends the Township of Puslinch Zoning By-law 23/18 by rezoning a portion of Lots 17, 18 and 19, Concession 8, within the Township of Puslinch, from a site specific AGRICUTLURAL (A) ZONE to the RURAL SETTLEMENT RESIDENTIAL (RSR) ZONE to permit the future development of a residential subdivision.

The Rural Settlement Residential Zone being deemed to be part of the Hamlet Residential Zone with site specific zone standards.

A HOLDING (H) ZONE provision has been attached to the zone to ensure that Township requirements, financial and otherwise, have been satisfied. The Holding – H zone provisions will be set out as following:

Prior to the removal of the holding symbol, draft plan approval for a plan of subdivision on the Subject Lands shall be required to be granted, together with the entering of a subdivision agreement with the Township to satisfy all requirements, including financial, servicing, environmental and other requirements to the satisfaction of the Township.

The subject application is related to Official Plan Amendment # XX (County of Wellington File No. OP-2021-02), which has re-designated a portion of the subject lands from 'Secondary Agricultural and Greenland/Core Greenland' to a site specific provision "**PA7-9: Audrey Meadows Ltd.**

SCHEDULE A

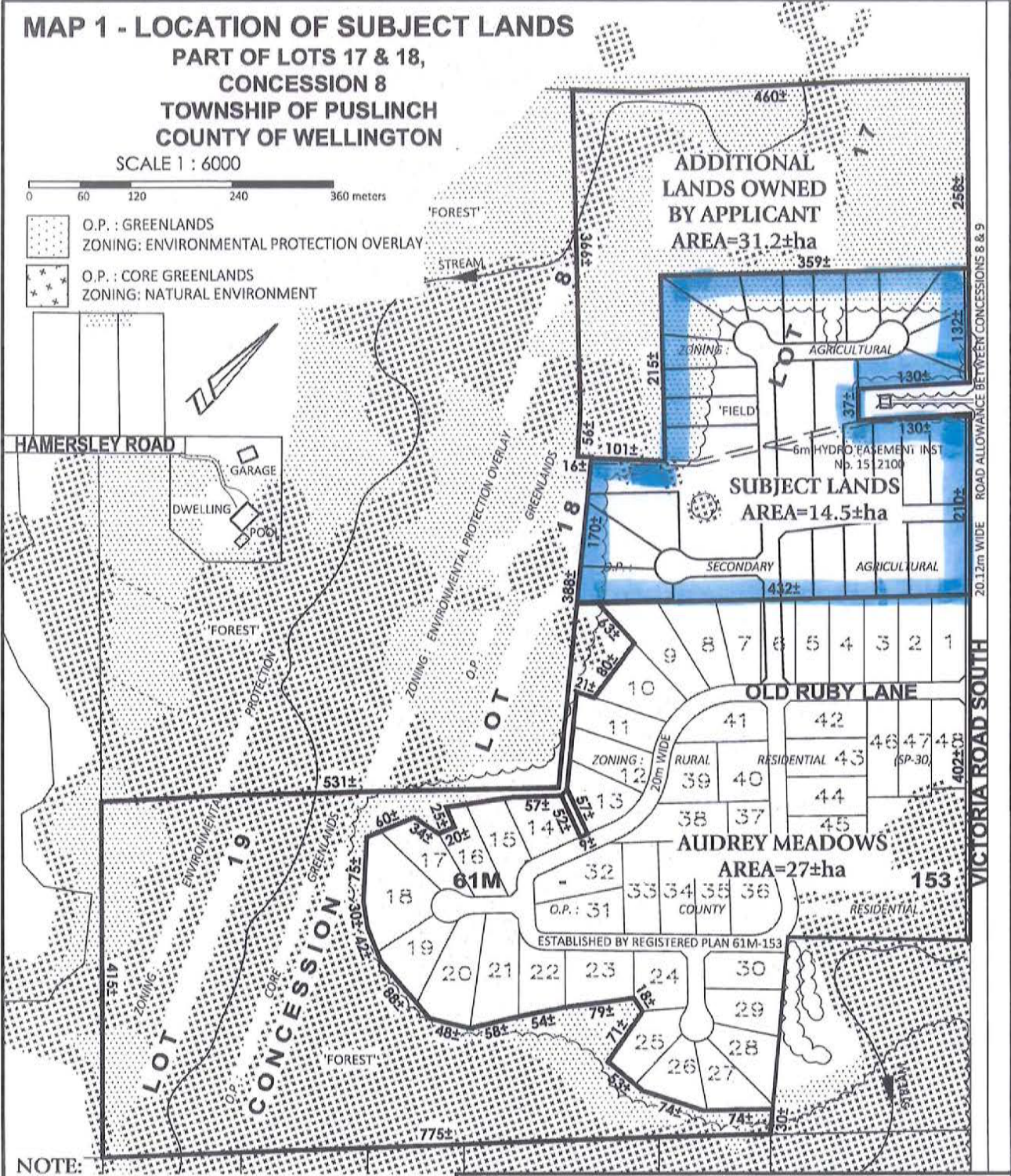
MAP 1 - LOCATION OF SUBJECT LANDS

PART OF LOTS 17 & 18,
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 6000



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



NOTE:

THIS PRELIMINARY CONCEPT PLAN ILLUSTRATES A POSSIBLE LAYOUT OF THE LOTS/ROAD NETWORK FOR THE PROPOSED DEVELOPMENT.

AUDREY MEADOWS HAS PROVIDED THIS PRELIMINARY CONCEPT PLAN THAT THE COUNTY REQUESTED IN ORDER TO BE COOPERATIVE.

THE DETAILED LAYOUT WILL BE PRESENTED AS PART OF THE DRAFT PLAN OF SUBDIVISION APPLICATION.

| | | |
|---|----------------|----------------------|
| PREPARED FOR: | | PREPARED BY: |
| AUDREY MEADOWS LTD. | | |
| DRAWN BY: AN | CHECKED BY: RS | FILE No. 23-01 |
| Jun 22, 2021-8:35:33 AM | | PROJECT No. 17784-07 |
| G:\PUSLINCH\Con8\Stovel\acad\SKETCH LOT 18 (AUDREY MEADOWS) UTM (B).dwg | | |

April 8, 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: March 30, 2022

FILE NO. B43-22

APPLICANT

Allan McFee


LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 13
Concession 10

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

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

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

May 18, 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
City of Guelph Source Water Protection
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 4720
Fee Received: Mar 30/22

File No. 343-22

Accepted as Complete on: Mar 30/22

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) Allan Reid McFee

Address [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3 (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 13, Concession 10, Part 1, 61R-21367 (PIN 71188-0239) – 4671 Watson Road South

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 13

Registered Plan No.

Lot No.

Reference Plan No. 61R-502

Part No. 2

Civic Address 4677 Watson Road South

(b) When was property acquired: May 2003

Registered Instrument No. 

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width

AREA

0.18 ha ±

Depth

Existing Use(s)

Vacant

Existing Buildings or structures: None

Proposed Uses (s): To be added to 4671 Watson Road South (PIN 71188-0239) 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

172.2 / 262 ±

AREA

10.7 ha ±

Depth

443 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Dwelling and 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 (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: **Guelph Junction Railway**
17. Is there an airport or aircraft landing strip nearby? **YES [] NO [X]**
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? **YES [] NO [X]**

19. PREVIOUS USE INFORMATION:

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

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

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

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

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []
- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

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

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

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

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

#4671 Watson Road South was created by consent August 2018 by INST No. WC546685 (File No. B95-17) and known as Part 1, 61R-21367 for rural residential purposes.

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

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

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

The 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.

The Natural Heritage System mapping indicates that there are wetland areas on the retained parcel, however no development is proposed within the wetland area and the boundary is outside of this feature.

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 and Natural Environment**

28. 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 _____

29. 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, provide complete name and address of Mortgagee _____

- **4671 Watson Road: Mortgage as in INST No. WC602347 with Your Neighbourhood Credit Union**
- **4671 Watson Road: Easement as in INST No. WC602346 for Entry**

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: **Horses**
 Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]

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

| Severed | Width | Length | Area | Use |
|----------|--------------------------|---------------------------|--------------------------------------|--------------------------|
| Retained | Width <u>24±m</u> | Length <u>24±m</u> | Area <u>430±m²</u> | Use <u>Barn</u> |
| | Width <u>6±m</u> | Length <u>23±m</u> | Area <u>138±m²</u> | Use <u>Shed</u> |
| | Width <u>6±m</u> | Length <u>6±m</u> | Area <u>36±m²</u> | Use <u>Shed</u> |
| | Width <u>6±m</u> | Length <u>9±m</u> | Area <u>54±m²</u> | Use <u>Garage</u> |

32. **Manure Storage Facilities** on these lands: **V3**

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



LAND SURVEYORS and ENGINEERS

March 30, 2022
30815-22

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
4671 & 4677 Watson Road South
Part of Lot 13, Concession 10
PIN 71188-0239 & 71188-0240
Township of Puslinch**

RECEIVED

MAR 30 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, the required deeds, PIN report and map, addresses of neighbouring properties, Sourcewater Protection Form, MDS Farm Data Sheet, a cheque to the GRCA for \$445.00 and a cheque to Wellington County for \$4,720.00.

Proposal:

The proposal of this lot line adjustment is to sever a small portion of land from the large parcel known as #4677 Watson Road South (PIN 71188-0240) and merge it with the rural residential parcel at #4671 Watson Road South (PIN 71188-0239) for additional yard space.

The Severed Parcel has an area of 0.18ha and will be added to the rural residential parcel (#4671) of 0.73ha, for a total of 0.91±ha. The severed parcel contains scrub bush/grass. The area is small and not utilized by the Retained Parcel as it is sectioned off by bush and topography. The area will allow for additional rear yard for the "kids to play".

The rear limit of the additional lands was set to be 30m from the wetland limit as presented on GRCA WEB-Based mapping. The wetland limit was not flagged or surveyed.

The Retained Parcel will have an area of 10.7±ha where a dwelling (#6477) and accessory buildings will remain and the parcel will continue to be used for agricultural purposes.

The subject properties are zoned Agricultural and zoning requirements are met for both the Merged and Retained Parcels.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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

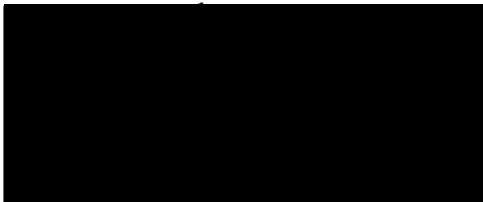
After reviewing the Minimum Distance Separation (MDS) Guidelines, it is our interpretation that MDS setbacks are not applicable to this application as this proposal is for a boundary adjustment and not the creation of a new lot, as is outlined in MDS Guideline #8. However, we did include the signed MDS Farm Data Sheet for the barn on the Retained Parcel and the severed parcel was configured so that it was not any closer to the existing barn so that the 110m minimum distance setback is maintained.

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.

In summary, the proposal is a boundary adjustment that allows for a logical use of scrub land.

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 Al McFee
cc Travis Bothwell

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? YES [X] NO []

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

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

YES [] 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:

None

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

Please see covering letter.

NOTES:

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

OWNER'S AUTHORIZATION:

0815-22

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) Allan Reid McFEE the Registered Owners of
Part of Lot 13, Concession 10, Part 2, 61R-502 of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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



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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

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

Part of Lot 13, Concession 10, Part 2, 61R-502 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.

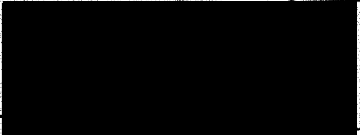
DECLARED before me at the

City of

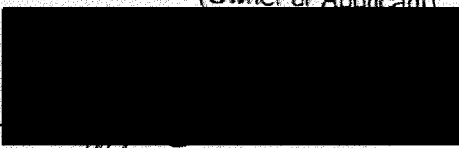
Guelph in the

County/Region of Wellington

This 30 day of May 20 22



(Owner or Applicant)



(Owner or Applicant)



Printed Commissioner's, etc. Name

Commissioner of Oaths

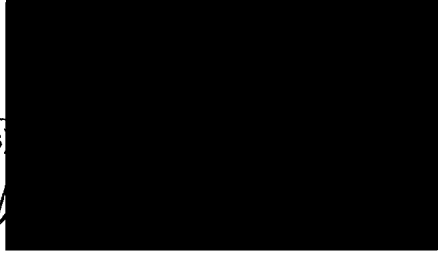
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying
Expires May 11, 2022

County of Wellington

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)



Date

March 30/2022

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. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Mar 30/22

File No. B4322

Accepted as Complete on: Mar 30/22

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) Travis Graham Bothwell; Laura Anne Bothwell; Robert Bothwell & Pamela Bothwell

Address 4671 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lot 13

Registered Plan No.

Lot No.

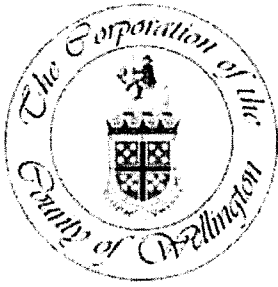
Reference Plan No. 61R-21367

Part No. 1

Civic Address 4671 Watson Road South

(b) When was property acquired: June 2020

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 Allan McFee

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 416/7 Watson Road S Municipality Porirua

Lot 13 Concession 10 Division _____

Lot Size (where livestock facility is located) 12 hectares _____ acres

Signature of Livestock Facility Owner [REDACTED] Date June 28/17

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) | | |
| | Hieifers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| Medium-framed; 39 – 148 kg (e.g. Guernseys) | | | |
| Small-framed; 30 – 125 kg (e.g. Jerseys) | | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | 11 | V3 |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | | |

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

County of Wellington

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

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

QUESTIONS?

PLEASE CONTACT

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

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

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

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, April 4, 2022 12:01 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B43-22 - Consent
Attachments: WHPA_Map_WatsonS_4677.pdf

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

Hi Jana,

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

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

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

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.

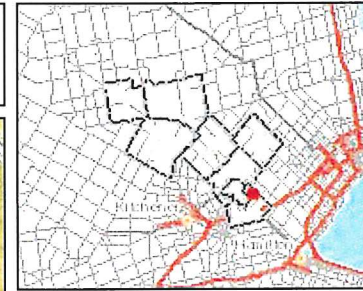
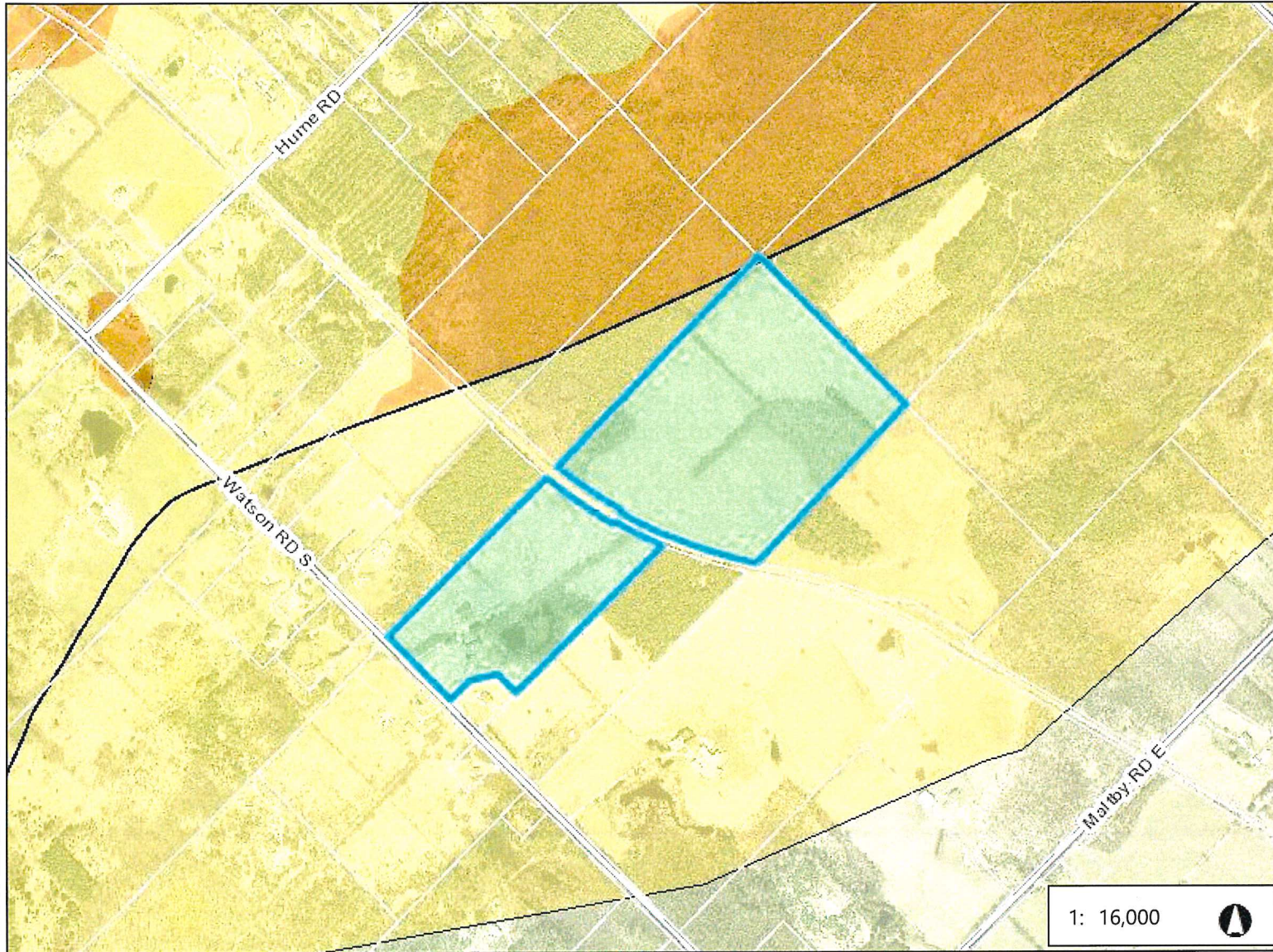
From: Jana Poechman <janap@wellington.ca>
Sent: March 31, 2022 11:47 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B43-22 - Consent

Hello.

Please see B43-22. It's also for our April 7th circulation.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Legend

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

0.8 0 0.41 0.8 Kilometers

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

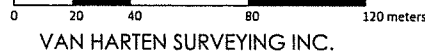
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

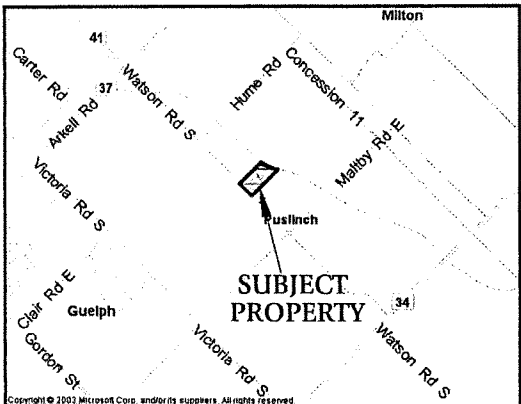
Notes

SEVERANCE SKETCH
PART OF LOT 13, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.



ADDITIONAL LANDS OWNED BY APPLICANT
AREA = 20.6±ha

PIN 71188 - 0054 (LT)
LOT 13, CONCESSION 10
PART 1, 61R - 502

KEYMAP
LOT 12,
CON. 10
PART 2, 61R-1974
PIN 71188 - 0052 (LT)

GUELPH JUNCTION RAILWAY
ARC=143±

AGRICULTURAL

12,

AGRICULTURAL

SECONDARY
LOT
ZONING

LANDS TO BE RETAINED
AREA=10.7±ha

PART 2, 61R - 502
PIN 71188 - 0240 (LT)

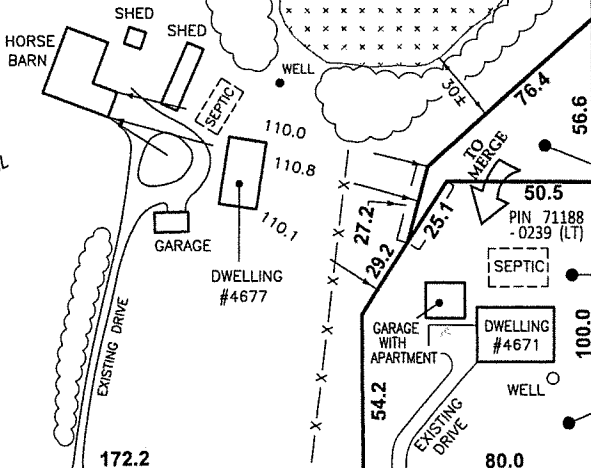
PIN 71188 - 0051 (LT)
LOT 12, CONCESSION 10
PART 1, 61R - 1974

CONCESSION

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. DISTANCES TO BARN TAKEN FROM GRCA GIS MAPPING WEBSITE.

ZONING: NATURAL ENVIRONMENT
 OFFICIAL PLAN: CORE GREENLANDS



LANDS TO BE SEVERED
AREA=0.18±ha

PARCEL CREATED BY
CONSENT AUGUST, 2018 BY
INST. WC546685 (FILE No. B95-17)

LANDS TO BE ADDED TO
AREA=0.73±ha
PART 1, 61R-21367

(20.12m WIDE) **WATSON ROAD SOUTH ROAD ALLOWANCE BETWEEN CONCESSIONS 9 & 10** PIN 71188 - 0001 (LT)

PIN 71187 - 0097 (LT)

PART 2,
61R-10645

PART 1, 61R - 9894
PIN 71187 - 0100 (LT)

PART 2,
61R-9894
PIN 71187 - 0078 (LT)

LOT 13, CONCESSION

PART 1,
61R-8084
PIN 71187
-0066 (LT)

ZONING : AGRICULTURAL
O.P. : SECONDARY AGRICULTURAL

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 29th DAY OF MARCH, 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira
Ph: 519-669-5070

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

April 8, 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: March 31, 2022

FILE NO. B47-22

APPLICANT

Teresa Dallan
935 Watson Rd S
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 9
Concession 9

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 & old barn.

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

May 18, 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

Source Water Protection

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

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

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: Mar 31/22

File No. 34722
Accepted as Complete on: Mar 31/22

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

2. (a) Name of Registered Owner(s) Teresa DALLAN

Address 935 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____ Email: _____

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

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

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new parcel for rural residential purposes.

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lot 9

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-9040

Part No. 2

Civic Address 935 Watson Road South

(b) When was property acquired: January 2003

Registered Instrument No. 

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 50 ±

AREA

0.6 ha ±

Depth 125 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – proposed dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

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 [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 Imperial

| | | | |
|----------------|---------------------|-----------------|---------------------------------|
| Frontage/Width | <u>106 ±</u> | AREA | <u>1.3 ha ±</u> |
| Depth | <u>125 ±</u> | Existing Use(s) | <u>Rural Residential</u> |

Existing Buildings or structures: **Dwelling, Shed and Old Barn (storage)**

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: **Guelph Junction Railway**

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

Parcel created by consent for rural residential purposes – January 2003 by INST WC16735 (File No. B6/02).

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 []

A separate application is being submitted simultaneously for the abutting parcel (separate parcel but same owner) – PIN 71187-0075

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 no areas of Natural Heritage System features located on the property.

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 Prime Agricultural 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**

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

A minor variance for the accessory buildings on Retained Parcel may be required

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. RO753312 with the Canada Trustco Mortgage Company**

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

31. **Type of Farm Operation** conducted on these subject lands: **None**
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

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

| | | | | | | |
|-----------------|-------|--------|------|---------------------------------|-----|-------------------------|
| <u>Retained</u> | Width | Length | Area | <u>375±m²</u> | Use | <u>Shop/Shed</u> |
| | Width | Length | Area | <u>390±m²</u> | Use | <u>Old Barn</u> |
| <u>Severed</u> | Width | Length | Area | | Use | |
| | Width | Length | Area | | Use | |



LAND SURVEYORS and ENGINEERS

March 31, 2022
30846-22

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
935 Watson Road South
Part of Lots 8 & 9, Concession 9
PIN 71187-0075 & 71187-0074
Part 2, 61R-9040
Township of Puslinch**

RECEIVED

MAR 31 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed two applications for severances on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, PIN Report and Map, the required deeds, Sourcewater Protection Form, MDS Farm Data Sheet, addresses of neighbouring properties, a cheque to the GRCA for \$445.00 and two cheques to Wellington County totalling \$6,690.00.

Proposal:

The proposal is for two rural residential severances on the subject properties that are both owned by Teresa Dallon. The first being a severance from 935 Watson Road and the second is a severance from the abutting large, vacant agricultural parcel (PIN 71187-0075).

Severance No. 1 – 935 Watson Road South (PIN 71187-0074):

The proposal is to create a new rural residential parcel along Watson Road South with a frontage of 50±m, depth of 125±m, for an area of 0.6±ha where a dwelling is proposed. The parcel was configured to be the same depth as the Retained Parcel and to utilize the open space. The parcel has been evaluated and safe entrance is possible.

The Retained Parcel (known as #935 Watson Road South – PIN 71187-0074) has a frontage of 106±m, depth of 125±m for an area of 1.3±ha where the existing dwelling, shop/shed, and old barn will remain. The existing safe access will continue to be maintained.

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.

There are two accessory buildings on the Retained Parcel. There is a shop/shed and an old barn that is used for storage. The combined areas of the accessory buildings is approximately 765m² and a variance to address this may be required.

The property owner has confirmed that the old barn on the Retained Parcel is not used for livestock and hasn't been since at least 1990. The building is used for storage only and therefore, MDS can be met.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel.

The division line between Primary Agriculture and Secondary Agriculture in the County of Wellington Official Plan runs on a diagonal through the proposed severed lot. The reason behind this diagonal line is not evident as it does not follow any feature such as a property line, tree row, or even contour. A more logical route of this line might have been along the existing tree row along the northwest limit of the severance. The majority of the subject property is in Secondary Agricultural and the whole of this parcel fits the character of Secondary Agriculture versus Primary Agriculture. The line between Primary Ag and Secondary Ag is a guideline with no specific dimensions and we suggest that this severance configuration follows the intent of the Secondary Agriculture character. The whole of the Retained Parcel is all within the Secondary Agricultural designation.

Based on the assumption that Secondary Agricultural policies apply, a rural residential severance is permitted, 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 partly designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

Severance No. 2 – Watson Road South (PIN 71187-0075):

The proposal is to create a new rural residential parcel along Watson Road South (PIN 71187-0075) with a frontage of 50±m, depth of 125±m, for an area of 0.6±ha where a dwelling is proposed. The parcel was configured to be the same depth as the adjacent parcels to the west at 125m. The parcel has been evaluated and safe entrance is possible.

A road widening has been presented along a portion of the frontage of Watson Road South as this requirement is expected from the Township of Puslinch. The road widening has a depth of 5±m, width of 108±m, for an area of 560±m².



LAND SURVEYORS and ENGINEERS

The Retained Parcel is vacant and has a frontage of 219±m, depth of 508±m, for an area of 19.2±ha that will continue to be used for agricultural purposes. The parcel has been evaluated and safe entrance is possible for a farm entrance.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel. The Zoning requirements are met for the Retained Parcel.

The subject property is split and has County of Wellington Official Plan designations of Secondary Agricultural and Prime Agricultural. The Severed Parcel is within the Secondary Agricultural designation and therefore, a rural residential severance is permitted, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

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

In summary this severance is very practical and follows the relevant criteria for a severance.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Sandra Dallan
cc Santa & Teresa Dallan

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. **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? 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?

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.

NOTES:

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

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) Teresa DALLAN the Registered Owners of

Part of Lot 9, Concession 9, Part 2, 61R-9040 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) 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 9, Concession 9, Part 2, 61R-9040 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

(Owner or Applicant)

Guelph

In the

County/Region of Wellington

his 30 day of March 2022

(Owner or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
Commissioner of Oaths
Expires May 11, 2024

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Signature of Owner(s)

March 30/2022

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. 2160



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

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility Sante & Teresa DALLAN

Contact Information

Email _____ Telephone _____
 Civic Address 935 Watson Road Municipality Paslinch
 Lot 8 Concession 9 Division _____
 Lot Size (where livestock facility is located) 1.9ha hectares _____ acres
 Signature of Livestock Facility Owner _____ Date Feb. 16, 2020

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) | | |
| | Hiefers (5 months to freshening) | | |
| | Large-framed; 182 – 545 kg (e.g. Holsteins) | | |
| | Medium-framed; 148 – 455 kg (e.g. Guernseys) | | |
| | Small-framed; 125 – 364 kg (e.g. Jerseys) | | |
| | Calves (0 – 5 months) | | |
| | Large-framed; 45 – 182 kg (e.g. Holsteins) | | |
| Medium-framed; 39 – 148 kg (e.g. Guernseys) | | | |
| Small-framed; 30 – 125 kg (e.g. Jerseys) | | | |
| Horses | Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring) | | |
| | Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring) | | |
| | Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring) | | |

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

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, April 5, 2022 1:17 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B47-22 & B48-22 - SW Screening Form
Attachments: WHPA_Map_WatsonS_935.pdf

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

Hi Jana,

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

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

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

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.

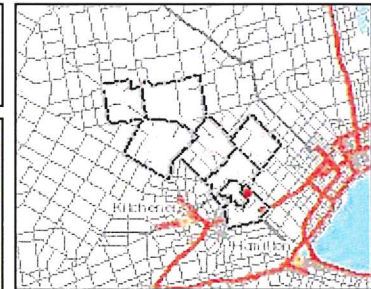
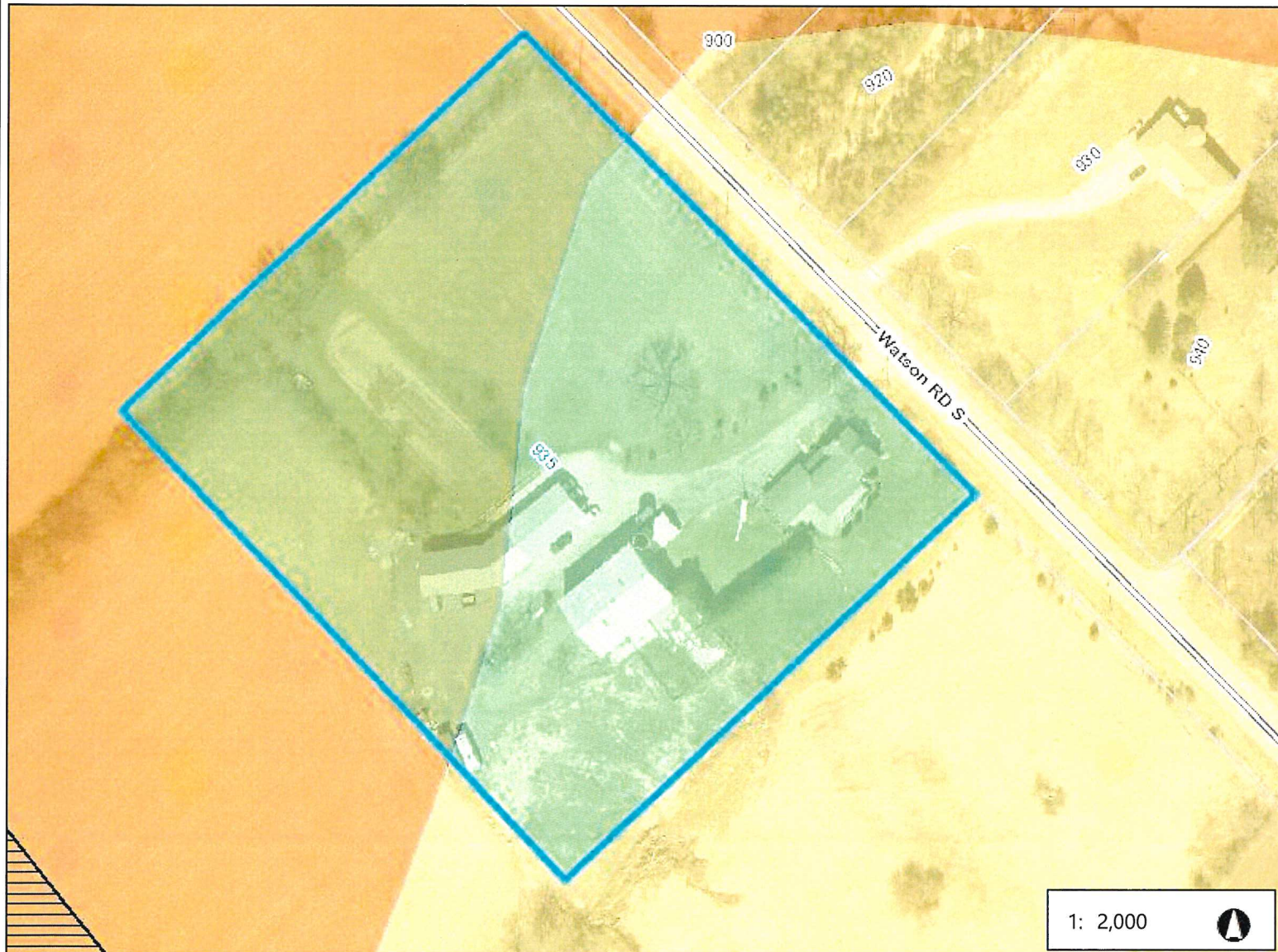
From: Jana Poechman <janap@wellington.ca>
Sent: March 31, 2022 3:25 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B47-22 & B48-22 - SW Screening Form

Hello.

Here are another 2 applications for your review. (Apr 7th circulation)

Thanks.
Jana

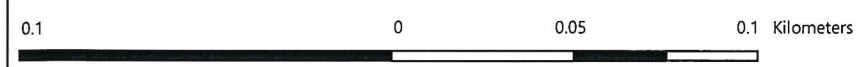
Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Legend

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

1: 2,000

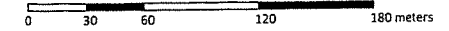


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

Notes

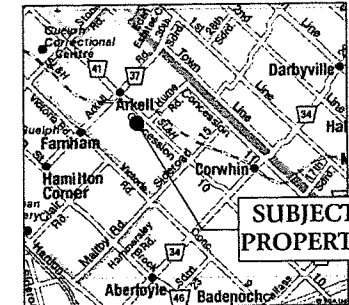
**SEVERANCE SKETCH
PART OF LOTS 8 & 9, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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

THIS SKETCH WAS PREPARED
ON THE 31st DAY OF MARCH 2022



JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

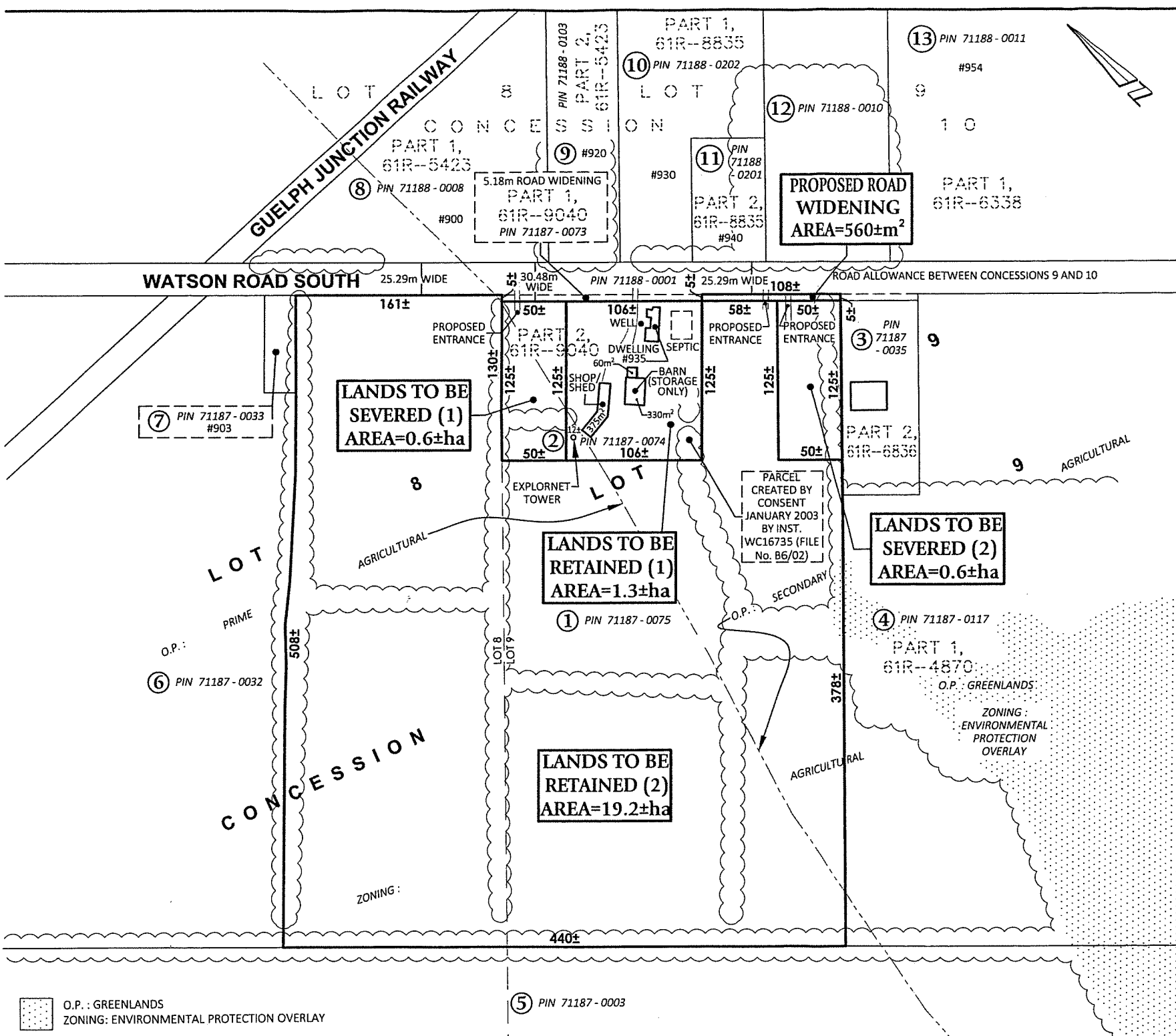


Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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

www.vanharten.com info@vanharten.com

| | | |
|--|-----------------|----------------------|
| DRAWN BY: ARN | CHECKED BY: JEB | PROJECT No. 30846-22 |
| Mar 31, 2022-8:05:26 AM | | |
| G:\PUSLINCH\CON9\ACAD\SEV LOT 8,9 (DALLAN) UTM.dwg | | |



O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

Handwritten notes or initials.

April 8, 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: March 31, 2022

FILE NO. B48-22

APPLICANT

Teresa Dallan
935 Watson Rd S
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 8 & 9
Concession 9

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

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

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

May 18, 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
Source Water Protection
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 1970
Fee Received: Mar 31/22
File No. B48-22
Accepted as Complete on: Mar 31/22

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

2. (a) Name of Registered Owner(s) Teresa DALLAN

Address 935 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. _____ Email: _____

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

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

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]
To create a new parcel for rural residential purposes.

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lots 8 & 9

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address Watson Road South (PIN 71187-0075)

(b) When was property acquired: June 1996

Registered Instrument No. 

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 50 ±

AREA

0.6 ha ±

Depth 125 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – 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 Imperial

Frontage/Width **161 & 58 / 440 ±** AREA **19.2 ha ±**

Depth **508 ±** Existing Use(s) **Agricultural**

Existing Buildings or structures: **None**

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

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

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

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other **Not required for agricultural use**

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

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal):
 Pit Privy
 Other (Specify): **Not required for agricultural use**

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: **Guelph Junction Railway**

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

A separate application is being submitted simultaneously for the abutting parcel (separate parcel but same owner) – PIN 71187-0074

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 no areas of Natural Heritage System features located on the property.

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 Prime Agricultural 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**

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. RO753312 with the Canada Trustco Mortgage Company**

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: **Cash Crop**

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

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** **None**

| | Width | Length | Area | Use |
|-----------------|-------|--------|------|-----|
| <u>Retained</u> | | | | |
| | Width | Length | Area | Use |
| <u>Severed</u> | Width | Length | Area | Use |
| | Width | Length | Area | Use |



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

March 31, 2022

30846-22

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
935 Watson Road South
Part of Lots 8 & 9, Concession 9
PIN 71187-0075 & 71187-0074
Part 2, 61R-9040
Township of Puslinch**

RECEIVED

MAR 31 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed two applications for severances on the above-mentioned properties. Included with this submission are copies of the severance sketch, completed application forms, PIN Report and Map, the required deeds, Sourcewater Protection Form, MDS Farm Data Sheet, addresses of neighbouring properties, a cheque to the GRCA for \$445.00 and two cheques to Wellington County totalling \$6,690.00.

Proposal:

The proposal is for two rural residential severances on the subject properties that are both owned by Teresa Dallon. The first being a severance from 935 Watson Road and the second is a severance from the abutting large, vacant agricultural parcel (PIN 71187-0075).

Severance No. 1 – 935 Watson Road South (PIN 71187-0074):

The proposal is to create a new rural residential parcel along Watson Road South with a frontage of 50±m, depth of 125±m, for an area of 0.6±ha where a dwelling is proposed. The parcel was configured to be the same depth as the Retained Parcel and to utilize the open space. The parcel has been evaluated and safe entrance is possible.

The Retained Parcel (known as #935 Watson Road South – PIN 71187-0074) has a frontage of 106±m, depth of 125±m for an area of 1.3±ha where the existing dwelling, shop/shed, and old barn will remain. The existing safe access will continue to be maintained.

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

There are two accessory buildings on the Retained Parcel. There is a shop/shed and an old barn that is used for storage. The combined areas of the accessory buildings is approximately 765m² and a variance to address this may be required.

The property owner has confirmed that the old barn on the Retained Parcel is not used for livestock and hasn't been since at least 1990. The building is used for storage only and therefore, MDS can be met.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel.

The division line between Primary Agriculture and Secondary Agriculture in the County of Wellington Official Plan runs on a diagonal through the proposed severed lot. The reason behind this diagonal line is not evident as it does not follow any feature such as a property line, tree row, or even contour. A more logical route of this line might have been along the existing tree row along the northwest limit of the severance. The majority of the subject property is in Secondary Agricultural and the whole of this parcel fits the character of Secondary Agriculture versus Primary Agriculture. The line between Primary Ag and Secondary Ag is a guideline with no specific dimensions and we suggest that this severance configuration follows the intent of the Secondary Agriculture character. The whole of the Retained Parcel is all within the Secondary Agricultural designation.

Based on the assumption that Secondary Agricultural policies apply, a rural residential severance is permitted, 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 partly designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

Severance No. 2 – Watson Road South (PIN 71187-0075):

The proposal is to create a new rural residential parcel along Watson Road South (PIN 71187-0075) with a frontage of 50±m, depth of 125±m, for an area of 0.6±ha where a dwelling is proposed. The parcel was configured to be the same depth as the adjacent parcels to the west at 125m. The parcel has been evaluated and safe entrance is possible.

A road widening has been presented along a portion of the frontage of Watson Road South as this requirement is expected from the Township of Puslinch. The road widening has a depth of 5±m, width of 108±m, for an area of 560±m².



LAND SURVEYORS and ENGINEERS

The Retained Parcel is vacant and has a frontage of 219±m, depth of 508±m, for an area of 19.2±ha that will continue to be used for agricultural purposes. The parcel has been evaluated and safe entrance is possible for a farm entrance.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel. The Zoning requirements are met for the Retained Parcel.

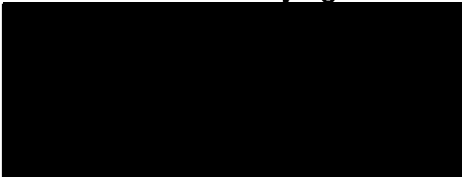
The subject property is split and has County of Wellington Official Plan designations of Secondary Agricultural and Prime Agricultural. The Severed Parcel is within the Secondary Agricultural designation and therefore, a rural residential severance is permitted, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

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

In summary this severance is very practical and follows the relevant criteria for a severance.

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Sandra Dallan
cc Santa & Teresa Dallan

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. **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? 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?

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.

NOTES:

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

30846-22

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), Teresa DALLAN & Sante DALLAN the Registered Owners of
Part of Lots 8 & 9, Concession 9, as in INST No. RO753311 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

[Redacted Signature]

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

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

Part of Lots 8 & 9, Concession 9, as in INST No. RO753311 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 30 day of March 20 22

[Redacted Signature]

Commissioner of Oaths

[Redacted Signature] (Owner or Applicant)
[Redacted Signature] (Owner or Applicant)

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

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)



Date

March 30/2017

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160