



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

Register in advance:

https://us02web.zoom.us/webinar/register/WN_nTkYPij_TIW6pYQ_WN_FdA

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

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or +1 587 328 1099

Webinar ID: 850 2706 1449

Passcode: 832623

International numbers available: <https://us02web.zoom.us/j/85027061449>

AGENDA

COMMITTEE OF ADJUSTMENT:

1. **CALL THE MEETING TO ORDER**
2. **ROLL CALL**
3. **OPENING REMARKS**
4. **DISCLOSURE OF PECUNIARY INTEREST**
5. **APPROVAL OF MINUTES**
 - September 13, 2022
6. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - None
7. **OTHER MATTERS**
 - None
8. **ADJOURNMENT OF COMMITTEE OF ADJUSTMENT**



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

AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

1. CALL THE MEETING TO ORDER

2. OPENING REMARKS

3. ROLL CALL

4. DISCLOSURE OF PECUNIARY INTEREST

5. APPROVAL OF MINUTES

- September 13, 2022

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

7. ZONING BY-LAW AMENDMENT

- None

8. LAND DIVISION

8(a) Lot line adjustment application B123-22 (D10-AUD) – Audrey Meadows – Part Lot 23, Registered Plan 61M-153, Township of Puslinch.

Proposed lot line adjustment is 8m fr 65m = 526 square metres, vacant land to be added to abutting parcel for access to a monitoring well related to development of Audrey Meadows Subdivision – c/o George Good.

Retained parcel is 0.43 hectares with 71.4m frontage, existing and proposed rural residential lot.

8(b) Severance application B124-22 (D10-MAC) – Brandon MacDonald and Rebecca McNabb – Part Lot 3, Concession Gore, municipally known as 6529 Concession 1, Township of Puslinch.

Proposed severance is 53m fr x 76m = 0.4 hectares, vacant land for proposed rural residential use.



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7:00 p.m.

Retained parcel is 55m fr x 76m = 0.41 hectares, existing and proposed rural residential use with existing dwelling, shed and shop.

- 8(c) Severance application B127-22 (D10-MUL) – Andrew Mulder and Marcella Veenman-Mulder** – Part Lot 18, Concession 11, municipally known as 4541 Concession 11, Township of Puslinch.

Proposed severance is 47m fr x 135m = 0.63 hectares, existing and proposed rural residential use with existing shed and workshop.

Retained parcel is 88m fr x 135m = 1.19 hectares, existing and proposed rural residential use with existing dwelling, sheds, garage and pool.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

- 11. NEXT MEETING** Tuesday, November 8, 2022 @ 7:00 p.m.

12. ADJOURNMENT



MINUTES

1. CALL THE MEETING TO ORDER

The September 13, 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
Dennis O'Connor
Dan Kennedy
Paul Sadhra

MEMBERS ABSENT

Deep Basi

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Municipal Clerk
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: Paul Sadhra

That the Minutes of the Committee of Adjustment meeting held Tuesday, August 9, 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-MCC – Jeff and Sherron McClintock – 43 McClintock Drive, Concession 1, Part Lot 4, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 4.4, Table 4.1, Accessory Uses, Buildings and Structures.

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

1. Section 4.4, Table 4.1, Accessory Uses, Buildings and Structures to permit a height of 6.5m (21'-4") to the midpoint of the roof of a storage shed instead of 5m as required.

- Barry Billings, 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/MCC requesting relief from provisions of Zoning By-Law #023/2018, as amended, to permit a height of 6.5m (21'-4") to the midpoint of the roof of a storage shed instead of 5m, as required.

Is approved with no conditions.

CARRIED

6(b). Minor Variance Application D13-SUP – John Supple and Deanna Clayworthy – 247 Carter Road, Plan 131, Part Lot 2 E, Township of Puslinch.

Requesting relief of New Comprehensive Zoning by-Law #23-2018, as amended, from Section 4.27.1 (c) Outdoor Swimming Pools.

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

1. Section 4.27.1 (c) Outdoor Swimming Pools to permit existing pool equipment to be 1.22m from the lot line instead of 2m as required.

- Paul Guest, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Dan Kennedy asked if the equipment is already in place on the property.
- Paul Guest advised that it is in place.
- There were no questions of comments from the Committee.

That Application D13/SUP requesting relief from provisions of Zoning By-Law #023/2018, as amended, to permit existing pool equipment to be 1.22m from the lot line instead of 2m, as required.

Is approved with no conditions.

CARRIED

7. OTHER MATTERS

7(a) Approval of Application for Minor Variance Submission Deadline 2023 Committee of Adjustment and Planning and Development Advisory Committee Meeting Dates.

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

CARRIED

8. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:26 p.m.

CARRIED



MINUTES

1. CALL THE MEETING TO ORDER

The September 13, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:27 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
Paul Sadhra

MEMBERS ABSENT

Deep Basi

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Courtenay Hoytfox, Municipal Clerk
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 9, 2022, be adopted.

CARRIED

6. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

None

7. ZONING BY-LAW AMENDMENT

None

8. LAND DIVISION

8(a) Severance application B107-22 (D10-KNA) – Denise and Robert Knapp – Part Lot 15, Concession 10, municipally known as 7738 Maltby Rd E, Township of Puslinch.

Proposed severance is 0.40 hectares with 70m frontage, vacant land for proposed rural residential use.

Retained parcel is 15.6 hectares with 285m frontage, existing and proposed agricultural use with existing dwelling.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked what the Hydro easement is for.
- Jeff Buisman advised that it is for a hydro line and confirmed that there isn't one located in the corner of the severed parcel.
- Dan Kennedy asked if Hydro has to sign off on the severance.
- Jeff Buisman advised that they do not have to sign off on the easement.
- 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 proposed 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.

8(b) Severance application B110-22 (D10-LAN) – Robert Land – Part Lot 14, Concession 4, municipally known as 6841 Forestell Rd, Township of Puslinch.

Proposed severance is 53m fr x 76m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121m frontage, existing and proposed agricultural use with existing dwelling and Quonset hut.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the frontage for the retained parcel is just over the required minimum frontage of 120 meters and that he will provide a sketch to confirm the exact frontage of the property. He further noted that there have been several houses built over the years that did not require noise studies and also noted that noise shouldn't be a problem with the locations of the gravel pits in the area.
- Dan Kennedy asked if the noise study going to be based on traffic on Forestell Road or would it be strictly based on gravel pit operations.
- Jeff Buisman stated that if is only because of the gravel pit operations and would like to have the noise study not to include traffic.
- Joanna Salsberg advised that the noise study would be to look at compliance with the MOE noise criteria relative the extractive use and how that noise would impact the residential development. She further advised that there have been other severances on Forestell Road and there were similar concerns raised and that there were requirements and conditions which included a consent agreement with the Township and a noise impact assessment.
- Dan Kennedy asked if there have been complaints over the last few years from people who have built there in the past few years regarding noise.
- Joanna Salsberg advised that she wasn't aware of any noise complaints but that planning staff would look into it prior to the application going to the Land Division Committee.
- Dennis O'Connor asked Jeff Buisman if he has been unable to confirm the number and type of animals in the neighbouring barn.
- Jeff Buisman advised that it's getting harder and harder to get the MDS sheets completed by the owners.

- Paul Sadhra asked Joanna Salsberg to confirm that there were several severances completed on Forestell Road and were there noise study requirements for those severances.
- Joanna Salsberg advised that there were requirements in 2008 and 2012 and that a deferral requested for those severances until the noise study was completed.
- Joanna Salsberg also stated that the other option would be the condition for zoning compliance which allows any requirements from the noise assessment to be reflected in the zoning on the property.
- John Sepulis noted that the Committee will ask that the application be deferred at Land Division until the noise study is complete and satisfactorily reviewed by Township staff.
- Dan Kennedy asked if there are there sound limits to what the noise study would consist of.
- John Sepulis stated that the Ministry has established sound level limits for an aggregate operation at certain distances.
- Joanna Salsberg advised that in the past the condition was added that the noise assessment address MOE noise criteria relative to the extractive used in the area to the satisfaction of the Township.
- Paul Sadhra asked for confirmation that there were no other severances in the area since 2012 and noted that there are a number of newer homes in the area and wants to ensure that the Committee is staying consistent.
- Joanna Salsberg advised that there were severances between 2005 and 2012.
- Paul Sadhra asked if a noise study was required for all of the severances between those dates.
- Joanna Salsberg advised that the severances from 2008 and 2012 did require noise studies and that depending on the date that extraction began on the pit across the road some of the older consents may not have required a noise study.
- John Sepulis asked the Committee if they would like to request to the Land Division Committee that the application be deferred until the Noise Study is completed, provided to the Township and that the Township has it peer reviewed prior to Land Division approval of the application.
- 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 proposed 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 owner confirm that MDS setbacks are met for the severed parcel, and if not, then the Owner must achieve zoning conformity for the reduced MDS setbacks 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.
4. That the owner confirm that the retained parcel meets the zoning requirement for the required 120 metre frontage 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.
4. That the owner provide a Noise Study, at their expense, to the satisfaction of the Township to be peer reviewed by the Township's consultant; 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.

5. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Noise Study and that the owner shall be responsible for the Township's third party costs associated with the peer review of the Noise Study; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8(c) Severance application B112-22 (D10-CHR) – Donna and James Christie – Part Lot 20, Concession 4, municipally known as 4652 Sideroad 20 N, Township of Puslinch.

Proposed severance is 60m fr x 70m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 6.7 hectares with 168m frontage, existing and proposed agricultural use with existing dwelling and barn.

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- 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 proposed 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 Owner enter into an Agreement with the Township for the purpose of submitting a Tree Preservation Plan to the Township for the proposed severed parcel, at the Owner's expense, which is to be peer reviewed to the satisfaction of the Township and the County of Wellington, and that the Owner shall be responsible for any Township costs associated with the peer review; 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 obtain zoning conformity for any reduced MDS1 setbacks, if required, for all barns 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(d) Severance application B117-22 (D10-REI) – Lilian and Alexander Reinfels – Part Lot 19, Concession Gore, municipally known as 6975 Concession 1, Township of Puslinch.

Proposed severance is 70m fr x 75m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 37.7 hectares with 341m frontage, existing and proposed agricultural use with existing dwelling, horse run-in and old log cabin.



- Jeff Buisman, agent for the applicant, provided an overview of the application and notes that the owner will be applying for a minor variance for the reduced MDS as there are horses and cattle in the barn so the reduced MDS will most likely be for a reduction to 178 meters from the barn at 6995 Concession 1.
- Dennis O'Connor noted that the MDS will be confirmed through the minor variance.
- John Sepulis asked if the County has experts that attend at barn to determine MDS.
- Joanna Salsberg advised that they don't have anyone who attends properties to calculate MDS, but rely on the guidebook to confirm the calculations.
- 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 proposed 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 owner obtain zoning conformity for the severed parcel for the reduced MDS1 setbacks 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.
4. That the owner obtain zoning compliance for the retained parcel 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.

CARRIED

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, October 11, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:12 p.m.

CARRIED

September 9, 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: August 31, 2022

FILE NO. B123-22

APPLICANT

Audrey Meadows
32 Todds Road
Sequin, ON P2A 2W8

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 23
Reg Plan 61M-153

Proposed lot line adjustment is 8m fr x 65m = 526 square metres, vacant land to be added to abutting parcel for access to a monitoring well related to development of Audrey Meadows Subdivision – c/o George Good.

Retained parcel is 0.43 hectares with 71.4m frontage, existing and proposed rural residential lot.

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

October 19, 2022

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

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

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: Aug 31/20

File No. B123-22
Accepted as Complete on: Aug 31-20

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

SECTION B: Parcel from which land is being transferred

4. 2(a) Name of Registered Owner(s) or Purchaser Audrey Meadows Ltd. c/o George Good

Address



Phone No.



Email:



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

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

Phone No. _____

Email: _____

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested: 2

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 Lots 17, 18, 19, Concession 8, as in MS71297 & ROS520383 Save & Except Parts 1, 3, 4 & 5, 61R-3170 & ROS189261 & Part 1, 61R-10950 (PIN 71197-0321)

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

Local Municipality: **Township of Puslinch**

Concession _____

Lot No. _____

Registered Plan No. **61M-153**

Lot No. **Lot 23**

Reference Plan No. _____

Part No. _____

Civic Address **71 Old Ruby Lane**

(b) When was property acquired: **August 2008**

Registered Instrument No. **61M-153**

5. Description of **Land** intended to be **SEVERED**:

Metric Imperial

Frontage/Width **8.0 ±**

AREA **526 m² ±**

Depth **66 ±**

Existing Use(s) **Vacant Land**

Existing Buildings or structures: **None**

Proposed Uses (s): **To be added to PIN 71197-0321 for access and to a monitoring well.**

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Entrance on lands to be added to

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): **Not required at this time**

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

Other (specify): **Not required at this time**

6. Description of **Land** intended to be **RETAINED**:

Metric

Imperial

Frontage/Width **71 / 72 ±**

AREA

0.43 ha ±

Depth **55 / 65 ±**

Existing Use(s)

Residential

Existing Buildings or structures: **Vacant**

Proposed Uses (s): **Eventual construction of a dwelling**

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES [] NO [X]**
 *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 [] NO [X]**

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 1.1.3 of the PPS directs growth to occur within settlement areas and the proposal is consistent with the PPS.

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

There are no Natural Heritage System features on the subject 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 Country Residential in the Official Plan. Section 10.5.6 of the OP states that lot line adjustments may be permitted where there is no adverse effect.

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): **For the Lands to be Added to: OP-2021-02, Audrey Meadows**

27. What is the zoning of the subject lands? **Rural Residential (RUR-SP30)**

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 _____

FOR THE LANDS TO BE ADDED TO: ZONING BY-LAW AMENDMENT D14-AUD

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

- **SEV/RET Parcel – Mortgage as in INST WC305201 with the Royal Bank of Canada**
- **S/T Easement over Part 14 & 15, 61R-10967 as in WC227832**
- **S/T Easement for Entry as in WC259630 – Part 13, 61R-10967**

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

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

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

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

Severed	Width	Length	Area	Use
		Width	Length	Area
Retained	Width	Length	Area	Use
	Width	Length	Area	Use

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

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

33. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

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

34. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? (www.wellingtonwater.ca) **YES [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?
Please refer to instruction page.**

YES [] NO [X]

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

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

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.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
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.**

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

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

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

I, (we), Audrey Meadows Ltd. c/o George Good the Registered Owners/Purchasers of

3
Lot 23, Plan 61M-156 S/T Easement Over Part 14 & 15, 61R-10967 as in WC227832 and Easement WC259630 Of the Township of Puslinch in the

County/Region of Wellington severally and jointly, solemnly declare that

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

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

X

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph

In the County/Region of

Wellington

Solemnly declare that all

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

Lot 23, Plan 61M-156 S/T Easement Over Part 14 & 15, 61R-10967 as in WC227832 and Easement WC259630 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/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 31 day of August 20 22

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

Aug 31, 2022

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Aug 31/22

File No. B123-22

Accepted as Complete on: Aug 31/22

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) or Purchaser Audrey Meadows Ltd. c/o George Good

Address [Redacted]

Phone No. [Redacted] Email: [Redacted]

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

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

Phone No. _____ Email: _____

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

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

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested: 1 (Please see information pages)

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part of Lots 17, 18, 19

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address PIN 71197-0321

(b) When was property acquired: September 2006

Registered Instrument No. WC150034



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

August 31, 2022

31585-22

Jeff.Buisman@vanharten.com

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
Old Ruby Lane
All of Lot 23, Plan 61M-153
PIN 71197-0345 & 71197-0321
Township of Puslinch**

RECEIVED

AUG 31 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance 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, a cheque to the GRCA for \$445.00 and a cheque to the County of Wellington for \$4,720.00.

Proposal:

The proposal is to sever a small portion of vacant land from the westerly boundary #71 Old Ruby Lane (PIN 71197-0345) and merge it with the adjacent property to the rear at PIN 71197-0321 for a lot line adjustment. This minor boundary adjustment will allow for frontage access from Old Ruby Lane for the interior parcel. The primary purpose is to provide access to a monitoring well on the larger parcel. This monitoring well is being used to check ground water quality related to the development of the Audrey Meadows Subdivision. Currently access to this well is across Lot 23 and the owner would like to sell Lot 23 but maintain access to the monitoring well.

This application is also requesting a consent certificate for the retained parcel. Currently the owner is the same for the two parcels and the owner wants ensure that there is no inadvertent merger of the two parcels.

The Severed Parcel has a frontage of 8.0m, depth of 66m, for an area of 526m² that will be used for access. There are two easements on this 8.0m strip including an easement for the hydro transformer (Instrument WC227832) and for the storm pipe along the property line between Lots 22 & 23 (Instrument WC259630).

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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

The Lands to be Added to (PIN 71197-0321) is a very large parcel with an area of approximately 54ha. The configuration of the parcel is presented well on the PIN map included in this submission – a portion of which is on Figure 1 below.

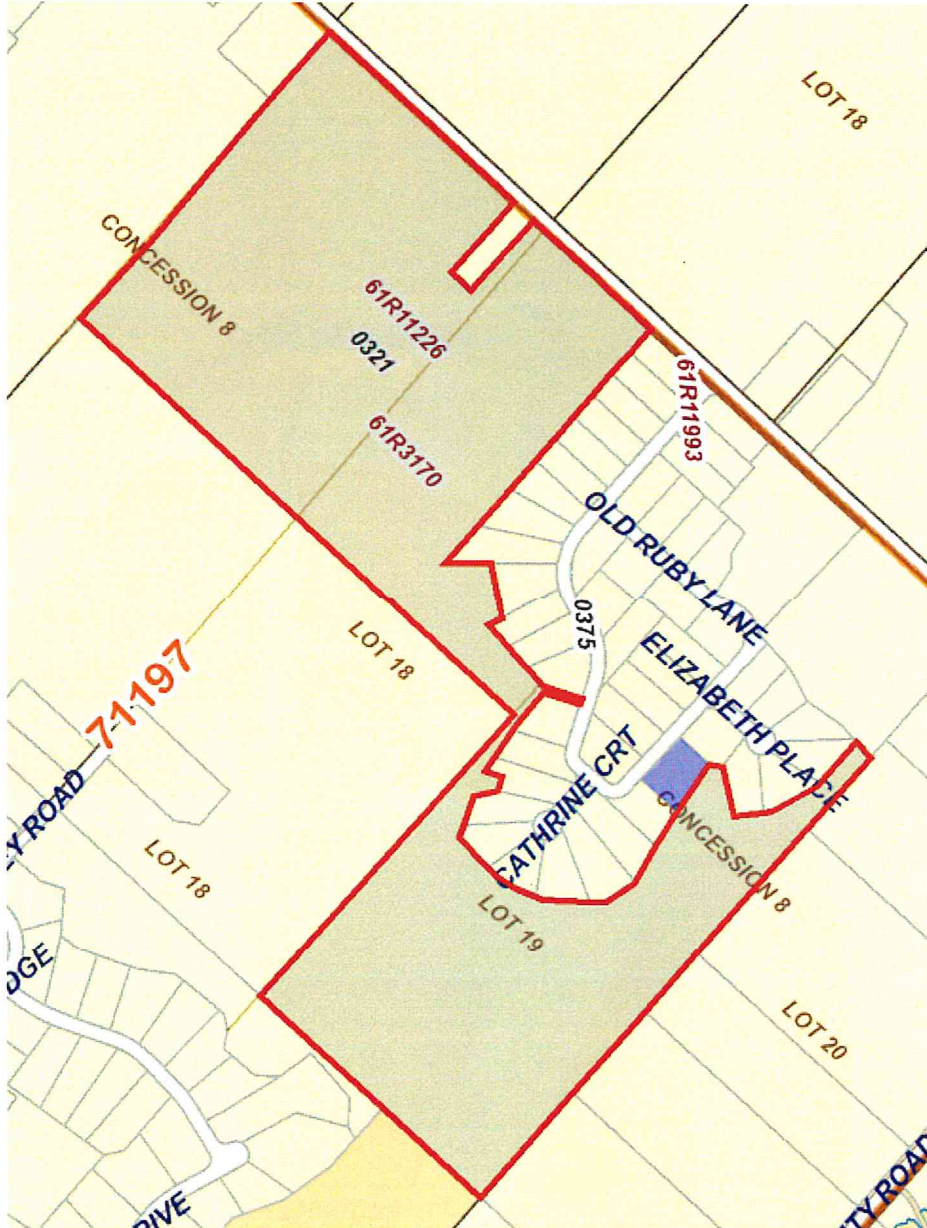


Figure 1: Lands to be Added to shown in red.

The Retained Parcel (#71 Old Ruby Lane) is also vacant with the intention to build a dwelling in the future. The parcel is zoned Rural Residential (SP30) and the zoning requirements are met for the Retained Parcel.



LAND SURVEYORS and ENGINEERS

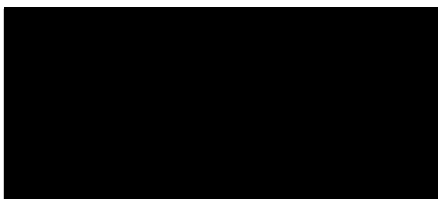
The proposed lot line adjustment follows the guidelines in Section 10.5.7 of the Wellington County Official Plan for lot line adjustments of lands that are designated Country Residential (Rural Systems). This section states that lot line adjustments are permitted where there is no adverse effect.

Please note that there Planning Applications are underway for the north segment of the lands to be added to. These include Official Plan Amendment OP-2021-02 and Zoning By-law Amendment D14-AUD. These applications are far removed from the severance application being submitted and therefore have no impact on this severance application.

In summary, the proposal is for a minor boundary adjustment which will allow for access to a monitoring well on the lands to be added to.

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

Very truly yours,
Van Harten Surveying Inc.



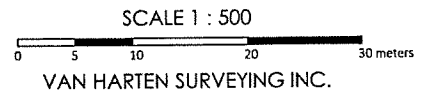
Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc George Good

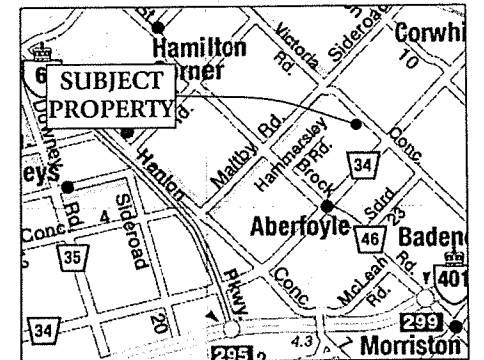
www.vanharten.com

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.

SEVERANCE SKETCH
LOT 23, REGISTERED PLAN 61M-153
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RURAL RESIDENTIAL (RUR-SP30).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF COUNTRY RESIDENTIAL.
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 ADDRESS OF OWNERS.

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

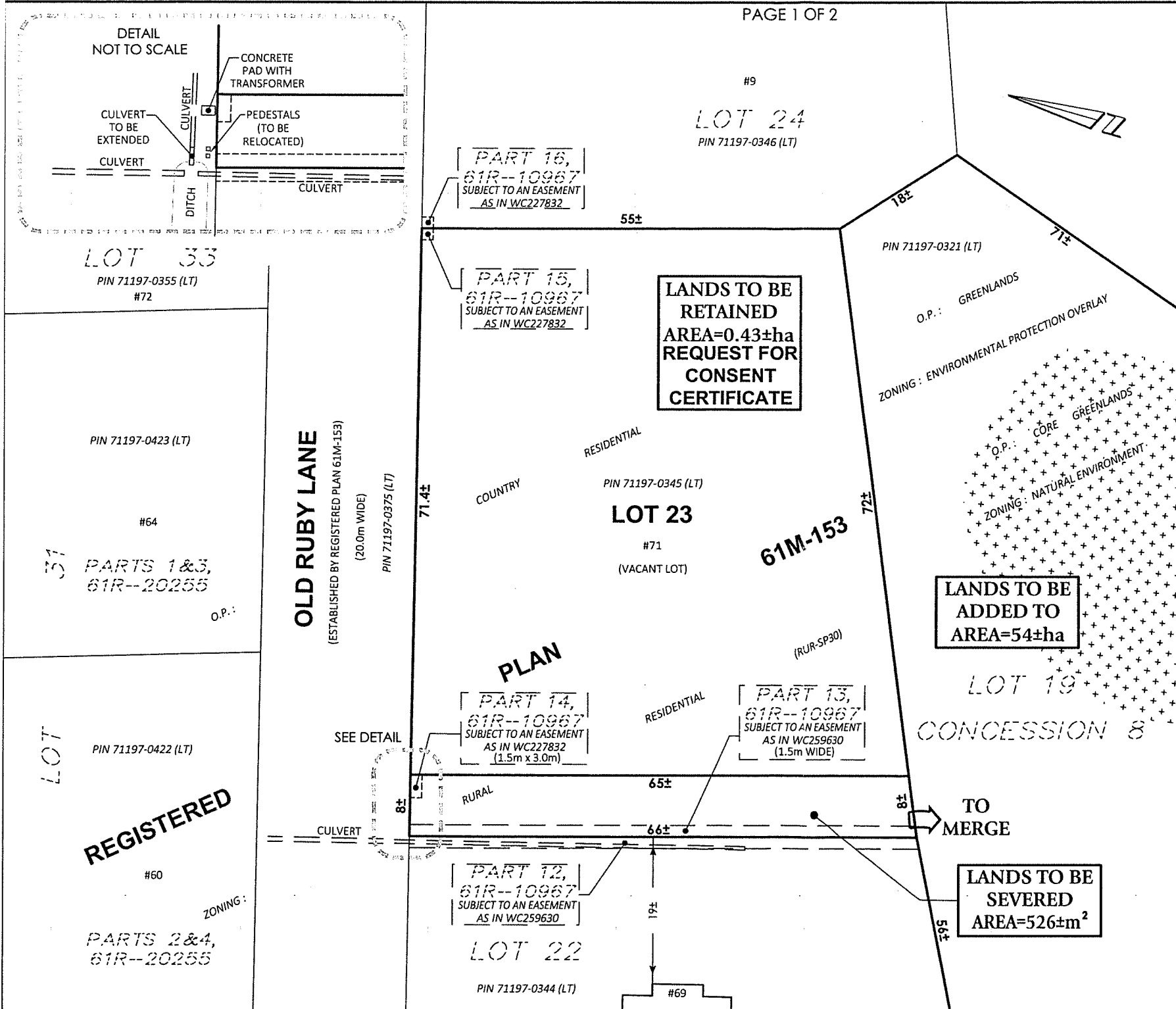
THIS SKETCH WAS PREPARED ON THE 30th DAY OF AUGUST 2022

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten

SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 31585-22
Aug 30, 2022-3:36:24 PM		
G:\PUSLINCH\61M-153\ACAD\SEV LOT 23 (AUDREY MEADOWS) UTM.dwg		



Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, September 6, 2022 1:42 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B123-22 - Screening Form
Attachments: WHPA_Map_OldRubyLane_71.pdf; WHPA_Map_OldRubyLane_71_Q.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, NOB 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: September 6, 2022 1:23 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: FW: B123-22 - Screening Form

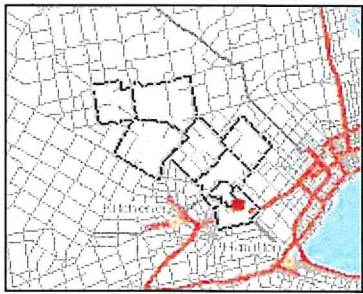
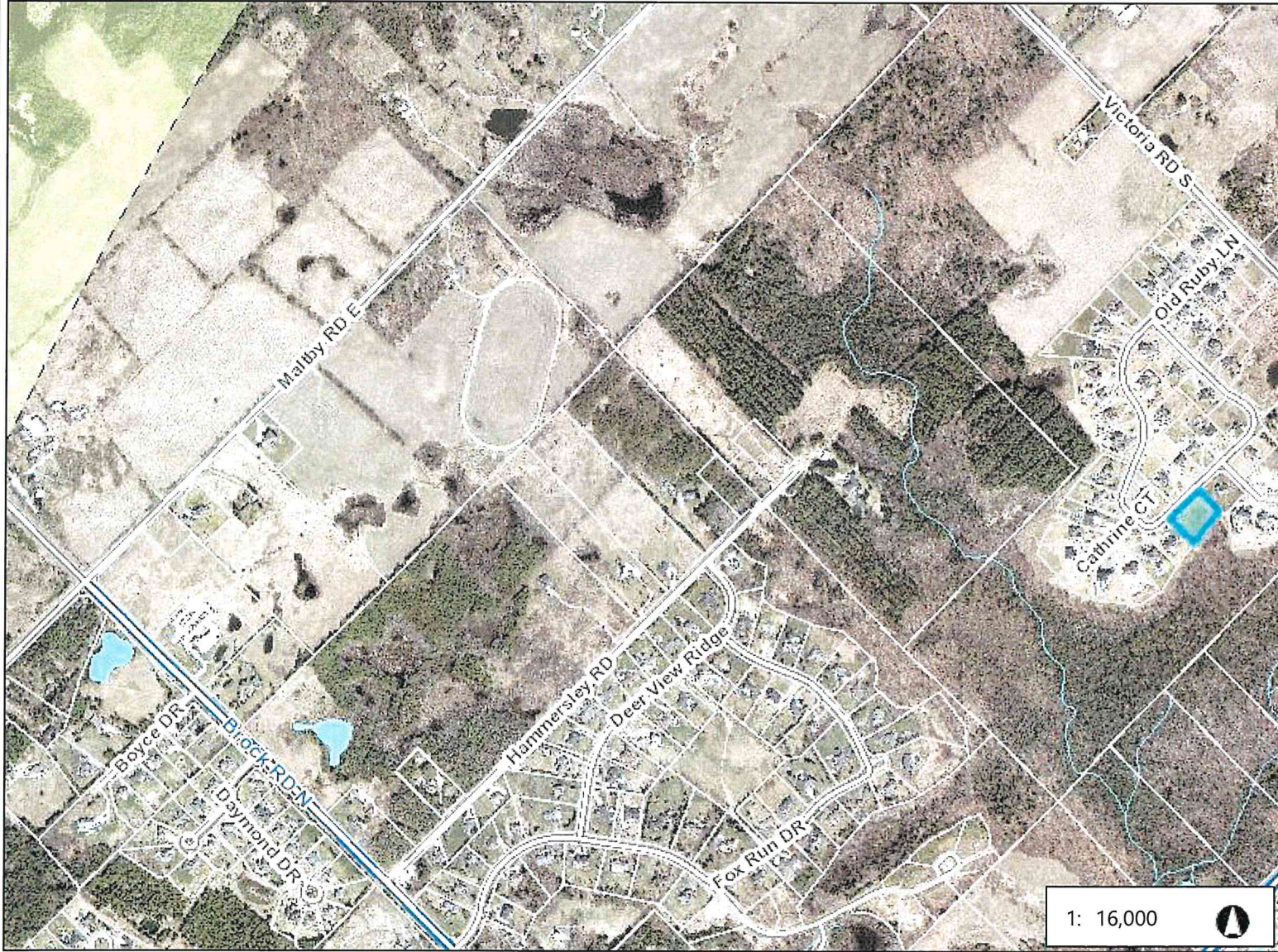
From: Jana Poechman
Sent: Wednesday, August 31, 2022 3:28 PM
To: 'Source Water' <sourcewater@centrewellington.ca>
Subject: B123-22 - Screening Form

Hello.

Here is another application for our September 8th circulation.

Thanks.
Jana

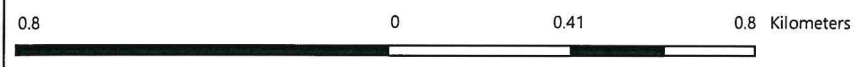
Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Legend

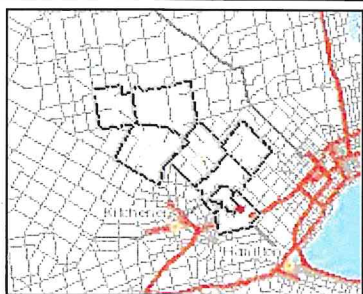
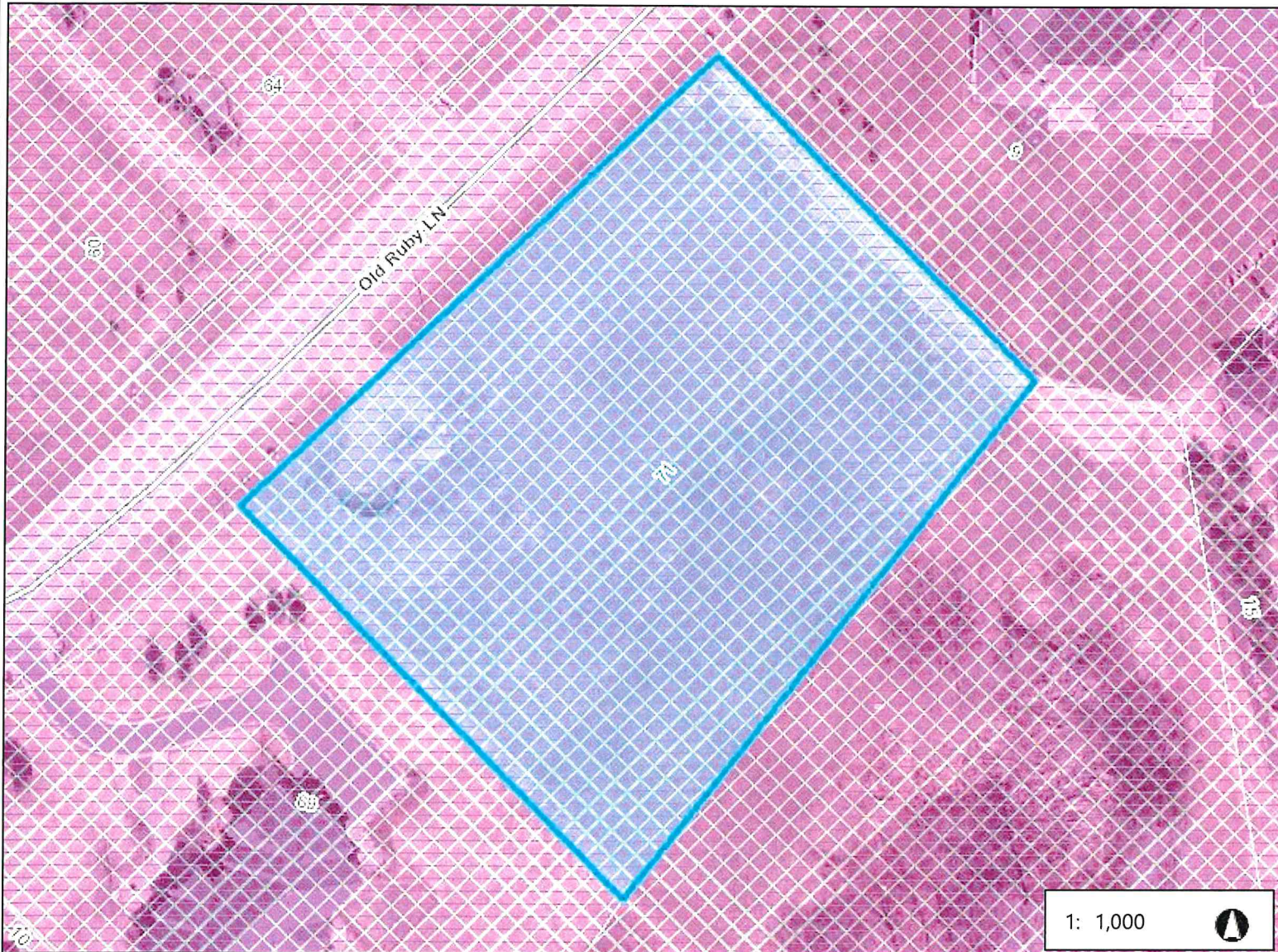
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Urban Centres and Hamlets
- Well Locations
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup

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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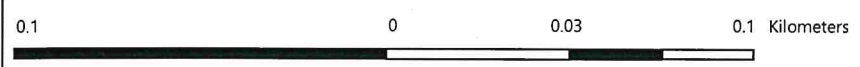
Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- WHPA Q1_Q2_Boundary
- WHPA Q1_Q2
 - Approved
 - Draft
- SGRA
- RoadsLookup

1: 1,000



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Notes

September 9, 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: August 31, 2022

FILE NO. B124-22

APPLICANT

Brandon MacDonald & Rebecca McNabb
6529 Concession 1
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 3
Concession Gore

Proposed severance is 53m fr x 76m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 55m fr x 76m = 0.41 hectares, existing and proposed rural residential use with existing dwelling, shed & shop.

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

October 19, 2022

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

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch

County Planning

Conservation Authority - GRCA

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: \$ 4720
Fee Received: Aug 31/22
File No. B129-22
Accepted as Complete on: Aug 31/22

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

2. (a) Name of Registered Owner(s) or Purchaser Brandon MacDonald and Rebecca McNabb

Address 6529 Concession 1, Puslinch, ON, N0B 2J0

Phone No. [Redacted] Email: [Redacted]

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

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

Phone No. _____ Email: _____

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

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

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 2 (Please see information pages)

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession Gore

Lot No. 3

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-22016

Part No. 1 & 2

Civic Address 6529 Concession 1

(b) When was property acquired: August 28, 2017

Registered Instrument No. WC515028

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 53 ±

AREA

0.40 ha ±

Depth 76 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: None

Proposed Uses (s): Single detached 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 [X] Imperial []

Frontage/Width 55 ± AREA 0.41 ha ±

Depth 76 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling, Shed, Shop

Proposed Uses (s): No Change

Type of access (Check appropriate space) Existing [X] Proposed []

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [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 May 2016 by INST WC468726 for rural residential purposes and expanded July 2021 by INST WC642105 by lot line adjustment.

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

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

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

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

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

There are areas of Natural Heritage System features (woodland) located on the abutting lands, but they are not a concern for this application.

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 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 INST No. WC662568 with the Meridian Credit Union**

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

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

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>9.1±m</u>	Length <u>18.3±m</u>	Area <u>166±m²</u>	Use <u>Shop</u>
	Width <u>3.6±m</u>	Length <u>2.4±m</u>	Area <u>8.6±m²</u>	Use <u>Shed</u>

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES NO

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

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

Please see covering letter for more details.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

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

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

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

I, (we) Brandon MacDonald & Rebecca McNabb the Registered Owners/Purchasers of

Part of Lot 3, Concession Gore, Parts 1 & 2, 61R-22016 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

X

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/Region of

Wellington Solemnly declare that all

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

Part of Lot 3, Concession Gore, Parts 1 & 2, 61R-22016 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

[Redacted] (Owner/Purchaser or Applicant)

Guelph

In the

County/Region of Wellington

This 31 day of August 2022


[Redacted] (Owner/Purchaser or Applicant)

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

[Redacted] Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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

August 31, 2022

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170



LAND SURVEYORS and ENGINEERS

August 31, 2022

31593-22

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch for MacDonald & McNabb
6529 Concession Road 1
Part of Lot 3, Concession Gore
PIN 71206-0147 (LT)
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, Source Water Protection Form, addresses of neighbouring properties, a cheque to the GRCA for \$445.00 and a cheque to the County of Wellington for \$4,720.00.

Proposal

The proposal is to split the existing 0.80 ha parcel into two equal parts of 0.40 ha each.

The property is designated a Secondary Agricultural which generally allows for a severance after March 2005. However, the subject property was created in May 2016 (Instrument WC468726) along with a Lot Line Adjustment in July 2021 (Instrument WC642105).

We recognize that the proposed severance is not normally permitted where one severance has already been created after March 2005. This severance is being brought forward to the Committee as it is very practical and an efficient use of land as it is an "in-fill" between two existing homes on separate lots.

RECEIVED

AUG 31 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

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

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

Elmira, ON:
519-669-5070

Collingwood, ON:
249-499-8359

www.vanharten.com

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

The Wellington County Land Division Committee has, over the years, approved a few rural residential severances where there was a cluster of homes in Primary Agricultural and the severance was approved due to its practical merit. These examples include 4 infill parcels on Laird Road in Puslinch (see Figure 1) and another one in Centre Wellington where a 0.8 ha parcel was split into two 0.40ha parcels as presented on Figure 2.

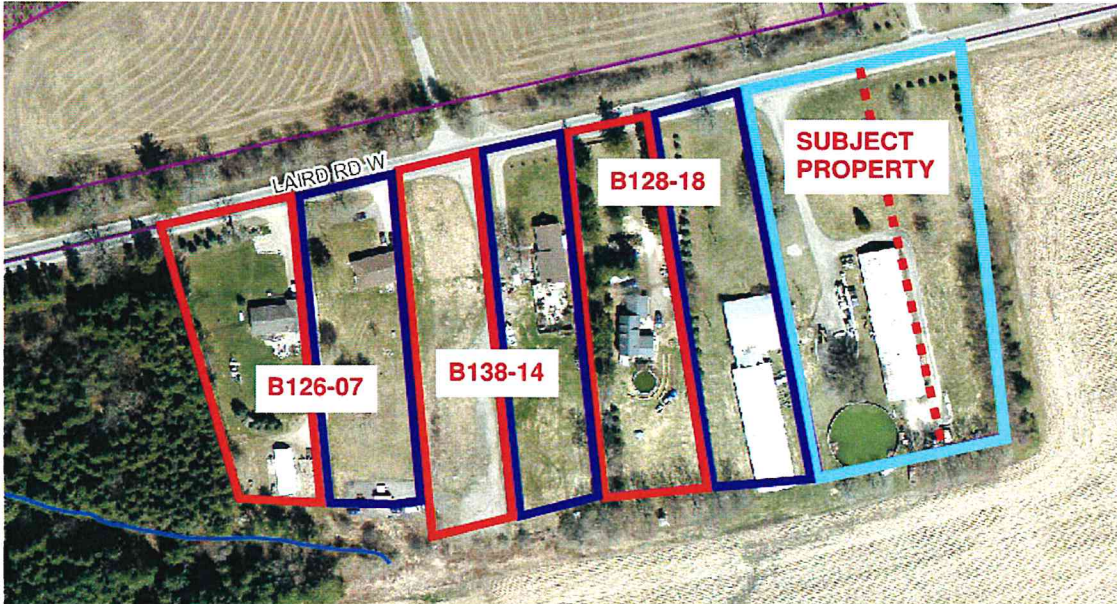


Figure 1: Laird Road in Puslinch

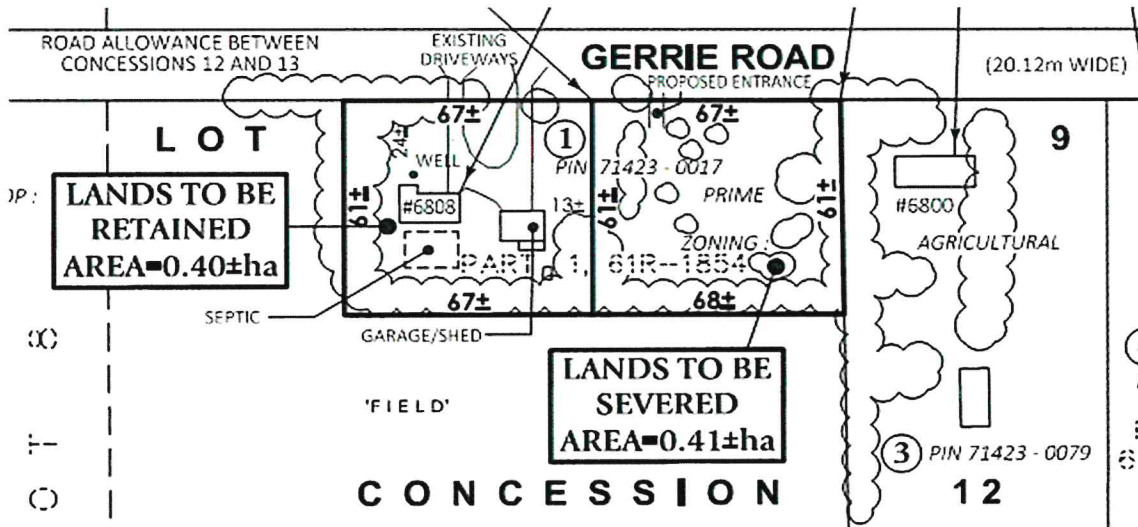


Figure 2: Gerrie Road in Centre Wellington

Aspects of the practical merit include the following:

1. The land is not used and will likely never be used for agricultural operations – so there is no loss in farmland.
2. A new lot makes use of an open yard that is generally not used other than cutting the grass.
3. This is a good in-fill opportunity which is a key aspect to the governing Planning Policies.
4. There will be no impact on agricultural operations in the area other than one more home of rural residents.

An additional distinction for the application being submitted is that the existing house on the subject property (6529 Concession 1) is an older home and was part of the original larger farm to the rear (previously known as the Frosh farm). It was a second house on the farm and considered the “farm-help” home. The severance to create the lot in 2016 did not create a new lot for a new house as most severances do, but created a new lot that separated out the old farm-help house.

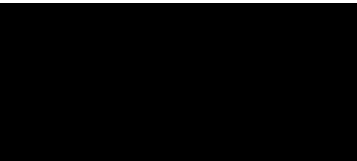
We evaluated other key review items for a severance and found that it meets the following:

- The driveway entrance has been evaluated and a safe entrance is possible.
- The zoning for both the severed and retained parcels meet zoning.
- The current owner has owned the property for more than 5 years.
- The closest natural heritage feature is more than 70m away and not a concern in terms of possible environmental impact.
- The severed and retained parcels are designated Secondary Agricultural.
- Adequate room for new dwelling and septic on severed parcel.
- MDS requirements are met.

In summary, this severance is practical and provides a great opportunity to split a 0.8ha parcel into two parcels of 0.40 ha each.

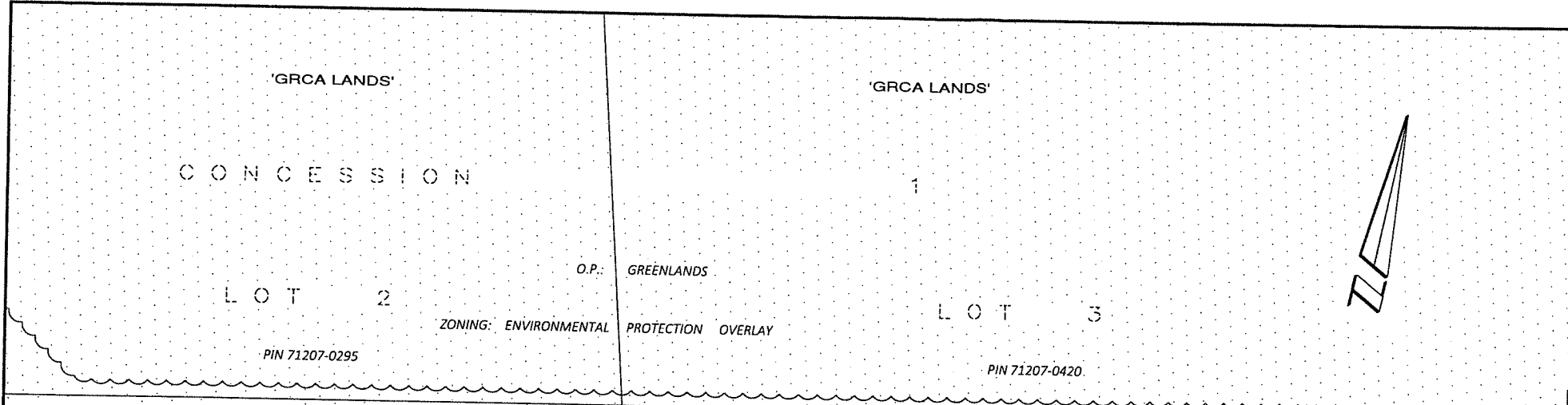
Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

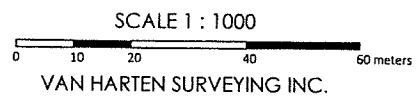


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

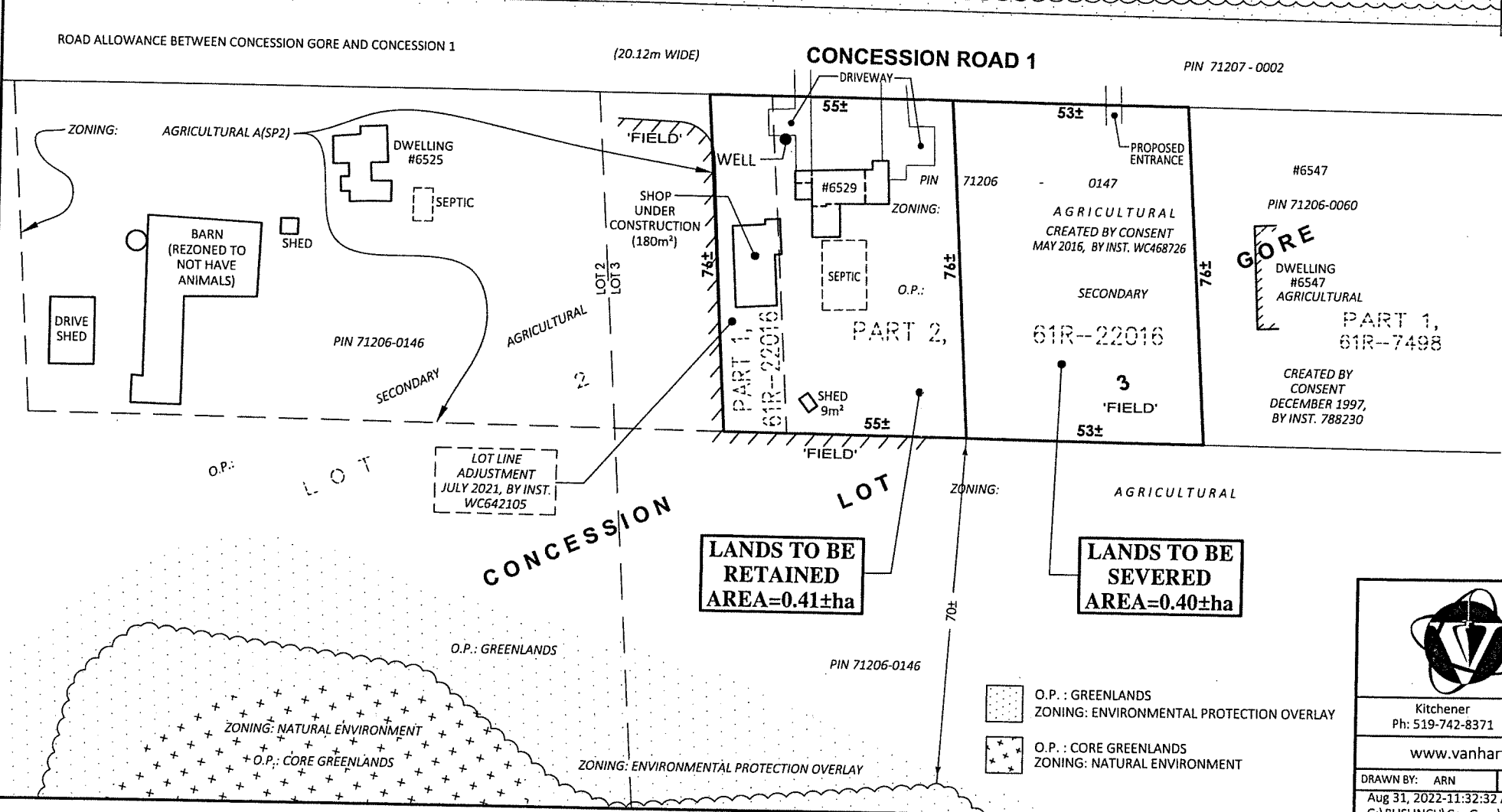
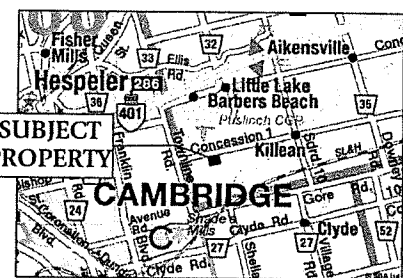
cc Rolf Deter, Deterco Builders
cc Brandon MacDonald & Rebecca McNabb



SEVERANCE SKETCH
PART OF LOT 3,
CONCESSION GORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP



SUBJECT PROPERTY

NOTES:

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

THIS SKETCH WAS PREPARED ON THE 30th DAY OF AUGUST 2022

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

LANDS TO BE RETAINED
AREA=0.41±ha

LANDS TO BE SEVERED
AREA=0.40±ha

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



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
Aug 31, 2022-11:32:32 AM		PROJECT No. 31593-22

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, September 6, 2022 1:29 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B124-22 - Screening Form
Attachments: WHPA_Map_Concession1_6529.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.

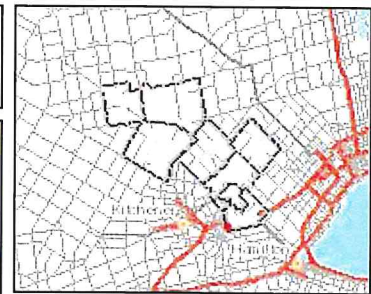
From: Jana Poechman <janap@wellington.ca>
Sent: August 31, 2022 3:52 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B124-22 - Screening Form

Hello.

Here is another application for our September 8th circulation.

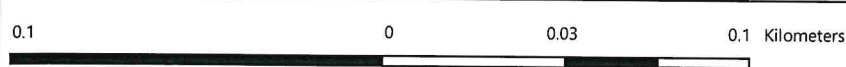
Thanks.
Jana

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
- Roads**
 - ▬ Local Road
 - ▬ County Road
 - ▬ Highway
- ▭ Waterbodies
- ▬ Watercourses
- ▭ Well Locations
- Issue Contributing Area**
 - ▭ Chloride
 - ▭ Nitrate
 - ▭ Sodium
 - ▭ TCE
- Wellhead Protection Area**
 - ▬ A
 - ▬ B
 - ▬ C
 - ▬ D
- 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



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

September 9, 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: September 02, 2022

FILE NO. B127-22

APPLICANT

Andrew Mulder & Marcella Veenman-
Mulder
4541 Concession 11
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 18
Concession 11

Proposed severance is 47m fr x 135m = 0.63 hectares, existing and proposed rural residential use with existing shed & workshop.

Retained parcel is 88m fr x 135m = 1.19 hectares, existing and proposed rural residential use with existing dwelling, sheds, garage & pool.

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

October 19, 2022

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

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch

County Planning

Conservation Authority - GRCA

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: \$ 4720
Fee Received: Sept 2/22
File No. B127/22
Accepted as Complete on: Sept 2/22

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

2. (a) Name of Registered Owner(s) or Purchaser Andrew Richard MULDER & Marcella Lynn VEENMAN-MULDER

Address 4541 Concession 11, Puslinch, ON, N0B 2J0

Phone No. [Redacted]

Email: [Redacted]

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

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

Phone No. _____

Email: _____

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 1 (Please see information pages)

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 11

Lot No. 18

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8298

Part No. 1

Civic Address 4541 Concession 11

(b) When was property acquired: June 2002

Registered Instrument No. LT86445

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 47 ±

AREA

0.63 ha ±

Depth 135 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Shed and Workshop

Proposed Uses (s): Single detached dwelling

Type of access (Check appropriate space)

Existing

Proposed

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

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

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

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

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

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

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

Frontage/Width	<u>88 ±</u>	AREA	<u>1.19 ha ±</u>
Depth	<u>135 ±</u>	Existing Use(s)	<u>Rural Residential</u>

Existing Buildings or structures: Dwelling, Sheds, Garage and Pool

Proposed Uses (s): No Change

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

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [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 May 2000 by INST LT032022 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.

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

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

There are areas of Natural Heritage System features (woodland) located on the property, but they are not a concern for this application.

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

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

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

N/A

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

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

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

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

28. What is the zoning of the subject lands? **Agricultural and Environmental Protection Overlay**

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

Possible minor variance required – will submit pending severance approval

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 INST No. WC589195 with the Bank of Nova Scotia**

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

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

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

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

<u>Severed</u>	Width	<u>20.1±m</u>	Length	<u>11.0±m</u>	Area	<u>220±m²</u>	Use	<u>Workshop</u>
	Width	<u>3.0±m</u>	Length	<u>3.0±m</u>	Area	<u>9.0±m²</u>	Use	<u>Shed</u>
<u>Retained</u>	Width	<u>7.5±m</u>	Length	<u>6.5±m</u>	Area	<u>48±m²</u>	Use	<u>Garage</u>
	Width	<u>5.0±m</u>	Length	<u>5.0±m</u>	Area	<u>25±m²</u>	Use	<u>Shed</u>

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES NO

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

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

Please see covering letter for more details.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.

OWNER'S AUTHORIZATION:

30939-22

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), Andrew Richard MULDER & Marcella Lynn VEENMAN-MULDER the Registered Owners of Part of Lot 18, Concession 11, Part 1, 61R-8298 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]

[Redacted] [Redacted]

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 18, Concession 11, Part 1, 61R-8298 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 [Redacted]
City Of [Redacted] (Owner or Applicant)
Guelph In the [Redacted]
County/-Region of Wellington
This 31st day of Aug 20 22 (Owner or Applicant)

Commissioner of Oaths [Redacted] Printed Commissioner's, etc. Name

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

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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

Aug 31, 2022

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170



LAND SURVEYORS and ENGINEERS

September 1, 2022
30939-22

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4541 Concession 11
Part of Lot 18, Concession 11
Part 1, 61R-8298
PIN 71189-0106
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, addresses of neighbouring properties, Sourcewater Protection Form, MDS Farm Data Sheets, a cheque to the GRCA for \$445 and a cheque to Wellington County for \$4,720.

Proposal

The proposal is to create a new rural residential parcel along Concession Road 11 with a frontage of 47±m, depth of 135±m, for an area of 0.63±ha where a dwelling is proposed and where the existing workshop is to remain. The parcel has been evaluated and safe entrance is possible. The lot frontage and area zoning requirements are met.

The Retained Parcel known as #4541 Concession Road 11 (PIN 71189-0106) has a frontage of 88±m, depth of 135±m for an area of 1.19±ha where the existing dwelling, garage, shed and pool will remain. There is a small fire wood shed attached to the rear of the garage that will be removed in order to meet zoning as it would cross the proposed property line. The entrance exists and the safe access will continue to be maintained and the zoning requirements are met.

Zoning:

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 and Retained Parcels in terms of lot area and frontage.

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 is a small shed attached to the existing garage on the Retained Parcel that is to be removed so that the limit from the garage is at least 2m to the property line and therefore the zoning is met. This will bring the parcel into conformance.

The Severed Parcel meets the zoning requirements for lot area and frontage; however, a variance is required for the existing accessory building. The intention is to keep the workshop on the severed parcel as it is in good condition and the property owners would like to use it once they construct a new dwelling. Keeping the building means it would exist without a main dwelling for a limited time.

We acknowledge the fact that the Severed Parcel will include an accessory building without a main residential use. This situation conflicts with zoning and we propose to follow past Township procedure in this case to have the following:

- A Minor Variance to allow for this situation to exist for a limited timeframe until a dwelling is constructed.
- A signed Agreement between the property owner and Township that a dwelling will be built within a specific timeframe; and
- A deposit of \$20,000± to ensure a dwelling is constructed within a certain timeframe or else the Township will not return the deposit.
- We will also address the area of the Building being 220±m² whereas zoning permits a maximum area of 200m² for an accessory building with a Lot with less than 1ha.

MDS Review:

We evaluated a couple of barns in the area for Minimum Distance Separation (MDSI) and are of the opinion that MDS can be met to all of the barns using Type A calculation. Please find the MDS Farm Data Sheets attached for each barn in the surrounding 500m. The Barn located at #4564 Nassagaweya-Puslinch Townline is approximately 300m away and the required MDS is 164m. The Barn at #12383 Nassagaweya-Puslinch Townline is approximately 320m away and the required MDS is 267m.

Official Plan:

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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- Zoning requirements are met for the severed parcel.
- MDS requirements are met for lot area and frontage. A minor variance will be applied for to address the accessory building.



LAND SURVEYORS and ENGINEERS

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.

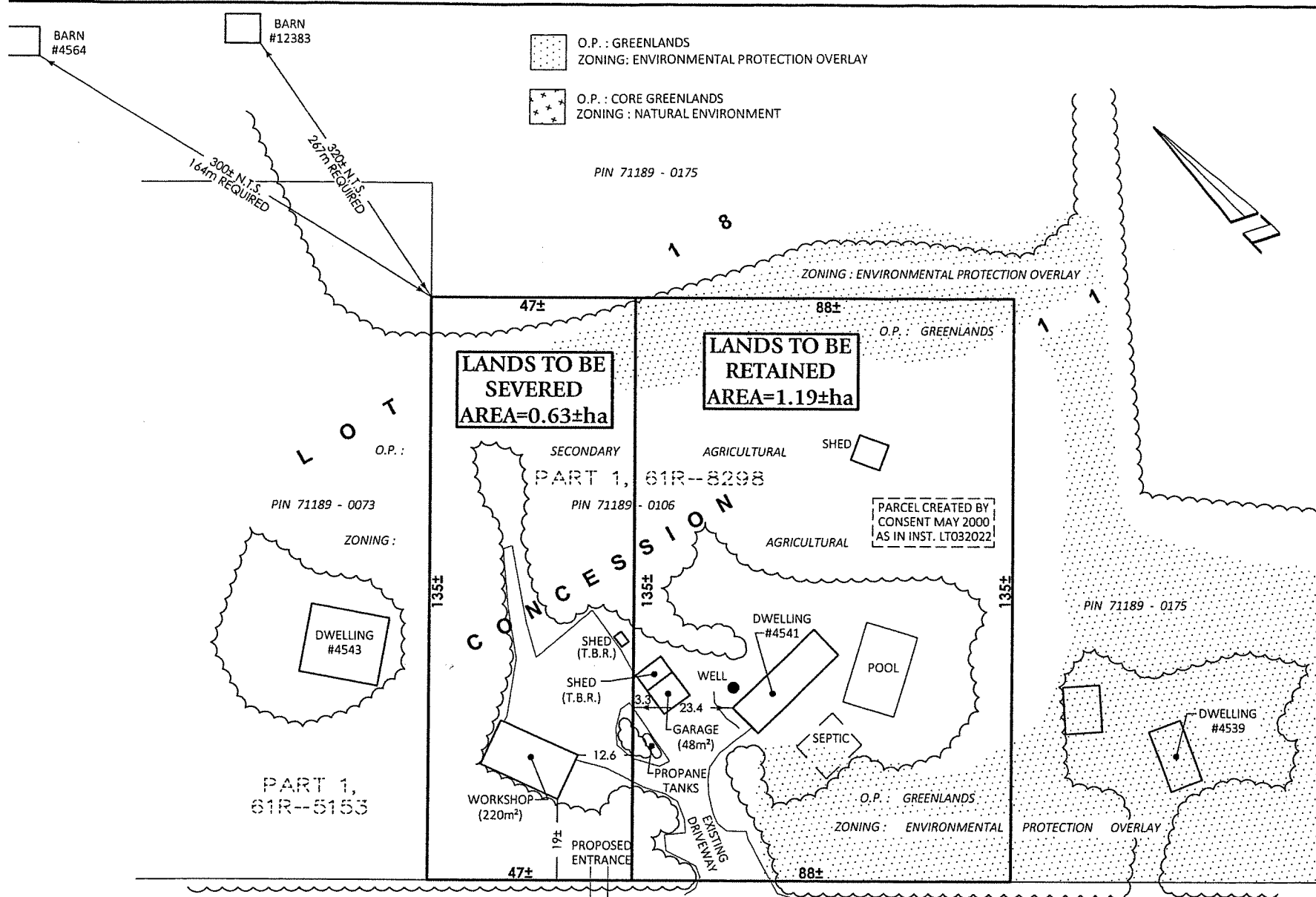


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

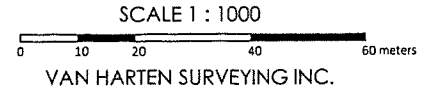
cc Andrew Mulder

www.vanharten.com

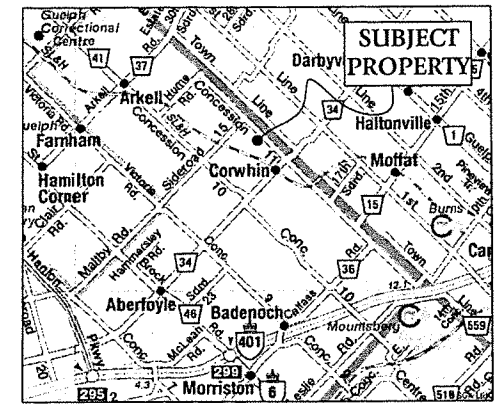
R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



SEVERANCE SKETCH
PART OF LOT 18, CONCESSION 11
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP



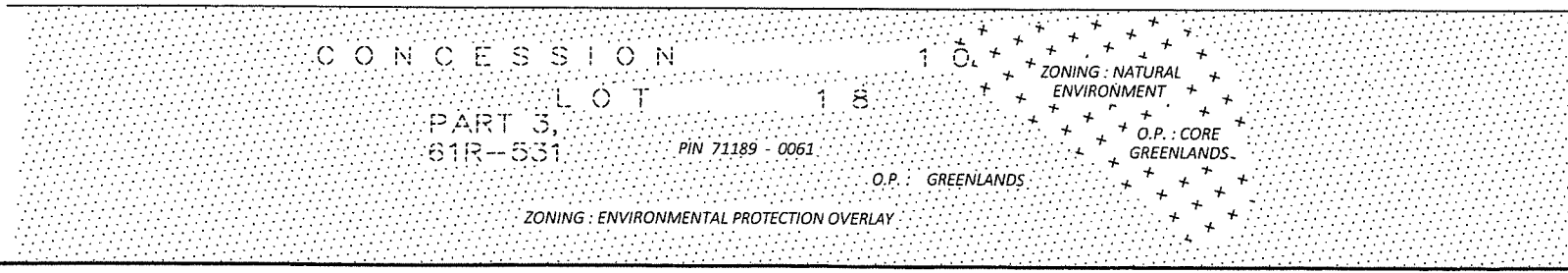
NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND 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. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. N.T.S. DENOTES NOT TO SCALE.
8. T.B.R. DENOTES TO BE REMOVED.

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

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

ROAD ALLOWANCE BETWEEN CONCESSIONS 10 AND 11 **CONCESSION ROAD 11** PIN 71189 - 0065 20.12m WIDE



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. 30939-22
Aug 31, 2022-1:02:39 PM		
G:\PUSLINCH\Con11\ACAD\SEV LOT 18 (MULDER) UTM.dwg		



FARM DATA SHEET
Minimum Distance Separation I (MDSI)

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.

County of Wellington

Boyd Wilson

Owner(s) of Livestock Facility Wendy Wilson & Jeff Boyd

Contact Information

Email _____ Telephone _____ Civic Address 4564
Nass-Puslinch Townline Municipality Puslinch Lot _____
17 Concession 11 Division Lot Size (where
livestock facility is located) 7.4ha hectares acres

Signature of Livestock Facility Owner _____ Date July 13, 2022

BARN(S) SIZE

Please provide the size of the barns located on the property. This

information is used to verify maximum livestock capacity. ft/m:

ft/m² 600 sq ft

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter None

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

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

	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	2	
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	1	

Page 1 of 2
Jan.20/17
VER

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine N/A	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 N/A	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats N/A	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)	15	VI
	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 N/A	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 N/A	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.*		

QUESTIONS?

*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).

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

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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 Wendy Wilson & Jeff Boyd

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 4564 Nass-Puslinch Townline Municipality Puslinch
 Lot 17 Concession 11 Division _____
 Lot Size (where livestock facility is located) 7.4ha hectares _____ acres

Signature of Livestock Facility Owner _____ Date JUL 13/22

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 600 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)
N/A	Beef Cattle		
	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
N/A	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)		
	Horses		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	2	V3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	1	V3

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 N/A	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 N/A	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats N/A	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)	15	V1
	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 N/A	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal N/A	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 Karen & Richard Salzsauler

Contact Information

Email _____ Telephone _____
 Civic Address 12383 Nass-Puslinch Townline Municipality Nasagaweya, Milton
 Lot 23 Concession 1 NAS Division _____
 Lot Size (where livestock facility is located) 39ha hectares _____ acres

Signature of Livestock Facility Owner _____ Date AUG. 6/22

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.
7400 ft²/m² 5150 ft²/m²
 STALLS, STORAGE + RIDING RING BARN TO BE DEMOLISHED

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter NONE
- 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
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	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)			
<u>Horses</u>	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)	<u>22</u>	<u>V3</u>
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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QUESTIONS?

PLEASE CONTACT

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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, September 6, 2022 2:31 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B127-22 - SW Screening Form
Attachments: WHPA_Map_Concession11_4541.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.

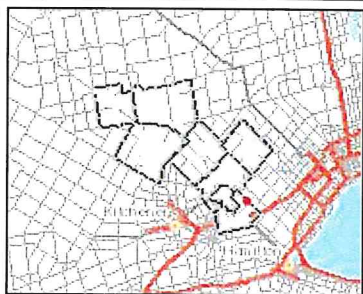
From: Jana Poechman <janap@wellington.ca>
Sent: September 2, 2022 9:48 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B127-22 - SW Screening Form

Good Morning.

Please see the attached application for our September 8th 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
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Urban Centres and Hamlets
- Well Locations
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Roads lookup

1: 2,000

0.1 0 0.05 0.1 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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Notes