



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
SEPTEMBER 13, 2022
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_25rHdwt_RTqb0wGJyNsLSg

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

Webinar ID: 881 7759 4160

Passcode: 359138

International numbers available: <https://us02web.zoom.us/j/88177594160>

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**
 - August 9, 2022
6. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
 - 6(a) **Minor Variance Application D13-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.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
SEPTEMBER 13, 2022
7:00 p.m.

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.

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

8. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT



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SEPTEMBER 13, 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

- August 9, 2022

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.

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.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
SEPTEMBER 13, 2022
7:00 p.m.

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.

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.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

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

12. ADJOURNMENT



MINUTES

1. CALL THE MEETING TO ORDER

The August 9, 2022 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

2. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

Dan Kennedy

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Jeff Bunn, Deputy 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, June 14, 2021 be adopted.

CARRIED

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

6(a) Minor Variance Application D13-HAY – J. Paul Haynes and Allison Tait – 217 Hume, Concession 10, Part Lot 11, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 4.2 Accessory Apartments.

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

1. Section 4.2 Accessory Apartments to permit an accessory apartment to be 166.2 m2 instead of 130 m2 as required.

- Shane Wilson, agent for the applicant, provided an overview of the application.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
AUGUST 9, 2022
7:00 PM
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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

That Application D13/HAY requesting relief from provisions of Zoning By-Law #023/2018, as amended, to permit an accessory apartment to be 166.2 m2 instead of 130 m2, as required.

Is approved with no conditions

CARRIED

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Deep Basi

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:11 p.m.

CARRIED



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

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

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

2. Provide a description of the “entire” property:

Municipal address: _____

Concession: _____ Lot: _____

Registered Plan Number: _____

Area: _____ ha Depth: _____ m Frontage: _____ m
 _____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

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

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

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

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

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

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

Official Plan Designation: _____

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☐

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

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

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

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

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

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

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

12. What is the existing use of:

The subject property? _____

The abutting properties? _____

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

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

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

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

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

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

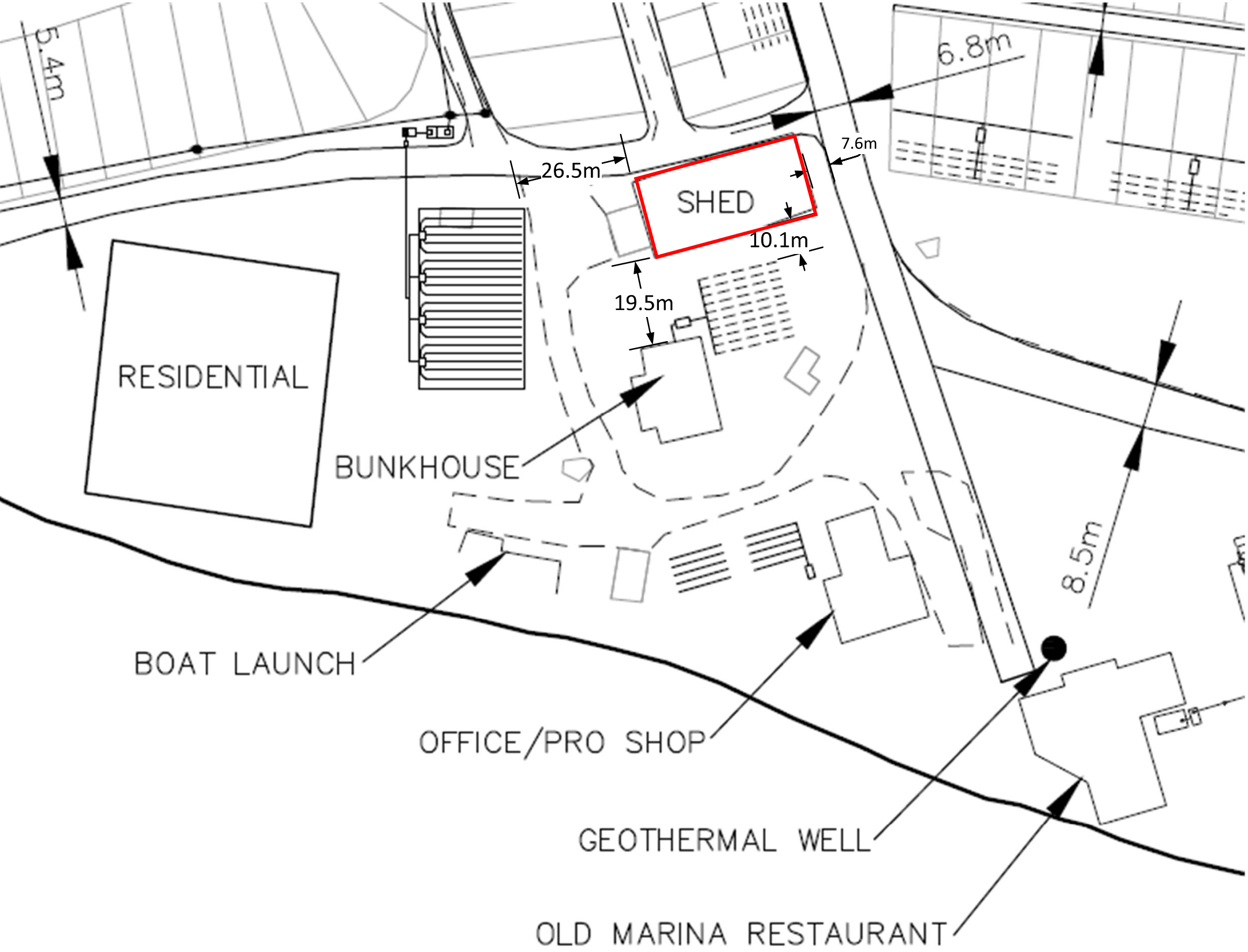
Yes ☐ No ☐

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

Other Related Planning Applications:

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

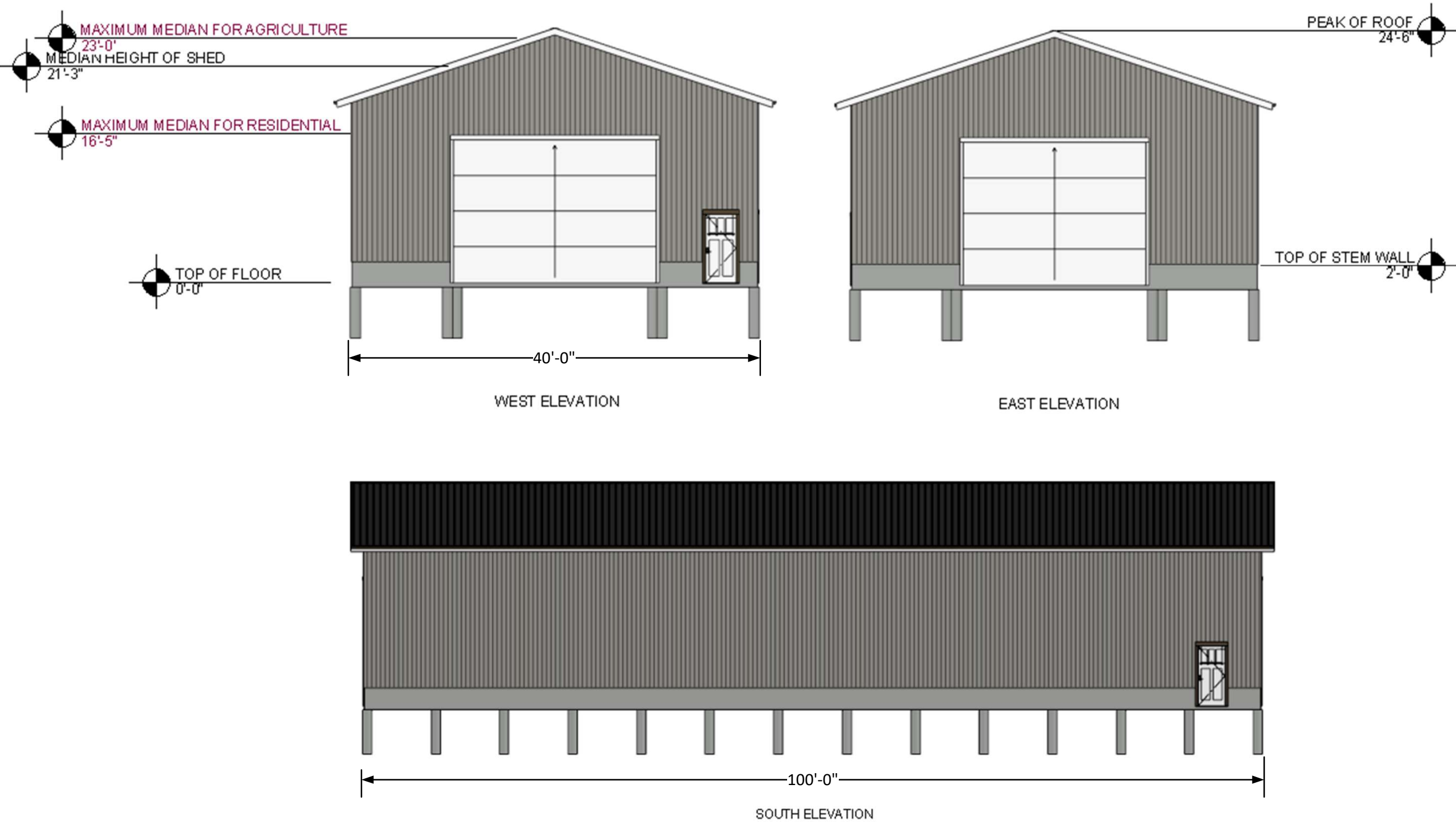
Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					



STORAGE SHED
43 McCLINTOCK
DRIVE
CAMBRIDGE,
ONTARIO

PREPARED BY:
B.BILLINGS
P.ENG 3820503
ABYLON
ENGINEERING
COA 100527032

STORAGE SHED
43 McCLINTOCK
DRIVE
CAMBRIDGE,
ONTARIO



PREPARED BY:
B.BILLINGS
P.ENG 3820503
ABYLON
ENGINEERING
COA 100527032

Authorization for Agent/Solicitor to act for Owner:

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

I (we) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) JEFF MCCLINTOCK of the
TOWN of PUSLINCH County/Region of
WELLINGTON solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the TOWN of PUSLINCH in the
County/Region of WELLINGTON this 9TH day of
AUG, 20 22.


Signature of Owner or authorized
solicitor or agent

AUG 9/2022
Date


Signature of Commissioner

AUG 9, 2022
Date

Authorization for Agent/Solicitor to act for Owner:

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

I (we) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) SHERRON McCLINTOCK of the
TOWN of PUSLINCH County/Region of
WELLINGTON solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the TOWN of PUSLINCH in the
County/Region of WELLINGTON this 9TH day of
AUG, 2022.

Signature of Owner or authorized
solicitor or agent

Aug 9, 2022
Date

Signature of Commissioner

Aug 9, 2022
Date

Hillary Noel Miller, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires August 21, 2024.

Hillary Miller

From: Andrew Hartholt
Sent: Thursday, August 18, 2022 1:38 PM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive

No concerns or comments from a building perspective for the additional height being proposed.



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



From: Hillary Miller <hmill@puslinch.ca>
Sent: Thursday, August 18, 2022 11:30 AM
To: Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Building <building@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Services <services@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



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



Hillary Miller

From: Jacob Normore
Sent: Friday, August 26, 2022 2:42 PM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive

Hi Hillary,

No comments for By-law.

Kind Regards,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca



Puslinch.ca/Votes2022

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Thursday, August 18, 2022 11:30 AM
To: Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Building <building@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Services <services@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>
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Good morning,

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Kind regards,



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



Puslinch.ca/Votes2022

Hillary Miller

From: Brent Smith
Sent: Thursday, August 18, 2022 3:25 PM
To: Hillary Miller
Cc: Tom Mulvey
Subject: RE: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive

Hi Hillary,
Puslinch Fire and Rescue Services reviewed the Minor Variance application to increase the height of a storage building at 43 McClintock from 5 metres to 6.5 metres in building height . Please be advised that the Department has no concerns to the increase in building height as requested.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Thursday, August 18, 2022 11:30 AM
To: Jeff Bunn <jbunn@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Building <building@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Services <services@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



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



Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, August 22, 2022 12:21 PM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive
Attachments: WHPA_Map_McClintockDr_43.pdf

Hello Hillary,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

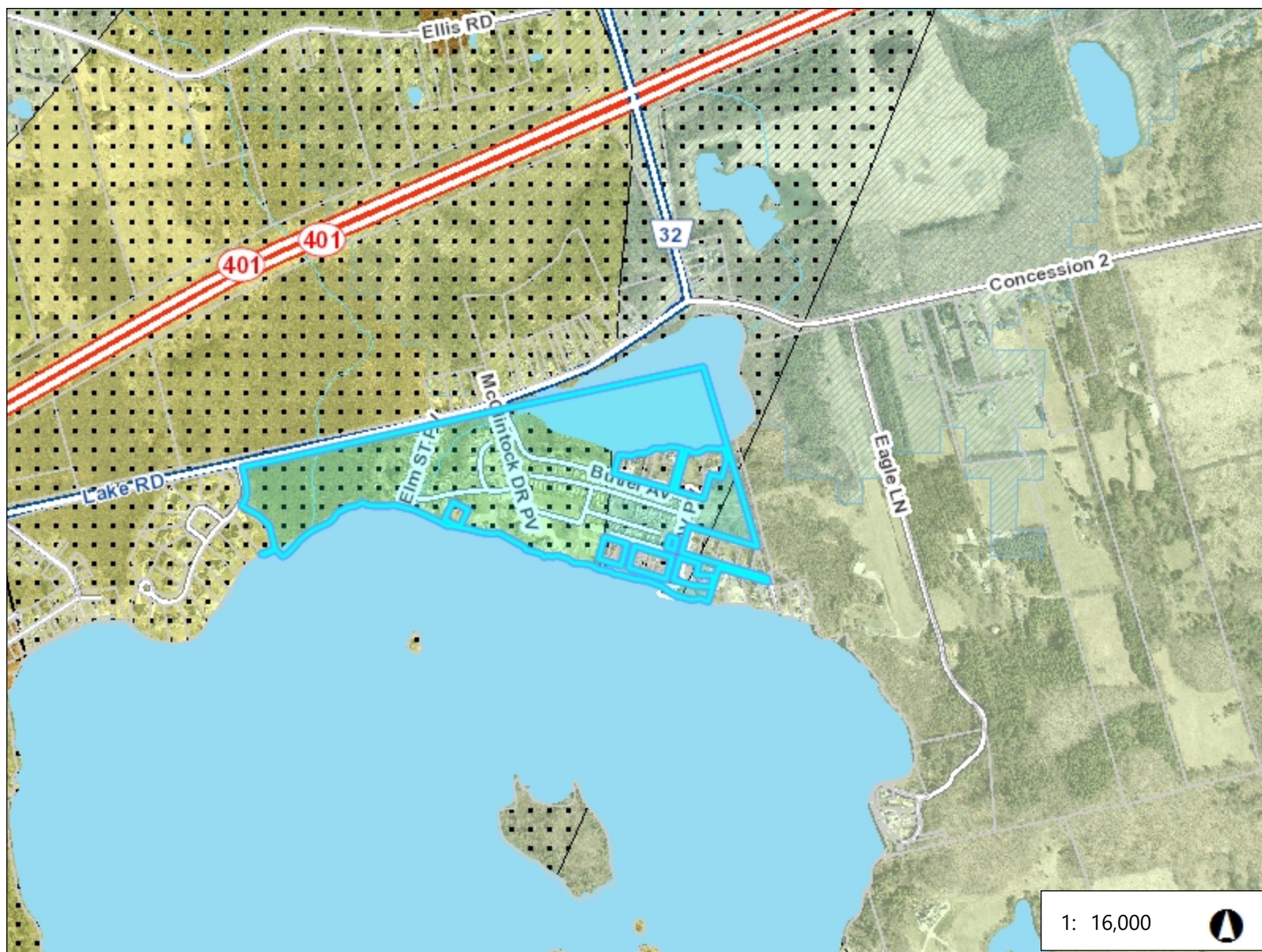
Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Hillary Miller <hmiller@puslinch.ca>
Sent: August 18, 2022 11:28 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance Notice of Public Hearing - D13/MCC - 43 McClintock Drive

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



Legend

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

0.8 0 0.41 0.8 Kilometers

Notes



August 25, 2022

via email

GRCA File: D13-MCC - 43 McClintock Drive

Lynne Banks
Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0

Dear Ms. Banks,

**Re: Minor Variance Application D13/MCC
43 McClintock Drive, Township of Puslinch
Jeff and Sherron McClintock/Barry Billings**

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted minor variance application.

Recommendation

The GRCA has no objection to this minor variance application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application:

- Notice of Public Hearing (Township of Puslinch, August 18 2022)
- Minor Variance Application (Township of Puslinch, dated August 5 2022, received August 25 2022)
- Site Plan and Building Drawings (Prepared by Abylon Engineering, dated August 3 2022, received August 25, 2022)

GRCA Comments

GRCA has reviewed this application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 150/06. GRCA has also provided comments as per our Memorandum of Understanding (MOU) with the County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the subject lands contain Puslinch Lake, Little Lake pond, Provincially Significant Puslinch Lake Irish Creek Wetland Complex, regulated watercourses, floodplain, slope erosion, slope valley, and the associated regulated allowances to these features. A copy of our resource mapping is attached.

Due to the presence of the above-noted features, a portion of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The existing and proposed use of the subject property is Resort Commercial, with an existing marina and campground. We understand that the purpose of this application is to facilitate the replacement of a storage shed that previously burned down in January 2022. This minor variance is required to permit a height of 6.5 metres to the midpoint of the roof of the storage shed, whereas 5 metres is required by the zoning by-law.

The storage shed will be rebuilt in the same location, which is at the edge of GRCA's regulated allowance to wetland. GRCA staff do not anticipate any negative natural heritage or natural hazard impacts as a result of this storage shed replacement, and we have no objection to this minor variance application. GRCA staff previously approved and issued Permit 363-22 on May 31, 2022 for this storage shed replacement. GRCA should be notified if there are any changes to the plans, and a permit revision may be required.

We wish to note that this application may be subject to Growth Plan policies for key hydrologic features and suggest that the Township/County consider the applicable policies in their review of this application.

Consistent with GRCA's 2022 approved fee schedule, this application is considered a 'minor' minor variance and the applicant will be invoiced in the amount of \$290.00 for the GRCA's review of this application.

Should you have any questions, please contact me at jconroy@grandriver.ca or 519-621-2763 ext. 2230.

Sincerely,



Jessica Conroy, MES Pl.
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Resource Map

Copy: Jeff and Sherron McClintock – Owners (via email)
Barry Billings – Agent (via email)



Grand River Conservation Authority

Date: Aug 24, 2022

Author: JC

43 McClintock Drive, Puslinch

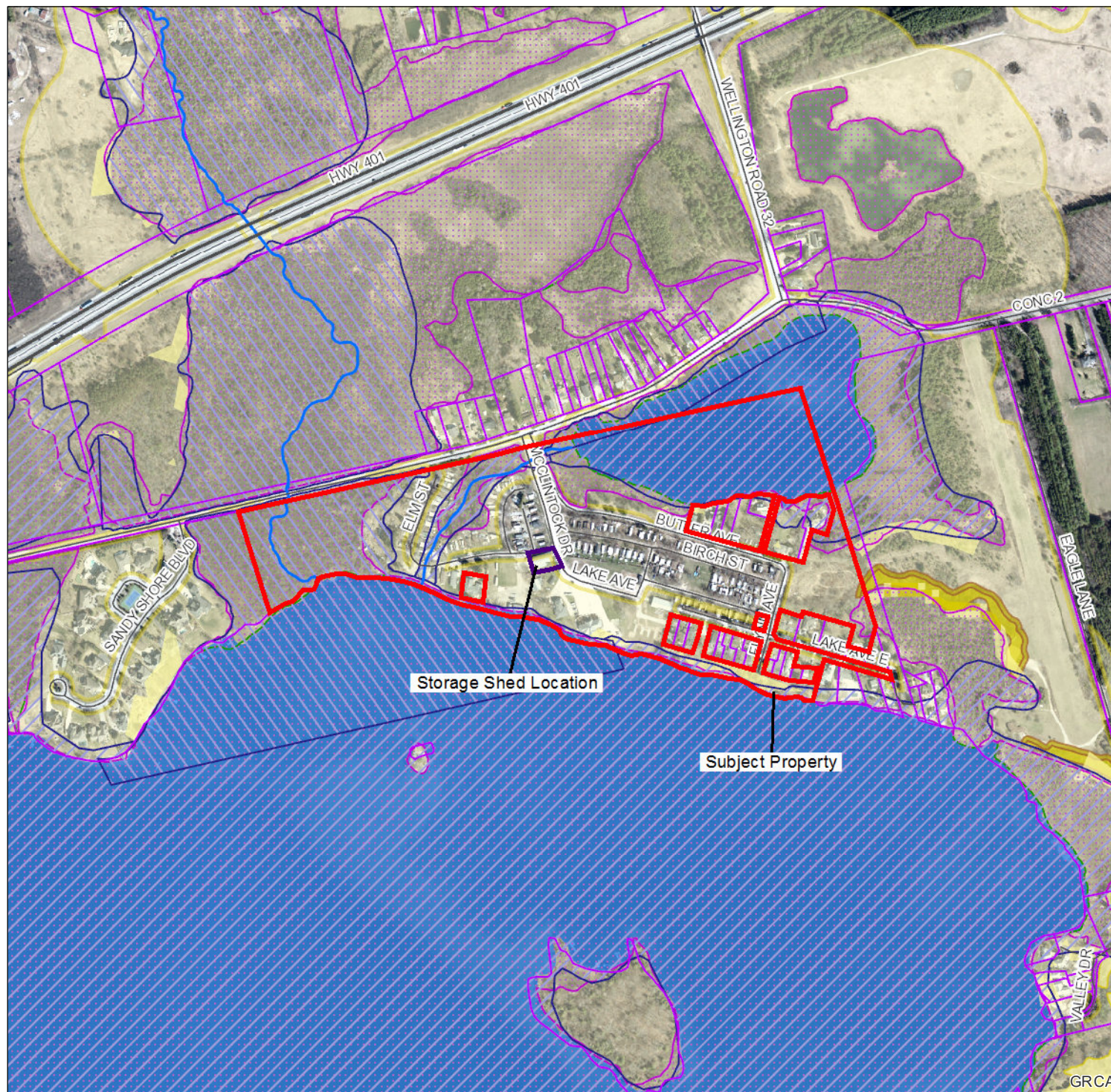
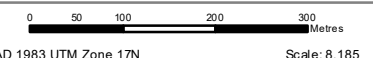


Legend

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

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

Copyright Grand River Conservation Authority, 2022.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Map Centre (UTM NAD83 z17): 559,697.21 4,808,022.91

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

MEETING DATE: September 13th, 2022
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/MCC (Jeff and Sherron McClintock)**
43 McClintock Drive PVT, Puslinch
PUSLINCH CON 1 PT LOT 4 PLAN; 373 LOTS 1 2 26 TO 36 PT BLK; A PT LAKE
AVE PT RDS PT BLVD; RP 61R166 PARTS 2 TO 6 8 TO; 14 PT PARTS 1 AND 7
ATTACHMENTS: 1. Site Plan
2. Architectural Plans

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

Planning Opinion

The proposed variance would provide relief from section 4.4, Table 4.1, of the Zoning By-law. The applicant is requesting permission for an increased height to facilitate the replacement of an accessory building that burned down on January 21, 2022. The proposed use of the building is to provide winter storage for the marina and campground on-site.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property provided any concerns of the Grand River Conservation Authority, as well as the Township Building and Public Works Departments are addressed including adequate servicing, as well as drainage and grading. We consider the request minor and have no concerns with the application.

Proposal:

Regulation	By-law Section	Required	Proposed	Relief Requested
Section 4.4, Table 4.1, Accessory Uses, Buildings and Structures	4.4 Table 4.1	5 m (16.4 ft)	6.5 m (21.3 ft)	1.5 m (4.9 ft)



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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • This request for relief for height is requested to facilitate the construction of an accessory storage shed to provide winter storage to the marina and campground on-site. • The applicant has indicated that this building replaces a storage shed which burned down on January 21, 2022. The applicant has indicated that the previous storage shed was constructed in 1970 and the applicant has stated the height of the shed was 6.7 m (22.0 ft.), however there are no records to confirm the height of the building. • Township staff have confirmed that they do not have records regarding the previous structure as it was constructed in the 1970s and the Township does not have any building permit records from that time. • Township staff have advised that it is the applicant's intent to re-construct the storage shed in the same location as the previous structure. The applicant has provided that the proposed structure will have the same floor area as the previous storage shed (372 m²). • The applicant has indicated the additional height is required for the storage of boats, tractors, and other equipment to serve the marina and campground.

	<ul style="list-style-type: none"> The building is setback from the surrounding property lines and there is some screening from foliage located on the property decreasing the visual impact from the use to surrounding properties.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject property contains the Natural Environment (NE) Zone, Environmental Protection (EP) Zone Overlay and is located within a Resort Commercial (RC) Site Specific Zone (sp41). The proposed accessory building is fully within the RC (sp41) Zone. A Travel Trailer Park, Boat Launch and Marina and Marine related facilities are permitted uses within the RC(sp41) Zone. The proposed accessory building is accessory to a permitted use. Section 4.4.2.f), Table 4.1, provides a maximum height for accessory buildings in any zone, except for the Agricultural Zone on a lot greater than 1 ha, as 5 m (16.4 ft.). The proposed accessory building has a height of 6.5 m (21.3 ft) which exceeds the maximum height permissions by 1.5 m (4.9 ft.). Height is measured differently for different roof structures under the Township Zoning By-law. As the proposed structure has a gable roof, height is measured as the vertical distance between grade adjoining the building at the centre of the front of the building and the average level between the eaves and ridge. The intent of having a maximum height within the Zoning By-law is to ensure compatibility and to minimize visual impacts of the building on surrounding land uses, and to restrict the overall size of buildings. Section 4.17.b of the By-law permits the replacement of any lawfully constructed building that existed prior to the passing of the current By-law as long as the proposed replacement does not increase the height, size, volume or change the use of the building unless it complies with the current zoning by-law.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The subject property is designated as Recreational, Core Greenlands and Greenlands within the County of Wellington Official Plan. The subject lands are also located in Special Policy Area 9.8.2 which contains policies for the Puslinch Lake Area. The proposed location for the accessory building is located outside the Core Greenlands and Greenlands features. The natural features on the subject lands include Provincially Significant Wetlands, wetlands, flood plain slope valley, and an Area of Natural and Scientific Interest (Life Science). Any comments provided by Grand River Conservation Authority should be considered. Special Policy Area 9.8.2.a) directs that the predominate use within Puslinch Lake includes public open space and recreational uses.

	<ul style="list-style-type: none"> • Section 6.7.2 of the Official Plan permits seasonal and recreational uses and section 6.7.5 provides permissions for tent and trailer parks. Section 6.7.7 directs that active and passive recreational activities including structures which support active and passive recreational facilities are allowed provided certain criteria are met. • The proposed use is accessory to a recreational use.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The immediate surrounding land uses to the property include rural residential uses to the west, rural residential and natural uses to the north, agricultural and resort commercial uses to the west, and Puslinch Lake to the South. • The subject lands are approximately 23 ha (ac) in size and include a variety of recreational uses. • The proposal is to replace a former storage building which burned down in January 2022. Township staff have indicated that the building is located in the same location and the applicant has confirmed the building will have the same floor area as the previous storage shed. The building is setback from the surrounding property lines and there is some screening from foliage located on the property decreasing the visual impact from the use to surrounding properties and from Lake Road. • The proposed accessory building appears to be located within the regulated area of the Grand River Conservation Authority. Any comments from GRCA should be considered. • Any comments from the Township Building and Public Works Departments regarding grading, drainage and servicing should be considered.

In conclusion, planning staff is of the opinion that the requested variance application meets **the four tests of the Planning Act** provided that the GRCA has no concerns and any proposed changes to the servicing as well as grading and drainage and servicing are acceptable to the Building and Public Works Departments. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

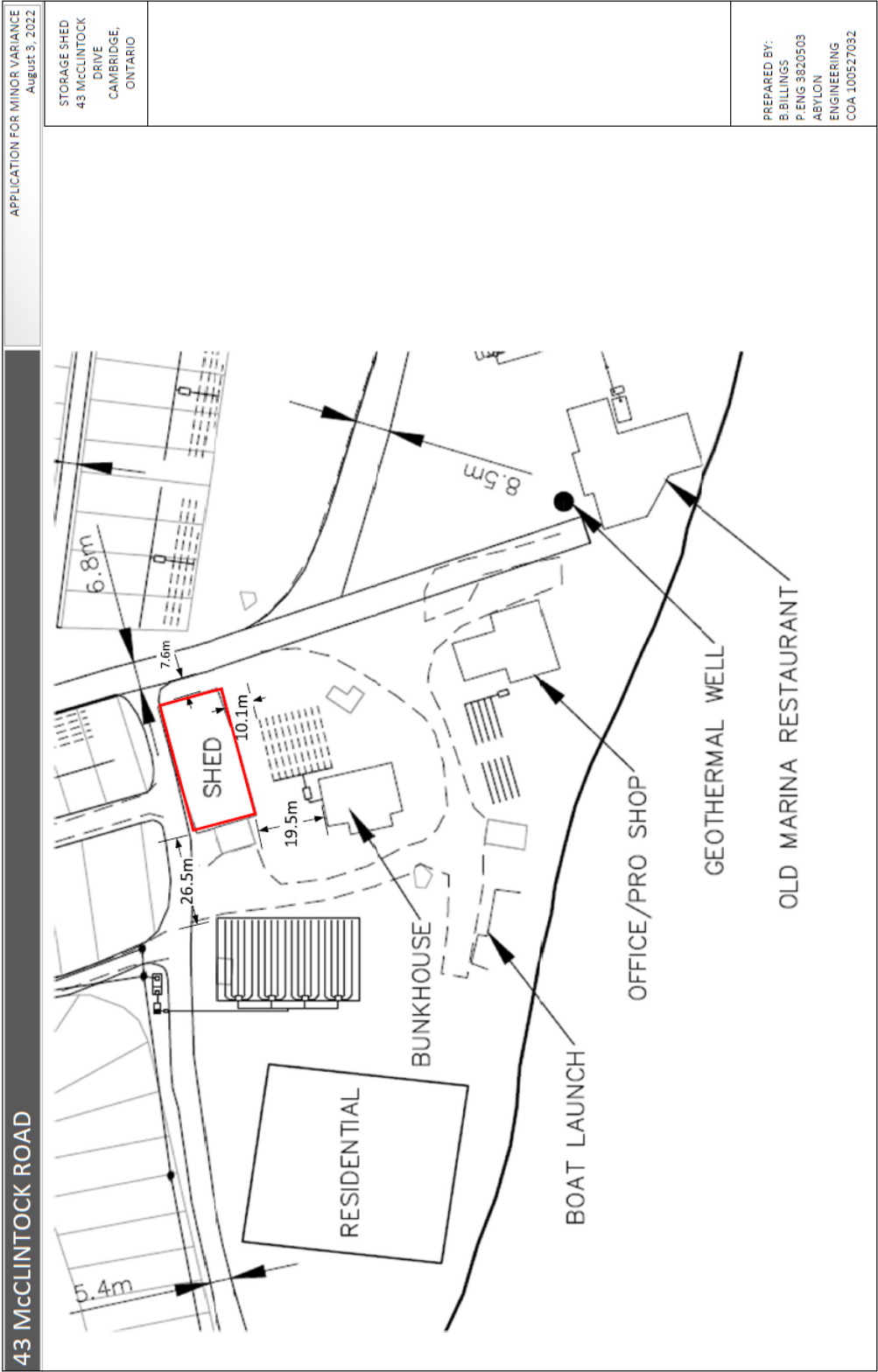
Respectfully submitted
County of Wellington Planning and Development Department



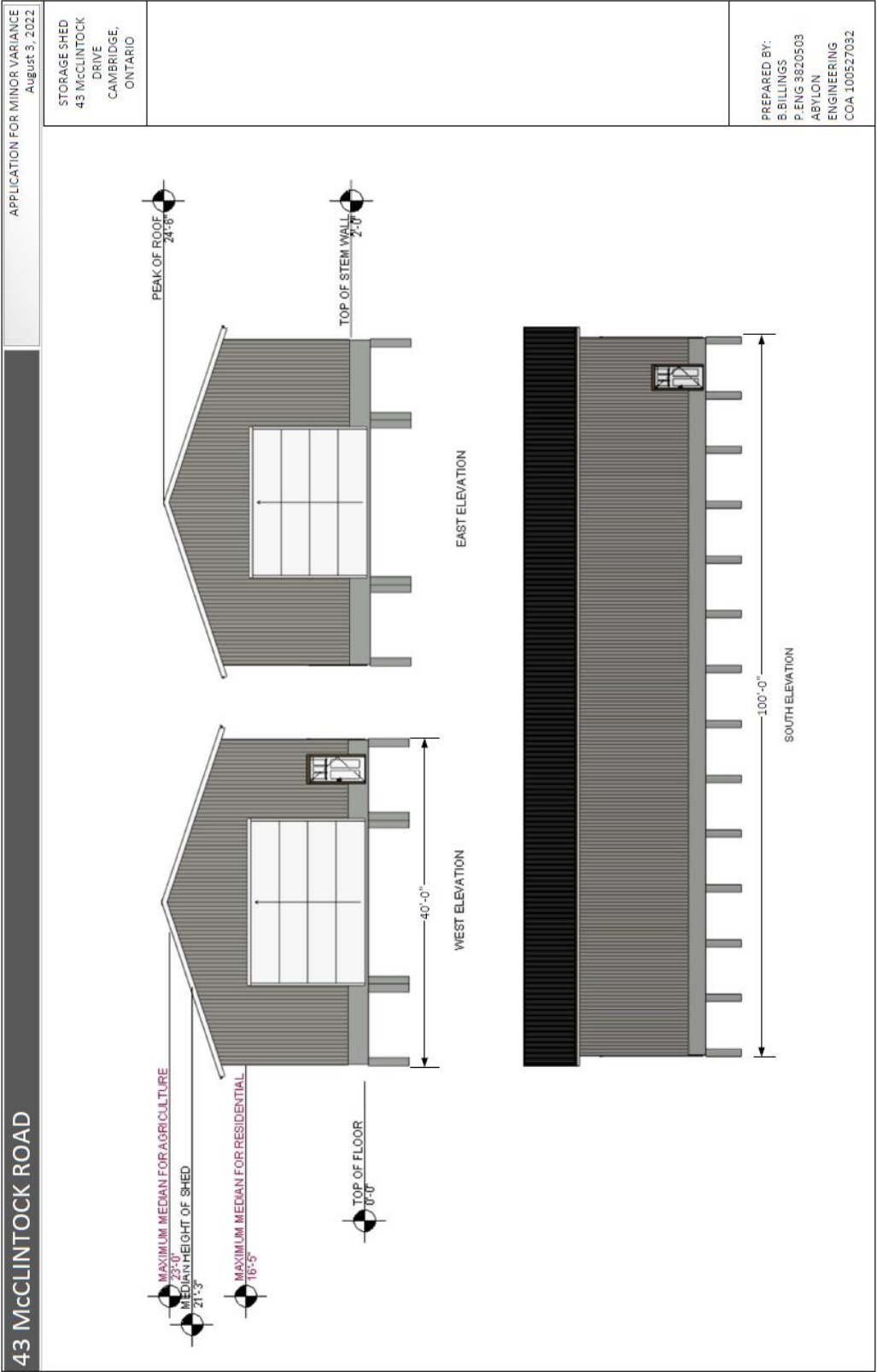
Joanna Salsberg, B.A., M.PL.
Planner

ATTACHMENT 1

Site Plan



ATTACHMENT 2
Architectural Plans



Hillary Miller

From: Township of Puslinch <services@puslinch.ca>
Sent: Monday, August 08, 2022 11:42 AM
To: Planning
Subject: New Entry: Minor Variance or Permission Application

How many registered owners are on title?

1

Registered Owner's Name (Person one)

John Supple

Registered Owner's Email Address (Person one)

[REDACTED]

Registered Owner's Phone Number (Person one)

[REDACTED]

Property Subject of the Minor Variance

247 Carter Road
Puslinch, ON
N0B2J0

Applicant (Agent) Name

Paul Guest

Applicant (Agent) Address

5688 Main Street
Stouffville, ON
L4A2T1

Applicant (Agent) Email

pguest@betzpools.com

Applicant (Agent) Phone Number

+14165801701

Applicant (Agent) Fax

+19056407681

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

unknown

Send correspondence to

Agent

Municipal Address

247 Carter Road
Puslinch, ON
N0B2J0

Concession

2

Lot

2

Registered Plan Number

Plan 131

Area in Hectares

.27

Area in Acres

.68

Depth in Meters

60.96

Depth in Feet

200

Frontage in Meters

45

Frontage in Feet

147.64

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

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

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

Pool equipment is 1.22 metres (4 feet) from property line and is required to be 2 metres (6.56 feet) from all property lines

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

 [COA-proposed-pool-equipment.pdf](#)

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

To provide design flexibility for future accessory structures

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

 [COA-proposed-pool-equipment.pdf](#)

Official Plan Designation

PA7-4

Zoning Designation

Agricultural

What is the access to the subject property?

Continually maintained municipal road

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

carter road

Municipal Water

Existing

Private Well

Existing

Private Septic

Existing

How is storm drainage provided?

Swales

What is the existing use of the subject property?

SFD

What is the existing use of the abutting properties?

SFD

Main Building Height in Meters

7.62

Main Building Height in Feet

25

Percentage Lot Coverage in Meters

14.13

Percentage Lot Coverage in Feet

14.13

Number of Parking Spaces

4

Number of Loading Spaces

0

Number of Floors

1

Total Floor Area in Square Meters

387.61

Total Floor Area in Square Feet

4172.2

Ground Floor Area (Exclude Basement) in Square Meters

387.61

Ground Floor Area (Exclude Basement) in Square Feet

387.61

Front Yard in Meters

18.11

Front Yard in Feet

59.42

Rear Yard in Meters

18.94

Rear Yard in Feet

62.14

Side Yard (1) in Meters

5.87

Side Yard (1) in Feet

19.26

Side Yard (2) in Meters

16.45

Side Yard (2) in Feet

53.97

Date of acquisition of subject property

October 1, 2020

Date of construction of buildings property

January 2, 2012

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

since construction

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

No

Planning Application: Official Plan Amendment

No

Planning Application: Zoning By-Law Amendment

No

Planning Application: Plan of Subdivision

No

Planning Application: Consent (Severance)

No

Planning Application: Site Plan

No

Planning Application: Minor Variance

No

The Agent/Solicitor is different than the owner

Yes

Owner's Name (Person one)

John Supple

Owner's Address (Person one)

247 Carter Road
Puslinch, ON
N0P2J0

Signature of Owner (Person one)



Please select your Minor Variance Type

Minor Variance Type 1 - \$ 748.00

Convenience Fee (1.75%)

\$ 13.09

Total

\$ 761.09

Credit Card



Name

Paul Guest

Minor Variance Application must be commissioned

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

Sent from [Township of Puslinch](#)

ASBUILT SEWAGE SYSTEM
CARTER ROAD
PART LOT 2, EAST OF BLIND LINE, PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

▽MD - MAN DOOR

— SURFACE DRAINAGE

SCALE 1 : 300

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

Existing Pool Legal
Chain-Link Fence
(min. 1.2m high)

Proposed Pool Legal Aluminum Fence
(min. 1.2m high)

PART 2, PLAN 61R-11102

Proposed Inground
Swimming Pool
5.49m X 10.97m

Proposed Pool Patio

PART 1, PLAN 61R-11102

POOL EQUIPMENT

Proposed Pool Legal Self
Latching/Closing
Aluminum Gate
(min. 1.2m high)

Existing Deck
to Remain

Existing Pool
Legal Chain-Link
Fence
(min. 1.2m high)

Proposed Pool
Legal Self
Latching/Closing
Chain-Link Gate
(min. 1.2m high)

Proposed Pool Equipment

RESIDENCE UNDER
CONSTRUCTION

PROPOSED
DILLED WELL

PART 2, PLAN 61R-11102

PART 1, PLAN 61R-5929

Copyright Act applies for use of this drawing

WSB MODEL 600
TREATMENT UNIT

GARAGE

N41°38'00"W

45.00

CARTER ROAD

2015 Betz Pools Limited
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No part of this drawing may be reproduced in any form without the written permission of Betz Pools Limited.
For conceptual purposes only. The drawings are not intended to be used as construction documents.



"A Lifetime of Fun"

Supple Residence
247 Carter Road,
Puslinch, ON

Client	Plan	Date
B.K.	1 = 250	March 16, 2021
Pool Size		Pool Site Plan
5.49m x 10.97m		

5688 Main Street, Box 760, Stouffville, Ontario, L4A 7Z9

Authorization for Agent/Solicitor to act for Owner:

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

I (we) JOHN SUPPLE of the

TOWN of PACLINCH County/Region of

WELLINGTON do hereby authorize

PAUL GUEST, OF BETE PAUL LTD to act as my agent in this application.

 Signature of Owner(s)

08/05/2022
Date

Affidavit:

I (we) PAUL GUEST of the

TOWN of WHITCHURCH-STOUFFVILLE County/Region of

YORK solemnly declare that all the statements

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

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

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

before me at the Town of Stouffville in the

County/Region of York this 12th day of

August, 2022.


Signature of Owner or authorized
solicitor or agent

8/12/2022

Date


Signature of Commissioner

8/12/2022

Date

Sworn (or Affirmed or Declared) remotely by Paul Guest

of (City, Town, etc.) of Stouffville

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

before me at the (City, Town, etc.) of Kitchener

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

on 8/12/2022 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington

Sealed by: The Corporation of the Township of Puslinch

Sealed Time: 8/12/2022

9:12 AM

Hillary Miller

From: Andrew Hartholt
Sent: Thursday, August 18, 2022 1:25 PM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

No comments from a building code perspective.



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



From: Hillary Miller <hmill@puslinch.ca>
Sent: Thursday, August 18, 2022 11:45 AM
To: Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Building <building@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Services <services@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



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



Hillary Miller

From: Jacob Normore
Sent: Friday, August 26, 2022 2:43 PM
To: Hillary Miller
Subject: RE: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Hi Hillary,

No comments for By-law.

Kind Regards,



Jacob Normore
By-law Enforcement, Property Standards and Licensing Officer
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca



Puslinch.ca/Votes2022

From: Hillary Miller <hmill@puslinch.ca>
Sent: Thursday, August 18, 2022 11:45 AM
To: Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Building <building@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Services <services@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



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

Hillary Miller

From: Brent Smith
Sent: Thursday, August 18, 2022 3:31 PM
To: Hillary Miller
Cc: Tom Mulvey
Subject: RE: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Hi Hillary,
Puslinch Fire and Rescue Services reviewed the Minor Variance application on August 18, 2022. The Department has no concerns with this application.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Hillary Miller <hmill@puslinch.ca>
Sent: Thursday, August 18, 2022 11:45 AM
To: Lynne Banks <lbanks@puslinch.ca>; Jeff Bunn <jbunn@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Building <building@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Services <services@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



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



Hillary Miller

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, August 22, 2022 12:28 PM
To: Hillary Miller
Cc: Source Water
Subject: RE: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road
Attachments: WHPA_Map_Carter_247.pdf

Hello Hillary,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

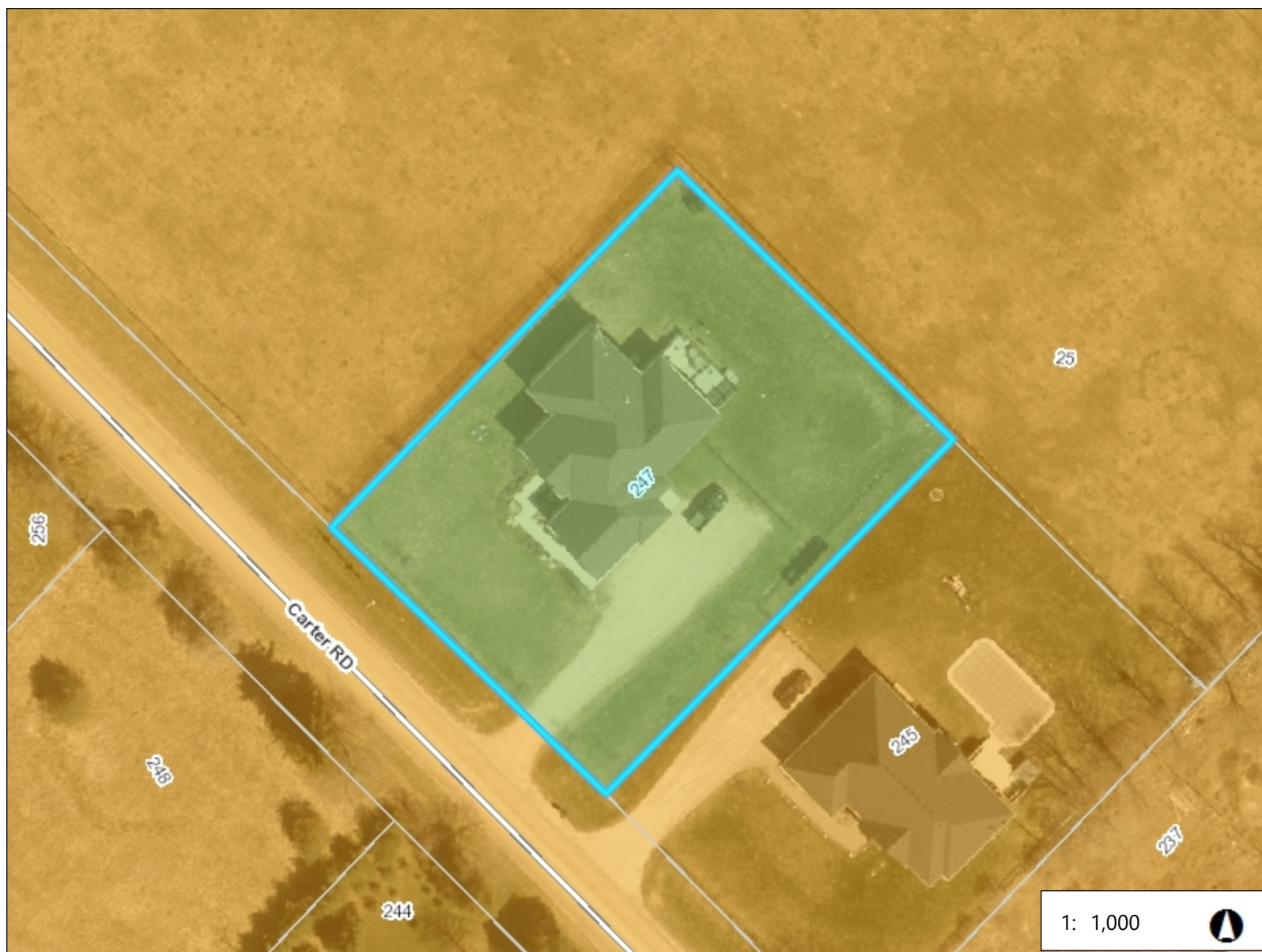
Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Hillary Miller <hmiller@puslinch.ca>
Sent: August 18, 2022 11:42 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Municipalities
- 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
- RoadsLookup

0.1 0 0.03 0.1 Kilometers

Notes

Hillary Miller

From: Jessica Conroy <jconroy@grandriver.ca>
Sent: Thursday, August 25, 2022 2:22 PM
To: Hillary Miller
Subject: Minor Variance D13/SUP - 247 Carter Road - GRCA Comments

Good afternoon Hillary,

GRCA has no objection to the approval of Minor Variance Application D13/SUP (247 Carter Road, Puslinch).

The subject property does not contain any watercourses, floodplains, shorelines, wetlands, valley slopes or other environmental features of interest to GRCA. The property is not subject to Ontario Regulation 150/06 and therefore permission from GRCA is not required.

Thank you,
Jessica

Jessica Conroy, MES Pl.
Resource Planning Technician
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2230
Toll-free: 1-866-900-4722
Email: jconroy@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Thursday, August 18, 2022 11:41 AM
To: Planning <planning@grandriver.ca>
Subject: Minor Variance Notice of Public Hearing - D13/SUP - 247 Carter Road

Good morning,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on August 31, 2022.

Kind regards,



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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

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

MEETING DATE: September 13th, 2022
TO: Lynne Banks, Development and Legislative Coordinator
Township of Puslinch
FROM: Asavari Jadhav, Junior Planner
Joanna Salsberg, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/SUP (John Supple and Deanna Clayworthy)**
247 Carter Road
Plan 131 Pt Lot 2 E Blind; Line RP 61R11102 Part 1
ATTACHMENTS: 1 – Submitted Site Plan

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

Planning Opinion

The proposed variance would provide relief from Section 4.27.1 (c), of the Zoning By-law to permit existing pool equipment to be 1.22 m from the lot line as opposed to minimum required 2m from the lot line.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property provided any concerns of the Building and Public Works Departments are addressed including adequate servicing, as well as drainage and grading. We consider the request minor and have no concerns with the application.

Section of the By-law	Required	Proposed	Relief Requested
1. Section 4.27.1 (c), Outdoor Swimming Pools	The by-law requires an outdoor swimming pool pumps, filters and heaters, or any accessory building or structure containing such equipment must be set back a minimum of 2m (6.6 ft) from any lot line.	1.22 m (4.0 ft)	0.78 m (2.6 ft)

Figure 1: Subject Property



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

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The relief is requested to permit existing pool equipment to be 1.22 m from the lot line. • The parcel includes an existing dwelling, in-ground pool and pool equipment. • The applicant has indicated that the existing pool equipment is located in the interior setback and proposes to maintain interior side yard setback of 1.22m. • The pool equipment appears to be partially visually screened from trees and a chain fence on the subject property.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is located entirely within Agricultural (A) Zone. • A single detached dwelling is a permitted use within the A Zone. • Section 4.27.1 (c) of the Zoning By-law requires an outdoor swimming pool pumps, filters and heaters, or any accessory building or structure containing such equipment must be set back a minimum of 2m from any lot line. • The applicant is proposing an interior side yard setback of 1.22m to permit existing pool equipment

	<ul style="list-style-type: none"> The intent of requiring a minimum rear yard setback is to provide adequate space for maintenance and access between yards on the subject property, to provide privacy and separation between abutting properties, and to ensure grading and drainage can be adequately addressed on the subject property.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> The subject property is designated as Secondary Agriculture. The property is also located in Special Policy Area PA7-4. Special Policy Area PA7-4 contains policies acknowledging the mixture of livestock operations and non-farm uses within this area and provides policy regarding livestock operations and permitted uses. Single detached homes are permitted within the Secondary Agricultural Designation.
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> The subject lands are immediately surrounded by rural residential uses. Typically, one interior side is with a smaller setback, and one with a larger interior side yard setback to still provide access between the yards. Although the proposed interior yard setback (west) is 1.22 m, the other interior side yard setback (east) is larger and provides access between the yards. The proposed reduction in the interior side yard will still maintain a sufficient setback for access for the maintenance of the property and around the pool equipment. Setback requirements for all the other sides of the pool equipment have been met and the proposed reduction in the interior side yard will still maintain a sufficient setback for access. The existing pool equipment is located a substantial distance from the buildings on the abutting property, and is partially visually screened by trees and a chain-linked fence on the subject property. The abutting property to the north-west is 5.7 ha (14.08 ac). The Committee should consider comments received from the Public Works Department and Building Department regarding any concerns regarding site grading or drainage or servicing.

In conclusion, planning staff is of the opinion that the requested variance application meets the four tests of the Planning Act provided that the Building and Public Works Departments have no concerns regarding servicing, as well as grading and drainage. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

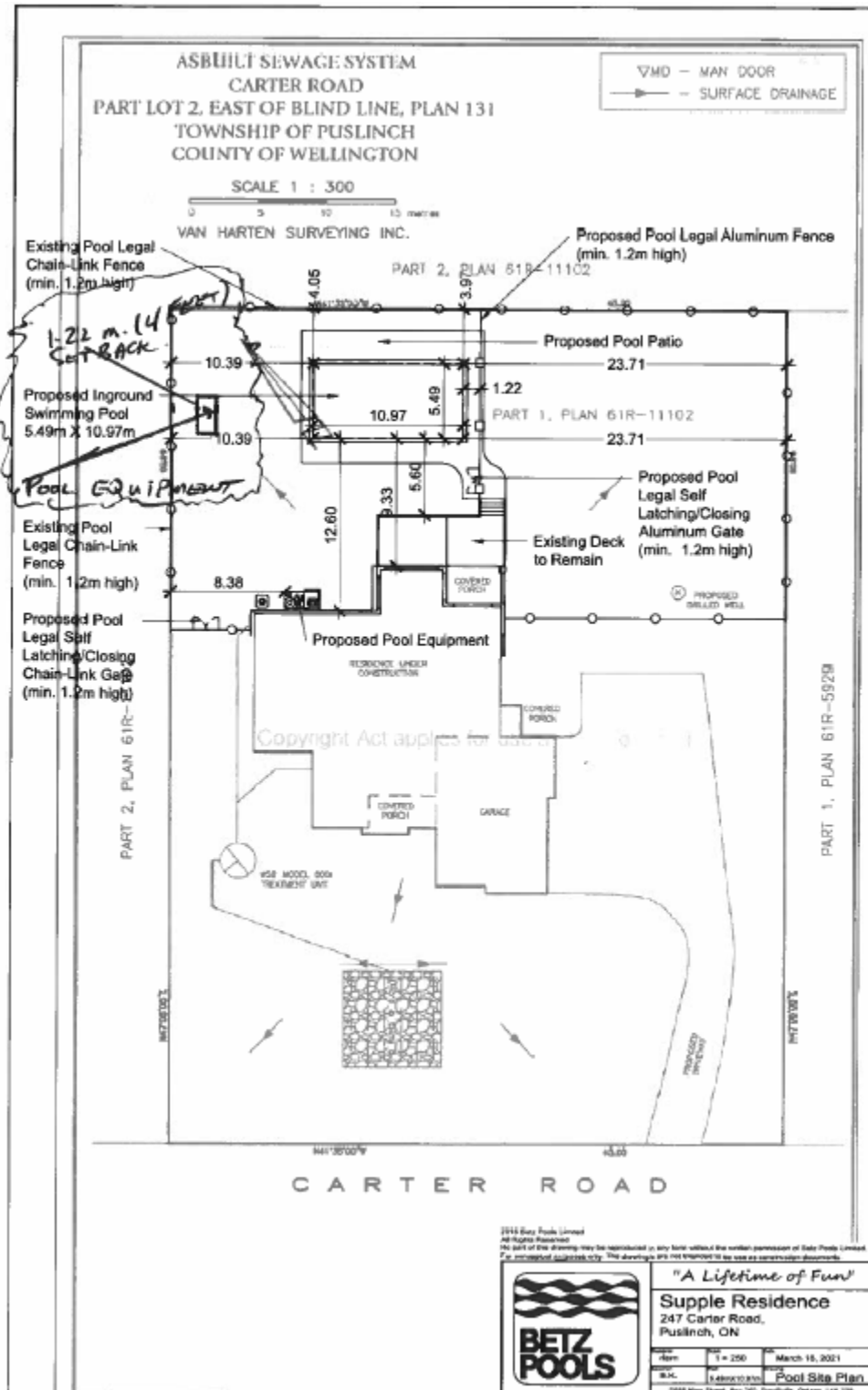


Asavari Jadhav
Junior Planner



Joanna Salsberg
Planner

ATTACHMENT 1: Submitted Site Plan





Planning & Development Advisory Committee
Committee of Adjustment
2021 Application Submission Deadline and Meeting Dates
7404 Wellington Road 34, Council Chambers, Township of Puslinch

**APPLICATION for MINOR VARIANCE
SUBMISSION DEADLINE**

2023 PDAC and CofA MEETING DATE

Friday December 9, 2022	Tuesday January 10, 2023 @7p.m.
Friday, January 13, 2023	Tuesday February 14, 2023 @7p.m.
Friday, February 10, 2023	Tuesday March 14, 2023 @7p.m.
Friday, March 10, 2023	Tuesday April 11, 2023 @7p.m.
Friday, April 6, 2023	Tuesday May 9, 2023 @7p.m.
Friday, May 12, 2023	Tuesday June 13, 2023 @7p.m.
Friday, June 9, 2023	Tuesday July 11, 2023 @7p.m.
Friday, July 7, 2023	Tuesday August 8, 2023 @7p.m.
Friday, August 11, 2023	Tuesday September 12, 2023 @7p.m.
Friday, September 8, 2023	Tuesday October 10, 2023 @7p.m.
Friday, October 13, 2023	Tuesday November 14, 2023 @7p.m.
Friday, November 10, 2023	Tuesday December 12, 2023 @7p.m.



MINUTES

1. CALL THE MEETING TO ORDER

The August 9, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:11 p.m. via electronic participation.

2. OPENING REMARKS

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

3. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

Dan Kennedy

STAFF IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Jeff Bunn, Deputy Clerk
Joanna Salsberg, Planner, County of Wellington

4. DISCLOSURE OF PECUNIARY INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, June 14, 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 B76-22 (D10-CHA) – Maria Charbonneau – Part Lot 7, Concession Gore, municipally known as 6648 Gore Road, Township of Puslinch.

Proposed severance is 44.2m fr x 111.24m = 0.49 hectares, vacant land for proposed rural residential use.

Retained parcel is 2.88 hectares with 159.74m, existing and proposed rural residential use with existing dwelling.

- Jeff Charbonneau, one of the owners of the property, provided an overview of the application.
- John Sepulis reminded the Committee that the minor variance has already been approved for MDS for the barn located to the south of the property.
- Dennis O'Connor noted that the size of the property is 0.49 hectares and not 4 acres as stated by the owner.
- Joanna Salsberg commented that the MDS for the 2016 minor variance for the barn to the south of the property was approved and further noted that the County is also looking at the surrounding barns to check if there will be any conditions for MDS for those barns.
- John Sepulis noted that there are four barns shown on the drawing and noted that it appears that MDS has been met.
- Joanna Salsberg advised that County staff is still reviewing for MDS compliance
- Dennis O'Connor asked if the County will confirm that the 2016 MDS approval for the barn to the south is still satisfied and that there hasn't been any change to the use of the barns.
- Joanna Salsberg advised that the County is doing a review of MDS and will look at the barn to the south and the other surrounding barns.
- John Sepulis asked if another minor variance for further MDS compliance may be required for the other barns
- Joanna Salsberg noted that there may be a requirement for an additional minor variance for MDS compliance.
- John Sepulis noted that a condition should be added noting that a minor variance may be required for MDS for the additional barns and any change of use of existing barns.
- Jeff Charbonneau noted that the 2016 minor variance showed all four barns on sketch and that MDS sheets were submitted to the County with the severance application for their review.
- John Sepulis advised Jeff Charbonneau that the Committee is obligated to point out any concerns the Committee might have.
- Joanna Salsberg noted that the condition regarding MDS or any change of use should be for the barns in the surrounding area.
- 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 a minor variance may be required for the severed parcel for any additional barns located on adjacent properties due to any change of use or any new barns

8(b) Severance application B77-22 (D10-RIT) – Cheryl Ritter – Part Lot 15, Concession 10, municipally known as 7726 Maltby Rd E, Township of Puslinch.

Proposed severance is $37.5\text{m} \times 106.45\text{m} = 0.4077$ hectares, vacant land for proposed rural

residential use.

Retained parcel is 1.4793 hectares with 77.65m frontage, existing and proposed rural residential use with existing dwelling.

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

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

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

CARRIED

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING

- Next Regular Meeting will be held on Tuesday, September 13, 2022 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

That the Planning & Development Advisory Committee is adjourned at 7:30 p.m.

CARRIED

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

August 12, 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 02, 2022

FILE NO. B107-22

APPLICANT

Denise & Robert Knapp
7738 Malby Road E
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 10

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.

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

September 21, 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: \$ 4200
 Fee Received: Aug 2/22
 File No. B107-22
 Accepted as Complete on: Aug 2/22

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

2. (a) Name of Registered Owner(s) or Purchaser Denise Karen KNAPP & Robert Warner KNAPP

Address 7738 Maltby Road East, 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[X] 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 10

Lot No. Part of Lot 10

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 7738 Maltby Road East

(b) When was property acquired: January 2017

Registered Instrument No. WC494469

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 70 ±

AREA

0.4 ha ±

Depth 65 / 44 ±

Existing Use(s)

Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

124 / 358 ±

AREA

15.6 ha ±

Depth

285 / 508 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Dwelling

Proposed Uses (s):

No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] 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 [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[X] 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 [X]

NO []

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES []

NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES []

NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES []

NO [X]

15. Is there a noxious industrial use within 500 meters [1640']?

YES []

NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES [X]

NO []

Name of Rail Line Company:

Active – Guelph Junction Railway

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2022

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

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

- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

20. Is this a resubmission of a previous application?

YES [] NO [X]

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

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

YES [] NO [X]

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

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

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

There are Natural Heritage Features on the subject property, however they are on the Retained Parcel and not a concern for the severance and at least 30m from Severed Parcel.

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, Core Greenlands 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, Natural Environment and EP Overlay**

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

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

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

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

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

- **Mortgage as in INST WC622243 with the Royal Bank of Canada**
- **Subject to Hydro Easement as in INST IS12350**

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

31. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

July 29, 2022

25833-18

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
7738 Maltby Road East
Part of Lot 15, Concession 10
PIN 71188-0117
Township of Puslinch**

RECEIVED

JUL 29 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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, MDS Farm Data Sheets, addresses of neighbouring properties, 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 Maltby Road East with a frontage of 70±m, depth of 65±m and 44±m, for an area of 0.4±ha where a dwelling is proposed.

There were a number of evaluations and considerations when configuring the severed parcel. The main factor was where safe access is possible. After a site visit and consultation with the Township Road Superintendent, the only location for a new entrance is the very eastern boundary – parallel to the entrance on neighbouring parcel (#7752).

Another factor in the severance configuration is the possible wetland behind the severance. This wetland pocket is not recognized on the GRCA Mapping, but GRCA staff have indicated to us that the wetland is recognized on the Provincial Mapping System. GRCA asked that the new limit be 30m from the wetland feature and the limit has been set accordingly.

The parcel has been set back 65m along the southwest limit so as to provide for a good-sized house envelope set back a bit from the road.

The Zoning requirements are met for this parcel.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The Retained Parcel – known as #7738 Maltby Road East (PIN 71188-0117) has frontage along Watson Road South and Maltby Road East. The frontage along Watson Road is 124±m, frontage along Maltby Road is 285±m, for an area of 15.6±ha where the existing dwelling will remain. The existing driveway from Maltby Road will remain and continue to provide safe access.

The subject property is zoned Agricultural and the Zoning requirements will be met for the Severed and Retained Parcels.

We completed an extensive Minimum Distance Separation (MDSI) evaluations on a number of barns / potential barns in the area. The farm data sheets are included in this submission and the Sketch shows the results in terms of distance to the barn and the Minimum Distance Requirement. We found that all of the barns within 500m meet the MDS requirements.

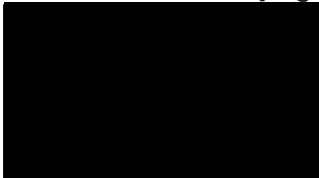
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- 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 and the Township Public Works Department has confirmed the entrance meets their requirements.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot – the parcel has been configured to be at least 30m to the wetland areas.
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

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

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Denise Knapp

www.vanharten.com

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

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

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

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

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

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (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.

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), Denise Karen KNAPP & Robert Warner KNAPP the Registered Owners/Purchasers of Part of Lot 15, Concession 10 as in INST MS37982; S/T Easement IS12350 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 [Redacted Signature] X [Redacted Signature]

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 15, Concession 10 as in INST MS37982; S/T Easement IS12350 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 Address] Of [Redacted Name] (Owner/Purchaser or Applicant)

City Guelph In the [Redacted Address]

County/Region of Wellington

This 28 day of July 2022 [Redacted Signature] (Owner/Purchaser or Applicant)

[Redacted Signature] Commissioner of Oaths

[Redacted Name] 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)

July 28, 2022

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170



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

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

Owner(s) of Livestock Facility Gregory Parker

Contact Information
Email [redacted] Telephone [redacted]
Civic Address 4610 Watson Rd S Paschim Municipality [redacted]
Lot Part Part lot 15 Concession Rear Concession 9 Division [redacted]
Lot Size (where livestock facility is located) [redacted] hectares 25 acres

Signature of Livestock Facility Owner [redacted] Date April 1/22

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. (23' x 9') ft²/m² _____ ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	4	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)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
	11 free range chicken	9' X 9'	V3
	1 pot belly pig	9' X 9'	V3
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

* couple small outbuildings
+ wood frame storage



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

Flora Anderson

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 7752 MALTEBY RD E Municipality County of Wellington
Lot 15 PUSLINCH Concession 10 Division
Lot Size (where livestock facility is located) 32 hectares 32 acres

Signature of Livestock Facility Owner

Date

April 1, 2022

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 4500 ft²/m² ft²/m²

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle <i>None</i>	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle <i>None</i>	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses <i>None</i>	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine <i>None</i>	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 <i>None</i>	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats <i>None</i>	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens <i>None</i>	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys <i>None</i>	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 <i>None</i>	Milk-fed		
	Grain-fed		
Other <i>None</i>	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure <i>None</i>	Use the volume of the manure storages		
Unoccupied livestock barns <i>None</i>	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).

Outbuilding is used for car and tractor storage

QUESTIONS?
PLEASE CONTACT

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

** small garden shed near road*

P 519.837.2600 x2170
F 519.923.1694



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

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility MARTIN HOOCHEN DOORN

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 4647 WATSON RD. S. Municipality PUSKINCH
Lot 14 Concession 10 Division [REDACTED]
Lot Size (where livestock facility is located) [REDACTED] hectares 100 acres

Signature of Livestock Facility Owner [REDACTED] Date MARCH 31, 2022

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2000 ft²/m² 0 ft²/m²

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	19	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	Ø	
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)	Ø	
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)	Ø	
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	Ø	
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)	Ø	
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed	Ø	
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types	Ø	
Imported manure	Use the volume of the manure storages	Ø	
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.*	Ø	

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

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694



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

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

Owner(s) of Livestock Facility Alex & Gerry Morrison

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 4115 Watson R. Municipality County of Wellington - Pustinch

Lot 15 Concession 10 Division

Lot Size (where livestock facility is located) hectares 6 acres

Signature of Livestock Facility Owner [REDACTED] Date April 1/22

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

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

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

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

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

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

On the property there are 2 outbuildings
for storage. No animals on the property.





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 Barry & Jane Lee

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 7751 Maitby Rd. E Municipality Paslinch
Lot 16 RP Concession 10 Division
Lot Size (where livestock facility is located) hectares 77 acres

Signature of Livestock Facility Owner [REDACTED] Date April 4, 2022

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60 x 40 ft ft²/m² ft²/m²

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

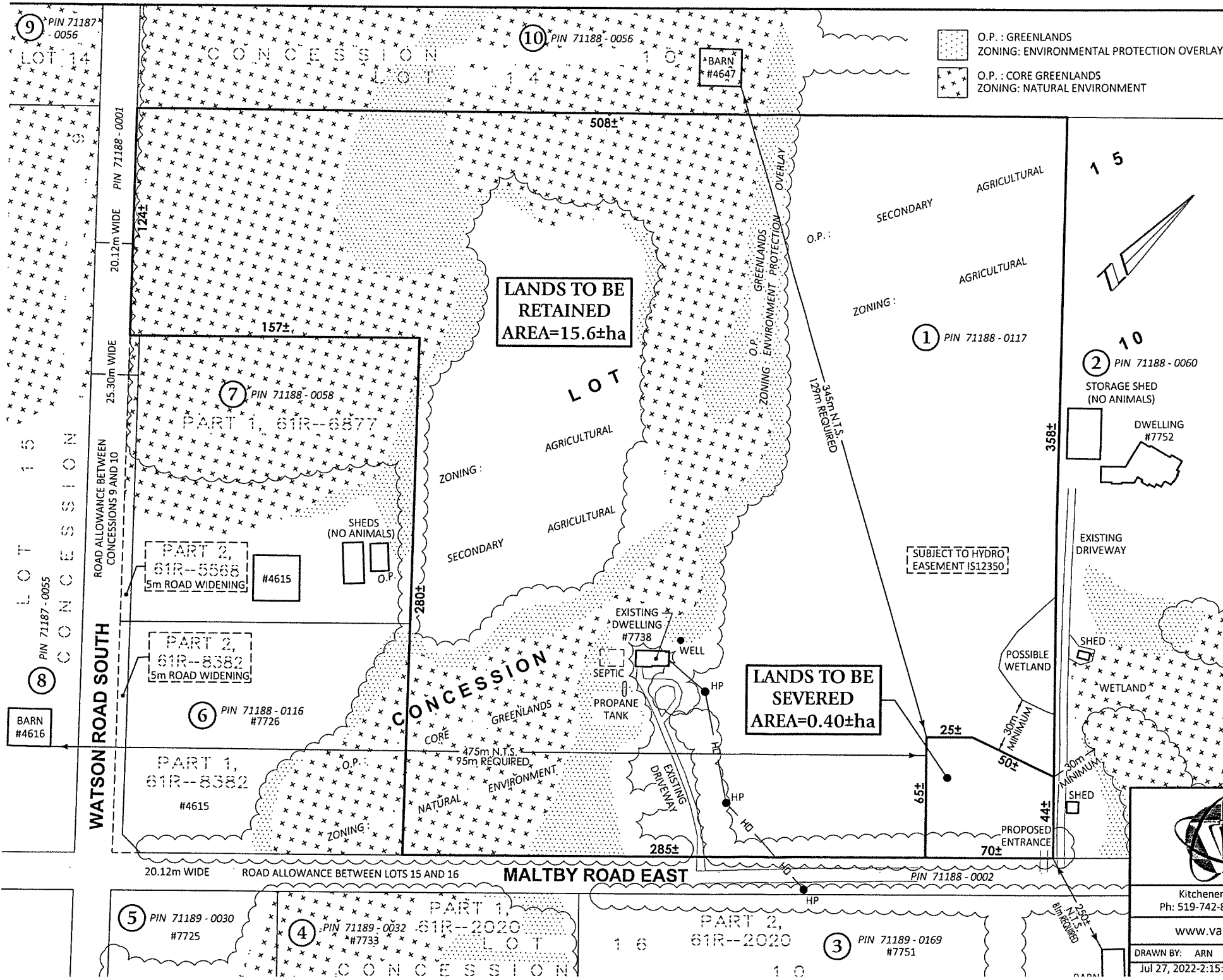
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes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

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

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694



O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

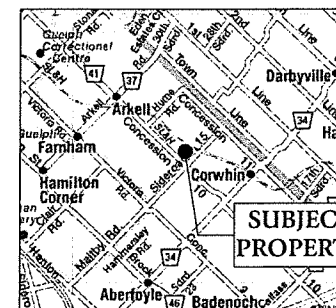
SEVERANCE SKETCH PART OF LOT 15, CONCESSION 10 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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

THIS SKETCH WAS PREPARED
ON THE 27th DAY OF JULY 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 25833-18

JUL 27, 2022-2:15:56 PM

August 12, 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 03, 2022

FILE NO. B110-22

APPLICANT

Robert Land
6841 Forestell Road
Puslinch N1H 6J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 14
Concession 4

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 & Quonset hut.

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

September 21, 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 Neighbouring Municipality – City of Guelph

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$

Fee Received:

File No.

Accepted as Complete on:

4720

Aug 3/20

B110-22

Aug 3/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) or Purchaser Robert LANDAddress 6841 Forestell Road, Puslinch, ON, N1H 6J3

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 3X3Phone No. 519-821-2763 x225Email: 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[X] AGRICULTURAL[] URBAN RESIDENTIAL[X] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposesOR

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 4 Lot No. Part of Lot 14

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 6841 Forestell Road

(b) When was property acquired: Nov. 2019 Registered Instrument No. WC584023 (Estate Transfer)
Aug. 1972 MS118524 (Original)

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 53 ± AREA 0.4 ha ±

Depth 76 ± Existing Use(s) Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

121 / 227 ±

AREA

17.2 ha ±

Depth

786 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Dwelling and Quonset Hut

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] 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 [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[X] 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 []

NO [X]

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 [X]

NO []

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]

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2022

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

There are Natural Heritage Features on the subject property, however they are on the Retained Parcel and not a concern for the severance.

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

The subject property is designated as Secondary Agricultural, Core Greenlands 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, Natural Environment and EP Overlay

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

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

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

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

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

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

31. Type of Farm Operation conducted on these subject lands: Cash Crop

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>10±m</u>	Length <u>18±m</u>	Area <u>180±m²</u>	Use <u>Quonset Hut</u>
	Width _____	Length _____	Area _____	Use _____



LAND SURVEYORS and ENGINEERS

July 29, 2022

31127-22

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
6841 Forestell Road
Part of Lot 14, Concession 4
PIN 71209-0018
Township of Puslinch**

RECEIVED

AUG 03 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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 Wellington County for \$4,720.00.

Proposal

The proposal is to create a new rural residential parcel along Forestell Road with a frontage of 53±m, depth of 76±m, for an area of 0.4±ha where a dwelling is proposed. The parcel was configured to have the same depth as the adjacent rural residential parcel to the west (#6827). The site was evaluated, and a safe entrance is possible approximately 8m from the eastern boundary. The Zoning requirements are met for this parcel.

The Retained Parcel – known as #6841 Forestell Road (PIN 71209-0018) has a frontage of 121±m, depth of 786±m, for an area of 17.2±ha where the existing dwelling and Quonset hut remain. The barn was recently demolished. The existing driveway will remain and continues to provide safe access. The parcel was configured to have a frontage of at least 120m to meet the minimum zoning and the remaining zoning requirements are met.

The subject property is zoned Agricultural and the Zoning requirements will be met for the Severed and Retained Parcels.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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



LAND SURVEYORS and ENGINEERS

We evaluated barns in the area for Minimum Distance Separation (MDS I). There was previously a barn across the road at #6848 Forestell Road, however it was recently demolished in June 2022. The other barn we have evaluated is located at #4664 Wellington County Road 35. The barn is approximately 485±m from the severed parcel and we believe based on a rough calculation based on approximate size (360m²) of the barn and with Beef Cattle as an example, that MDS can be met. The required minimum using this example is 180m which is easily met. We are in the midst of contacting the property owner to obtain the MDS form however, the property is for sale and occupied by a tenant – so obtaining a completed form is a challenge.

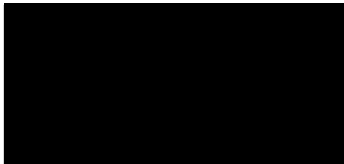
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- 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.

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 Robert Land

www.vanharten.com

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

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

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

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

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

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (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:

- 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".
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.

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

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

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

I, (we), Robert LAND the Registered Owners of
Part of Lot 14, Concession 4, as in INST No. MS118524 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that

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

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

X

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

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

Part of Lot 14, Concession 4, as in INST No. MS118524 Of the Township of Puslinch

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

DECLARED before me at the

City Of
Guelph In the

(Owner or Applicant)

County/-Region of Wellington

This 29 day of July 20 22

(Owner or Applicant)

Commissioner of Oaths

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
Printed Commissioners, etc. Name
Expires May 11, 2024

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

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

Date

July 29, 2012

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

#6727
ACTIVE
GRAVEL
PIT

14 PIN 71209 - 0016
#6848

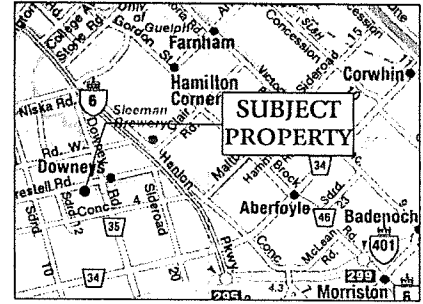
SEVERANCE SKETCH PART OF LOT 14, CONCESSION 4 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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

LOT 13 LOT 14
CONCESSION 4

O.P.: PRIME AGRICULTURAL
ZONING: EXTRACTIVE INDUSTRIAL (EXI)

13 PIN 71209 - 0003

2 PIN 71209 - 0017
#6827
PART 1,
61R-4542

12 PIN 71209 - 0090
PART 3,
61R-7993

ZONING:
EXTRACTIVE
INDUSTRIAL
(EXI)

11 PIN 71209 - 0158

LOT 13
O.P.:

10 PIN 71209 - 0150
PART 1,
61R-1044

9 PIN 71209 - 0164
PART 1,
61R-1882

8 PIN 71209 - 0096

PART 1,
61R-11582

PART 2,
61R-10283

PART 2,
61R-11582

PART 2,
61R-10283

LANDS TO BE
SEVERED
AREA=0.40±ha

LANDS TO BE
RETAINED
AREA=17.2±ha

1 PIN 71209 - 0018

3 PIN 71209 - 0139

4 PIN 71209 - 0140

6 PIN 71209 - 0020

PART 2,
61R-10043

PART 1,
61R-10043

O.P.: GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

O.P.: CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON
THE 20th DAY OF JULY 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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Ph: 519-742-8371

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www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 31127-22

Jul 20, 2022-2:31:53 PM

G:\PUSLINCH\Con4\ACAD\SEV LOT 14 (LAND) UTM.dwg

August 12, 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 03, 2022

FILE NO. B112-22

APPLICANT
Donna & James Christie
4652 Sideroad 20 N
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 20
Concession 4

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 & barn.

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

September 21, 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
- Neighbouring Municipality – City of Guelph
- 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 3/22
File No. 3112-22
Accepted as Complete on: Aug 3/22

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

2. (a) Name of Registered Owner(s) or Purchaser Donna May CHRISTIE & James Fraser CHRISTIE

Address 4652 Sideroad 20 North, Guelph, ON, N1H 6J3

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[X] 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 4 Lot No. Part of Lot 20

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4652 Sideroad 20 North

(b) When was property acquired: February 1986 Registered Instrument No. ROS521823

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 60 ± AREA 0.42 ha ±

Depth 70 ± Existing Use(s) Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

168 / 218 ±

AREA

6.7 ha ±

Depth

426 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Dwelling & Barn

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 [] NO [X]

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

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

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

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

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

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

There are Natural Heritage Features on the subject property, however they are on the Retained Parcel and not a concern for the severance and at least 30m from Severed Parcel.

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, Core Greenlands 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, Natural Environment and EP Overlay**

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

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

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

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

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

- **Mortgage as in INST ROS641868 with Canada Trustco Mortgage Company**

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

31. **Type of Farm Operation** conducted on these subject lands: **Horses**

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>9.5±m</u>	Length <u>9±m</u>	Area <u>85±m²</u>	Use <u>Barn</u>
	Width _____	Length _____	Area _____	Use _____



LAND SURVEYORS and ENGINEERS

August 3, 2022

30329-21

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4652 Sideroad 20 North
Part of Lot 20, Concession 4
PIN 71200-0033
Township of Puslinch**

RECEIVED

AUG 03 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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, MDS Farm Data Sheets, addresses of neighbouring properties, a cheque to the GRCA for \$445.00 and a cheque to Wellington County for \$4,720.00.

Proposal

The proposal is to create a new rural residential parcel along Sideroad 20 North with a frontage of 60±m, depth of 70±m, for an area of 0.42±ha where a dwelling is proposed. The parcel has been evaluated and safe access is possible. The Zoning requirements are met for this parcel.

The parcel is heavily treed; however, there is a building area that was cleared over 30 years ago which would be ideal for a dwelling. After discussions with County Staff, we understand that a Tree Protection Plan may be required as a condition of the severance.

The Retained Parcel – known as #4652 Sideroad 20 North (PIN 71200-0033) has frontage of 168±m, depth of 426±m, for an area of 6.7±ha where the existing dwelling and barn will remain. The existing driveway will remain and continue to provide safe access. The zoning requirements are met for this parcel.

The subject property is zoned Agricultural and the Zoning requirements will be met for the Severed and Retained Parcels.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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



LAND SURVEYORS and ENGINEERS

We extensively evaluated a number 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 / outbuilding in the surrounding 500m. Also included is a letter from the owners of 4638 Sideroad 20 North providing support to the severance and their intention to remove the barn on their property in next couple of years.

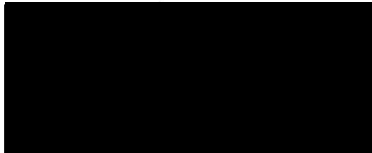
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- 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 safe access is possible.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot – the parcel has been configured to be at least 30m to any wetland areas.
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

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

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

Very truly yours,
Van Harten Surveying Inc.



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

cc Donna Christie

www.vanharten.com

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

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

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

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

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

35. **Source Water Protection Plan**

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

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.

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), Donna May CHRISTIE & James Fraser CHRISTIE the Registered Owners of
Part of Lot 20, Concession 4, as in INST MS111462 & Part 1, 61R-3387 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) 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 20, Concession 4, as in INST MS111462 & Part 1, 61R-3387 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

(Applicant)

Guelph

In the

County/-Region of Wellington

This 3 day of AUG 20 22

(Owner or Applicant)

Commissioner of Oaths

Noted 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. 3, 2022

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170



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

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

Owner(s) of Livestock Facility Jim & Donna Christie

Contact Information

Email [redacted] Telephone [redacted]
Civic Address 465A Side Rd. 20 N. Municipality Pukitanga
Lot 20 Concession 4 Division [redacted]
Lot Size (where livestock facility is located) [redacted] hectares 17.56 acres

Signature of Livestock Facility Owner [redacted] Date Sept. 14/21

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 85m² ft²/m² [redacted] ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	4	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

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

QUESTIONS?
PLEASE CONTACT

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

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

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



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

GARY & CHRISTINE MASON

Contact Information

EmailTelephone

Civic Address4668 Sideroad 20N MuncipalityGuelph

LotS. 1/2 Lot 20 Concession4 Division

Lot Size (where livestock facility is located)hectares20 acres

Signature of Livestock Facility Owner

DateSept 23, 2021

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.

2000

ft²/m²

ft²/m²

- Manure Storage Types
- Solid manure: 18% dry matter, or more
- Liquid manure: <18% dry matter
- V1Solid, inside, bedded pack
- V2Solid, outside, covered
- V3Solid, outside, no cover, ≥30% dry matter
- V4Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5Liquid, inside, underneath slatted floor
- V6Liquid, outside, with a permanent, tight-fitting cover
- L1Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
- L2Liquid, outside, with a permanent floating cover
- M1Liquid, outside, no cover, straight-walled storage
- M2Liquid, outside, roof, but with open sides
- H1Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders ;7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (C – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	3	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

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

QUESTIONS?

PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

May 2, 2022
Lloyd & Elaine Weber



County of Wellington Planning Staff

**Re: Barn at 4638 Sideroad No. 20
Severance at 4652 Sideroad No. 20**

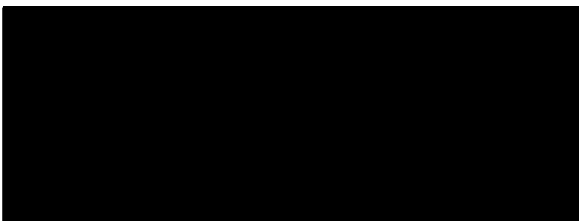
Please find enclosed a farm data sheet for our barn at 4638 Sideroad No. 20 North. This is the form that we completed in August 2018 and nothing has changed.

We have no objection to the proposed severance at 4652 Sideroad No. 20 for Donna and James Christie.

Our plan is to remove the barn in the next to one and two years as it is old and at the end of its life. The barn will not be replaced.

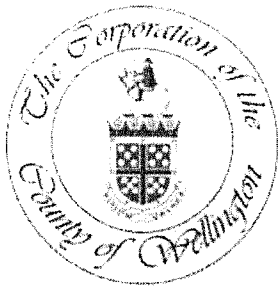
Don't hesitate to contact us if you have any questions.

Sincerely,



Lloyd or Elaine Weber

cc. Donna & James Christie
cc. Jeff Buisman, VanHarten Surveying Inc.



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 L E L Farms Limited c/o Elaine WEBER

Contact Information

Email Telephone
Civic Address 4638 Sideroad 20 North Municipality Puslinch
Lot 20 Concession 4 Division
Lot Size (where livestock facility is located) hectares 16.5 acres
Signature of Livestock Facility Owner Date Aug 7/18

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2,285 m² or 24,304 ft² ft²/m² ft²/m²

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle	32,000 Chickens in a 2,258m ² barn	V3
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floorarea)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

PLEASE CONTACT

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

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

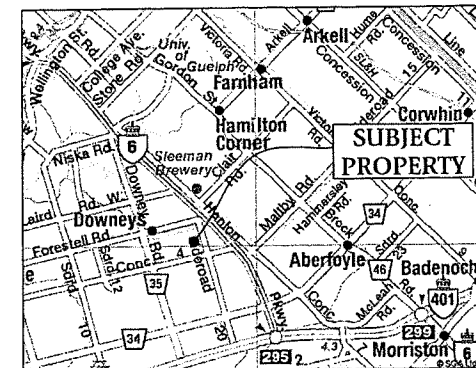
Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

SEVERANCE SKETCH
PART OF LOT 20, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 2000

0 20 40 80 120 meters

VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

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

★ ★ ★ O.P. : CORE GREENLANDS
 ZONING : NATURAL ENVIRONMENT

□ □ □ O.P. : GREENLANDS
 ZONING : ENVIRONMENTAL PROTECTION OVERLAY

THIS SKETCH WAS PREPARED ON
 THE 3rd DAY OF AUGUST, 2022

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo
 Ph: 519-742-8371

Guelph
 Ph: 519-821-2763

Orangeville
 Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

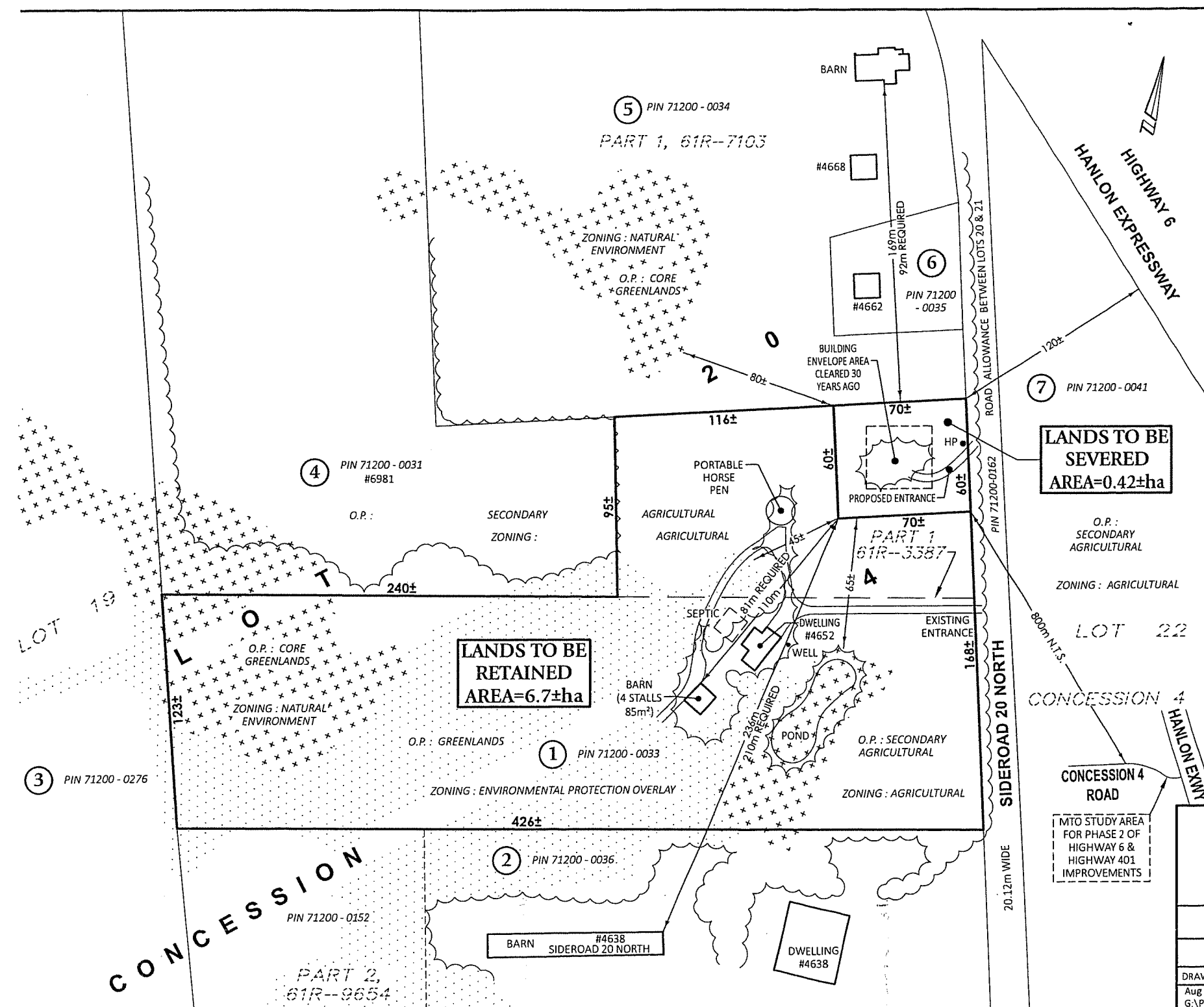
DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 30329-21

Aug 03, 2022-10:54am

G:\PUSLINCH\Con4\ACAD\SEV PT LT 20 (CHRISTIE) UTM.dwg



August 12, 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 04, 2022

FILE NO. B117-22

APPLICANT	LOCATION OF SUBJECT LANDS
Lilian & Alexander Reinfels 6975 Concession 1 RR#1 Puslinch N0B 2J0	Township of Puslinch Part Lot 19 Concession Gore

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.

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

September 21, 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
- 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 4/22
File No. B117-22
Accepted as Complete on: Aug 4/22

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) or Purchaser Lilian REINFELS & Alexander Engelbert REINFELS**Address 6975 Concession 1, RR#2, 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 3X3Phone No. 519-821-2763 x225Email: 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[X] AGRICULTURAL[] URBAN RESIDENTIAL[X] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposesOR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession GORE Lot No. Part of Lot 19

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 6975 Concession 1

(b) When was property acquired: November 2003 Registered Instrument No. WC47074

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 70 ± AREA 0.5 ha ±

Depth 75 ± Existing Use(s) Agricultural – Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential - Single detached dwelling

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

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

341 / 402 ±

AREA

37.7 ha ±

Depth

937 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Dwelling, Horse Run-in and Old Log Cabin

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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:

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised April 2022

17. Is there an airport or aircraft landing strip nearby?

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [] NO [X] UNKNOWN []

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

- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X]

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

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

YES [] NO [X]

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

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

YES [] NO [X] UNKNOWN []

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

YES [] NO [X]

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

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

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

There are Natural Heritage Features on the subject property, however they are on the Retained Parcel and not a concern for the severance and at least 30m from Severed Parcel.

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, Core Greenlands 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, Natural Environment and EP Overlay**

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]
A minor variance for reduced MDS is required and will be applied for after submission.

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 WC92012 & WC120431 with the Bank of Canada**

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

31. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____



LAND SURVEYORS and ENGINEERS

August 4, 2022

29674-21

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6975 Concession 1
Part of Lot 19, Gore Concession
PIN 71204-0026
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, MDS Farm Data Sheets, addresses of neighbouring properties, a cheque to the GRCA for \$445.00 and a cheque to Wellington County for \$4,720.00.

Proposal

The proposal is to create a new rural residential parcel along Concession 1 with a frontage of 70±m, depth of 75±m, for an area of 0.52±ha where a dwelling is proposed. The parcel was configured to be the same depth as the adjacent parcel to the west (#6959).

The parcel has been evaluated and safe access is possible. There is a wetland limit on the retained parcel, however it is approximately 75m from the severance. There is also a GRCA regulated wetland and floodplain limit across the road from the severance; however, it is contained on the other side of the road. The lot area and frontage zoning requirements are met for this parcel; however, a minor variance is required for the reduced Minimum Distance Separation (MDSI) to the barn on the adjacent parcel – #6955 Concession 1.

The Retained Parcel – known as #6975 Concession 1 (PIN 71204-0026) has a frontage of 341±m, depth of 937±m, for an area of 37.7±ha where the existing dwelling and accessory buildings will remain. The existing driveway will remain and continue to provide safe access. The Zoning requirements are met for this parcel.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

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 Retained Parcel contains a dwelling, pool, old log cabin and horse run-in. The run-in is an open structure with no doors, and it is not capable of housing livestock and therefore, MDS is not required for this structure. The existing old log cabin is the original homestead on the property. A new dwelling was built many years ago and the old log cabin was permitted to stay. There is no kitchen, and it functions as an accessory building. The intent is to keep the old log cabin on the Retained Parcel primarily for its nostalgic and historical significance. The zoning is met for the Retained Parcel.

We completed an extensive Minimum Distance Separation (MDSI) evaluation on a number of barns / potential barns in the area. The farm data sheets are included in this submission and the Sketch shows the results in terms of distance to the barn and the Minimum Distance Requirement. We found that all of the barns within 500m meet the MDS requirements except for the neighbouring barn at #6955 Concession 1 and a minor variance will be applied for to address this.

The barn at #6955 is unoccupied, with an area of approximately 350m². We have considered a number of possible interpretations including the following:

- Using Type A calculation and only beef cattle with a barn size of 350m², we found the required distance to be 178m. This calculation assumes that barn capacity is 38 cows.
- Using 50 beef cattle, as one of the options identified by the owner, the required distance is 196m.
- Using 10 horses, as the other option identified by the owner, the required MDS distance is 108m.

The minimum distance requirement ranges from 108m to 196m and we ask County staff to provide the appropriate requirement.

Based on the mapping, the bottom half of the Retained Parcel is within the Greenbelt Protected Countryside and Natural Heritage System of the Greenbelt Plan. However, the Severed Parcel and existing dwelling area are outside of the limits of the Greenbelt Plan. The parcel is also half within the GRCA and half within Hamilton Conversation Authority. We have included a cheque to the GRCA for their review as the Severed Parcel and existing dwelling on the Retained Parcel is within the GRCA.

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 and safe access is possible.
- 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 to all barns except one. A minor variance will be applied for to address the deficiency.



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 Lilian Reinfels

www.vanharten.com

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

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES [X] 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.

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), Lilian REINFELS & Alexander Engelbert REINFELS the Registered Owners/Purchasers of Part of Lot 19, Concession GORE as in INST ROS536983 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 [Redacted Signature] X [Redacted Signature]

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 19, Concession GORE as in INST ROS536983 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 3 day of Aug 2022

Commissioner of Oaths _____
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 3, 2022
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

Farm Data Sheet MDSI

Additional Information

Owner: Richard & Debbie Paddock

Lot 18, Concession 1, Puslinch ON, NOB-2J0

The barn on this property is 75' wide x 50' deep and has an upper level for hay / straw / grain and implement storage and a lower level to house cattle or horses. The barn is empty at the moment but the form has been completed with estimates for planning purposes.



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

Richard + Debbie Paddock

Contact Information

Email

Telephone

Civic Address

6955 Concession 1

Municipality

Puslinch

Lot

18

Concession

1

Division

Lot Size (where livestock facility is located)

hectares

94

acres

Signature of Livestock Facility Owner

Date Nov 1 / 2021

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.

75' x 50'

ft²/m²

ft²/m²

Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover

L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V3
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
	Medium-framed; 39 - 148 kg (e.g. Guernseys)		
	Small-framed; 30 - 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	10	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)		

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

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

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

393



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 ANDREAS J HUFFMANN

Contact Information
Email [REDACTED] Telephone [REDACTED]
Civic Address 6978 Municipality PORIRUA
Lot 19 Concession 41 Division [REDACTED]
Lot Size (where livestock facility is located) [REDACTED] hectares 100 acres

Signature of Livestock Facility Owner [REDACTED] Date NOV 20 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 3500 ft²/m² [REDACTED] ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	15	V3
	Feeders (7 – 16 months)	12	V3
	Backgrounders (7 – 12.5 months)	7	V3
	Shortkeepers (12.5 – 17.5 months)	5	V3
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

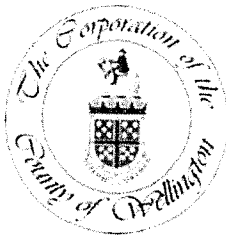
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes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

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

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694



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

3

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

Andrew + Sarah Dodds

Contact Information

Email

Telephone

Civic Address

6991 Concession 1

Municipality

Pastich

Lot

Concession

Division

Lot Size (where livestock facility is located)

hectares

10 acres

Signature of Livestock Facility Owner

Date

Apr 27 2022

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.

~2500

(ft²)m²

ft²/m²

Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

V1 Solid, inside, bedded pack

L1

Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage

V2 Solid, outside, covered

L2

Liquid, outside, with a permanent floating cover

V3 Solid, outside, no cover, ≥30% dry matter

M1

Liquid, outside, no cover, straight-walled storage

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

M2

Liquid, outside, roof, but with open sides

V5 Liquid, inside, underneath slatted floor

H1

Liquid, outside, no cover, sloped-sided storage

V6 Liquid, outside, with a permanent, tight-fitting cover

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
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	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
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	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)		
Turkeys	Broilers on any length of cycle		
	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)		
Veal	Turkeys at any other weights, or if unknown (by floor area)		
	Milk-fed		
Other	Grain-fed		
	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

Curtis Marshall, Senior Planner
E curtism@wellington.ca
T 519.837.2600 x2080
1.800.663.0750 x2080

Michelle Innocente, Senior Planner
E michellei@wellington.ca
T 519.837.2600 x2960
1.800.663.0750 x2960

Jameson Pickard, Planner
E jamesonp@wellington.ca
T 519.837.2600 x2300
1.800.663.0750 x2300



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 Classy Lane Stables; Ross Buurma

Contact Information

Email [redacted] Telephone [redacted]
Civic Address 6923 Concession 1 Municipality Puslinch
Lot 17 Concession Gore Division
Lot Size (where livestock facility is located) 52.5 hectares 130 acres
Signature of Livestock Facility Owner [redacted] Date July 18/22

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 71,500 ft²/m² 71,500 ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	290	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

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

QUESTIONS?

PLEASE CONTACT

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

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

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



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 Gloria Hsu

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 6995 Concession 1 Municipality Puslinch ON, N0B 2J0
Lot Concession Division
Lot Size (where livestock facility is located) hectares acres

Signature of Livestock Facility Owner [REDACTED] Date May 5th, 2022

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

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

Animal Type of Material	Description	NOT Applicable at all	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)			
	Feeders (7 – 16 months)			
	Backgrounders (7 – 12.5 months)			
	Shortkeepers (12.5 – 17.5 months)			
Dairy Cattle	Milking-age cows (dry or milking)			
	Large-framed; 545 – 658 kg (e.g. Holsteins)			
	Medium-framed; 455 – 545 kg (e.g. Guernseys)			
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	Does & bucks (for dairy; includes unweaned offspring & replacements)			
	Kids (dairy or feeder kids)			
Chickens	Layer hens (for eating eggs; transferred from pullet barn)			
	Layer pullets (day-olds; transferred into layer barn)			
	Broiler breeder grower (males/females transferred out to layer barn)			
	Broiler breeder layer (males/females transferred in from grower barn)			
	Broilers on any length of cycle			
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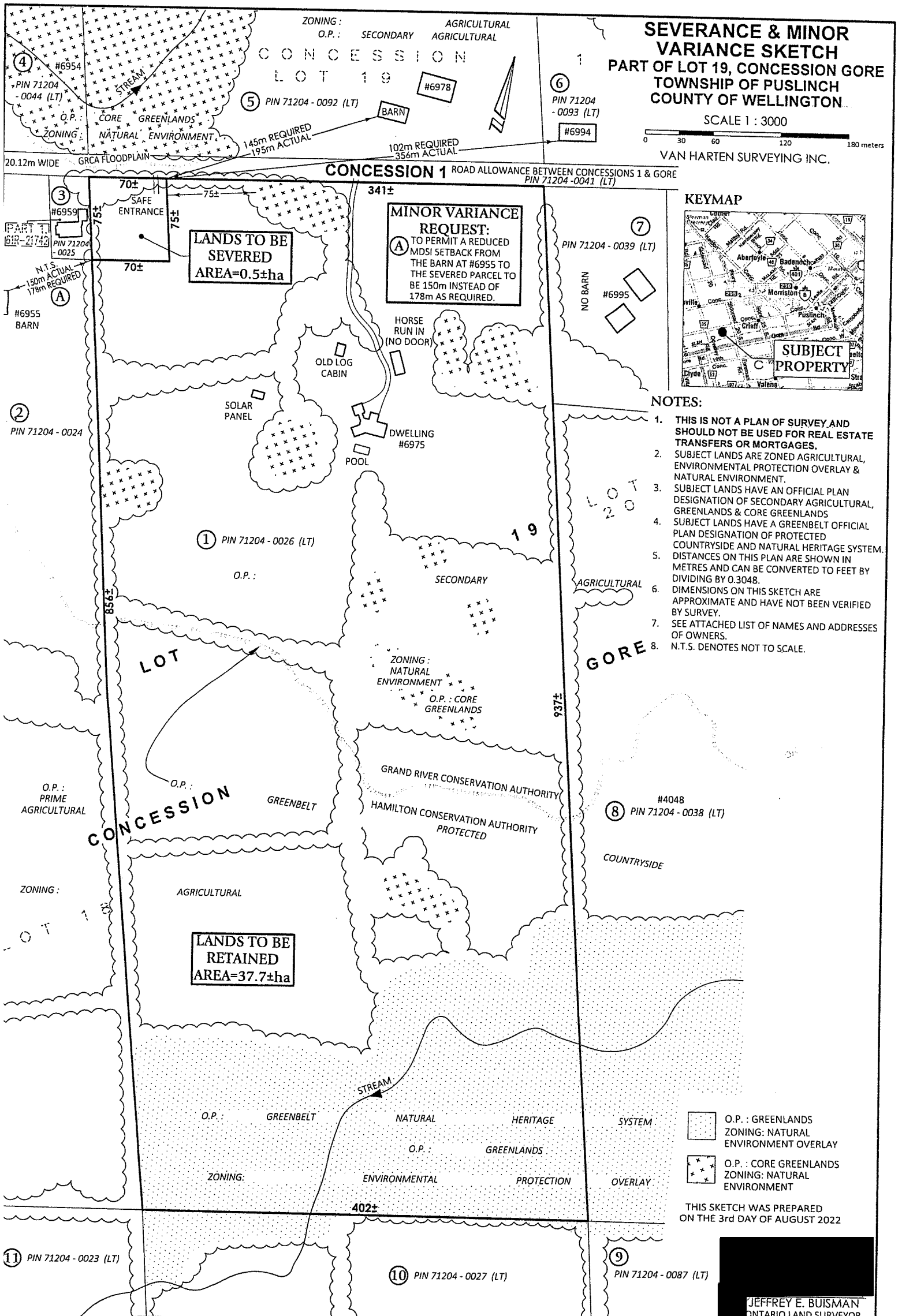
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Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

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