



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
JANUARY 10, 2023
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_HMbbBLGRS4mq0tMksF6LPQ

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: 891 3771 3230

Passcode: 985684

International numbers available: <https://us02web.zoom.us/j/89137713230>

AGENDA

COMMITTEE OF ADJUSTMENT:

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



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VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
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23 BROCK RD S, PUSLINCH
JANUARY 10, 2023
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**

- December 13, 2022

6. **APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

- None

7. **ZONING BY-LAW AMENDMENT**

- None

8. **LAND DIVISION**

8(a) Severance application B143-22 (D10-GEI) – Audrey Geier – Part Lot 1, Concession 3, municipally known as 4851 Townline Rd, Township of Puslinch.

Proposed severance is 0.64 hectares with 37.5m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.4 hectares with 33.7m frontage, existing and proposed rural residential use with existing dwelling and garage.

8(b) Severance application B146-22 (D10-KAN) – Baljit, Harbir and Gurmukh Kang – Part Lot 9, Concession 1, municipally known as 6705 Concession 2, Township of Puslinch.

Proposed severance is 70m fr x 127 m = 0.9 hectares, vacant land for rural residential use.



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7:00 p.m.

Retained parcel is 39.5 hectares with 175m frontage, existing and proposed agricultural use with existing dwelling, garage and shed. Drive shed and barn to be removed.

9. OTHER MATTERS

- None

10. CLOSED MEETING

- None

11. NEXT MEETING Tuesday, February 14, 2023 @ 7:00 p.m.

12. ADJOURNMENT



MINUTES

1. CALL THE MEETING TO ORDER

The December 13, 2022 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation.

2. ROLL CALL

MEMBERS IN ATTENDANCE

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

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

3. OPENING REMARKS

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

4. DISCLOSURE OF CONFLICT OF INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dennis O'Connor

That the Minutes of the Committee of Adjustment meeting held Tuesday, November 8, 2022, be adopted.

CARRIED

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

None

7. OTHER MATTERS

None

8. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:02 p.m.

CARRIED



MINUTES

1. CALL THE MEETING TO ORDER

The December 13, 2022 Planning & Development Advisory Committee Meeting was held on the above date and called to order at 7:03 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
Paul Sadhra
Dan Kennedy
Dennis O'Connor
Deep Basi

MEMBERS ABSENT

None

STAFF IN ATTENDANCE

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

4. DISCLOSURE OF CONFLICT OF INTEREST

None

5. APPROVAL OF MINUTES

Moved by: Paul Sadhra

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, November 8, 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 B138-22 (D10-HOL) – Kenneth and Janine Holman – Part Lot 16, Concession 10, municipally known as 4524 Concession 11, Township of Puslinch.

Proposed severance is 0.42 hectares with 58m frontage, existing vacant land for proposed rural residential use with single detached dwelling.

Retained parcel is 1.9 hectares with 20m frontage, existing 2 sheds for proposed single detached dwelling.

- Hailey Keast, agent for the applicant, provided an overview of the application.
- Paul Sadhra advised that he has concerns if a new dwelling isn't built but the accessory structures remain on the property in contravention of the Township Zoning By-law
- Lynne Banks advised that one of the conditions for approval would be that the owner enter into an agreement with the Township to permit the accessory structures to remain on the property until the new house is built. She also advised that there are specified time frames in the agreement that states how long the owner has to obtain building permits and occupancy permits and also noted that the owner is required to provide a security deposit to the Township which would be used in the event that a main dwelling isn't built and allows the Township to enter the property and use the security deposit to remove the accessory structures.
- Dennis O'Connor asked that the MDS be completed for the barn that is capable of holding livestock southeast of the proposed severed lot.
- Deep Basi asked if safe entrance is possible for both lots.
- Hailey Keast advised that there is safe entrance from both lots and noted that one of the entrances is a little wider at the entrance to the property in order to ensure that sight lines are met.
- Hailey also noted that with respect to the MDS, the calculations were completed and included in the submission package to the County.
- John Sepulis asked Joanna Salsberg if a Tree Preservation Plan will be required.
- Joanna Salsberg advised that that the County may impose a condition that a Tree Preservation Plan be provided at the County level to the satisfaction of the County.
- John Sepulis asked that Joanna Salsberg provide clarity on the distinction between the Township and County regarding the requirements for a Tree Preservation Plan.
- Joanna Salsberg advised that when the Township has a property within a zone with an EP (Environmental Protection) overlay, then there will be a significant woodlot within the official plan designation and that zoning overlay is reflected within the zoning by-law. She further noted that in this particular case the portion of the property that is proposed to be severed doesn't have that official plan designation in terms of a significant woodland and it doesn't have the zoning bylaw level as well for that overlay on top of it, and because the property is not designated, then the County still is obligated to ensure that the trees are protected and so it may still be a condition to the satisfaction of the County to satisfy the policies of the office plan.
- There were no further questions or comments from the Committee.

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the Owner apply for, and receive, a minor variance for the lands to be retained for the reduced lot frontage; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the owner enter into an agreement with the Township to permit the two accessory structures

to remain on the property until the new residence is completed and the owner has occupancy. A term of the agreement is that the owner will be required to provide a security to the Township which will be returned to the owner once the accessory structure has been demolished.

5. That the owner obtain zoning conformity for the barn located on the southeast portion of the lot for MDS1 setbacks to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8(b) Lot line adjustment B139-22 (D10-MAR) – Gina and Gino Martinello – Part Lot 10, Concession 4, municipally known as 4670 Sideroad 10, Township of Puslinch.

Proposed lot line adjustment is 0.14 hectares with 15.24m frontage (Part 1 on sketch), vacant land to be added to abutting rural residential lot – John, Giovanni and Nancy Martinello (Part 2 on sketch).

Retained parcel is 14.88 hectares with 168.59m frontage, existing and proposed rural residential use with existing dwelling (Part 3 on sketch).

- Nancy Shoemaker, agent for the applicant, provided an overview of the application.
- Paul Sadhra asked Courtenay Hoytfox for confirmation that the outstanding building permits would be addressed at the zoning compliance review stage.
- Courtenay Hoytfox advised that if the Township receives an amended building permit, Township staff will review it to ensure that it meets the Townships new ARU polices and specifically the size requirements in the zoning by-law.
- John Sepulis asked Courtenay Hoytfox to review any other issues that are associated with zoning compliance with both the severed and retained lands.
- Courtenay Hoytfox advised that the Township's first condition regarding zoning compliance will ensure that the ARU meets the provisions of the zoning by-law. She further advised that the second condition relating to the Record of Site Condition is required since the owner has brought fill into the property without the appropriate approvals in place and it will address the current environmental conditions of the property including soil testing and other requirements that would have been done under a proper permit and approval for the fill. She further noted that the potential to sever off lands that may have fill that is contaminated exasperates the issues with the Township and instead of having one property with the potential for contaminated soil brought on to the property, the lot line adjustment will result in 2 properties with the potential for contaminated soil. She noted that the Record of Site Condition would satisfy any concerns the Township might have with respect to the fill that has been brought on to the property.
- 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 the Owner obtain and provide a Record of Site Condition in accordance with Ontario Regulation 153/04, to the satisfaction of the Township of Puslinch, in relation to the severed parcel, that shows no contamination being present on the severed parcel; and further that the



Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. That the owner obtain zoning compliance for both the severed and retained lands to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

9. OTHER MATTERS

- John Sepulis asked Courtenay Hoytfox to provide an update on how the Committee meetings will be held in the new year.
- Courtenay Hoytfox advised that Council meetings and public information meetings are now being held as hybrid meetings, both in person and virtual, and that Council members and senior staff are now required to attend the meetings in person. She further noted that all Township committee meetings will also be conducted in the same manner and that committee members will be required to attend in person as well as Township staff. However she advised that the applicants, their agents, County planning staff and the public can either attend in person or virtually. She advised that this will apply to the first PDAC meeting scheduled in 2023 for January 10, 2023.
- John Sepulis also asked Courtenay Hoytfox to clarify the change on the agenda from “Disclosure of Pecuniary interest” to “Disclosure of Conflict of Interest”.
- Courtenay Hoytfox advised that Council adopted a new Procedural By-law and that the wording not only reflects conflicts of interest related to pecuniary interest but also conflicts related to the Township’s Code of Conduct. She also advised that training will be provided to the Committee in the new year to review what is covered under the by-law.
- John Sepulis asked Courtenay Hoytfox to provide an update on applications for the members and residents that wish to apply to be on the Committee.
- Courtenay Hoytfox advised that the deadline for applications is January 13, 2023 and that the applications will be reviewed by Council on January 18th and appointments made and that the Committee with the new members will begin at the PDAC meeting in February.
- Dan Kennedy asked if a member is travelling would they be permitted to attend the meeting virtually.
- Courtenay Hoytfox advised that they must attend in person and wouldn’t be permitted to attend virtually.
- There were no further questions or concerns from the Committee.

10. CLOSED MEETING

None

11. NEXT MEETING

Next Regular Meeting will be held on Tuesday, January 10, 2023 @ 7:00 p.m.

12. ADJOURNMENT

Moved by: Paul Sadhra

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 7:35 p.m.

CARRIED

December 9, 2022

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: October 31, 2022

FILE NO. B143-22

APPLICANT

Audrey Geier
4851 Townline Road
Cambridge N3C 2V3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 1
Concession 3

Proposed severance is 0.64 hectares with 37.5m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.4 hectares with 33.7m frontage, existing and proposed rural residential use with existing dwelling and garage.

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

January 18, 2023

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 **attend** the public meeting to consider the application, please request 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 Cambridge

Neighbouring Municipality – Waterloo Region

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: Oct 31/20
File No. B143-22
Accepted as Complete on: Nov 7/20

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

2. (a) Name of Registered Owner(s) Audrey Geier

Address 4851 Townline Road

Cambridge, Ontario N3C 2V3

Phone No. [REDACTED] Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) Jennifer Voss, JV Planning & Development

Consulting

187 West River Road, Cambridge, Ontario, N1S 2Z9

Phone No. [REDACTED] Email: [REDACTED]

(c) Name and Address of Owner's Authorized Agent: Jennifer Voss, JV Planning & Development Consulting

187 West River Road, Cambridge, Ontario, N1S 2Z9

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER APPLICANT AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER APPLICANT AGENT

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

RURAL RESIDENTIAL AGRICULTURAL URBAN RESIDENTIAL COMMERCIAL/INDUSTRIAL

Creation of a proposed rural residential lot

OR

EASEMENT RIGHT OF WAY CORRECTION OF TITLE LEASE

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

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

Local Municipality: Township of Puslinch
Concession 3 Lot No. Pt. Lot 1
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 4851 Townline Road, Cambridge, ON

(b) When was property acquired: July 29, 2005 Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED: Metric [] Imperial []
Frontage/Width 37.5 metres AREA 0.64 hectares
Depth Irregular Existing Use(s) Rural Residential
Existing Buildings or structures: Vacant
Proposed Uses (s): Rural Residential

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

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

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

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

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

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

Frontage/Width 33.7 metres AREA 0.40 hectares

Depth Irregular Existing Use(s) Rural Residential

Existing Buildings or structures: Single detached dwelling and detached garage

Proposed Uses (s): Rural Residential

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

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other _____

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): _____

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

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [✓]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [✓]
19. PREVIOUS USE INFORMATION:
- a) Has there been an industrial use(s) on the site? YES [] NO [✓] UNKNOWN []
 If YES, what was the nature and type of industrial use(s)?

- b) Has there been a commercial use(s) on the site? YES [] NO [✓] UNKNOWN []
 If YES, what was the nature and type of the commercial use(s)

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [✓] UNKNOWN []
- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [✓] UNKNOWN []
 If YES, specify the use and type of fuel(s) _____
20. Is this a **resubmission** of a previous application? YES [] NO [✓]
 If YES, is it identical [] or changed [] Provide previous File Number _____
21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [✓]
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [✓] UNKNOWN []
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [✓]
24. Provide explanation of how the application is consistent with the Provincial Policy Statement.
 Please see attached cover letter

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. Please see attached cover letter

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

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).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 []	



October 28, 2022

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

Dear Turchet:

RE: Proposed Application for Consent – New Lot Severance – 4851 Townline Road, Part of Lot 1, Concession 3, Township of Puslinch, County of Wellington, Audrey Geier

Please find enclosed a completed Application for Consent for the above noted property. Also enclosed are the following to form a complete application submission:

- One (1) cheque in the amount of \$4,720 payable to the Treasurer of Wellington County for the Consent Application fee.
- One (1) cheque in the amount of \$445.00 payable to the Grand River Conservation Authority (GRCA) for the Conservation Authority's review fee.
- Two (2) original sketches illustrating the proposed severance completed by Van Harten Surveying Inc..
- A copy of the current property owner's deed.
- A completed Drinking Water Source Protection Screening form.

The subject lands are located on the east side of Townline Road, just south of Roszell Road in the Township of Puslinch. The area of the subject lands are approximately 1.04 hectares (2.6 acres) with approximately 71 metres (233 feet) of frontage. The applicant is proposing to sever a 0.64 hectare (1.6 acre) vacant parcel with 37.5 metres of frontage for the construction of a future single detached dwelling. The retained lands are 0.4 hectares with 33.7 metres of frontage and contain a single detached dwelling, detached garage, septic system and well.

The subject property is designated Secondary Agricultural, Greenlands and Core Greenlands within the County of Wellington Official Plan and are zoned Agricultural and Natural Environment. Both the proposed retained and severed parcels meet the minimum lot area and frontage requirements of the Agricultural zone.

Based on the analysis provided below, it is my opinion that the application is consistent with the Provincial Policy Statement (PPS), conforms with 'A Place to Grow': Growth Plan for the Greater Golden Horseshoe, conforms with the policy direction set out in the Wellington County Official Plan regarding the creation of a lot within a secondary agricultural area and meets the intent of the Zoning By-law.

Provincial Policy Statement, 2020

The PPS provides policy direction on matters of provincial interest related to land use planning and development. In conjunction with municipal official plans which are recognized as the most important vehicle for the implementation of the PPS, the PPS promotes healthy, livable and safe communities through efficient use of land throughout the province. The relevant PPS policies related to this proposal are reviewed below.

Section 1.0 – Building Strong Healthy Communities promotes the building of strong, healthy communities and includes policies that support efficient land use and development patterns that avoid environmental and public health and safety issues to facilitate economic growth. Policy 1.1.5.2 (c) indicates that permitted uses on rural lands include residential development, including lot creation, that is locally appropriate.

Section 2.1 outlines the policies pertaining to natural heritage, highlighting natural features and areas that shall be protected for the long term. Policy 2.1.5 states that development site alteration shall not be permitted in significant wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

The severed parcel contains a portion of a GRCA regulated provincially significant wetland. Prior to determining the proposed lot configuration, the applicant consulted the GRCA who advised that new lot lines through regulated features without technical studies will generally not be supported. Further, any future development within the regulated 30 metre setback from the wetland will be required to demonstrate no negative impacts on the natural feature.

Based on this input, the new lot line was designed such that it would not go through the portion of the wetland feature located at the rear of the subject lands and that the proposed severed lands can accommodate a suitability sized building envelope outside of the 30 metre setback. As demonstrated, the proposed lot maintains a 30 metre setback from the wetland such that it is feasible to construct a future rural residential use outside of the regulated setback.

Consistent with the PPS, the proposed consent application will facilitate the creation of a new rural residential lot which will maximize the efficiency of the subject lands. The configuration of the proposed new lot is intended to allow for a future rural residential use to be located outside of the regulated wetland setback to avoid any negative environmental impacts.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe 2020 (“Growth Plan”) directs growth and development to specified areas throughout the Greater Golden Horseshoe (“GGH”). More broadly, the Growth Plan provides a range of policy directions based on the principle of requiring growth at a minimum density of persons and jobs per hectare, and to support development that results in improved utilization of existing infrastructure and land.

Although the Growth Plan directs municipalities to focus the majority of their growth within settlement areas where full municipal services are available, the Growth Plan recognizes that strong, healthy and prosperous rural communities are vital to the economic success of the GGH. Although growth is intended to be limited in rural settlements not serviced by existing or planned municipal water and wastewater systems, new lots for residential development may be permitted on rural lands where permitted in a local official Plan.

As indicated below, the proposed severance conforms with the policy direction set out in the Wellington County Official regarding the creation of a lot within a secondary agricultural area. The proposed severance advances the policy objectives of the Growth Plan by optimizing the use of land in an area with existing public infrastructure.

Wellington County Official Plan

As previously indicated, the subject lands are designated Secondary Agricultural in addition to Greenlands and Core Greenlands within the County of Wellington Official Plan. The sections of the Official Plan that are most relevant to the proposed severance are reviewed below.

Part 10 – Creating New Lots states that the creation of new lots is the responsibility of the County of Wellington through sub-divisions, consents and part lot control. In approving new lots by any means, the County strives to ensure that the natural environment and resources are protected, public services are used efficiently, good community design is promoted, and health and safety issues are addressed.

Policy 10.1.3 outlines a number of general criteria when considering new lot creation by subdivision, consent or part lot control. This application satisfies the following relevant criteria:

- The new lot is consistent with official plan policies and zoning regulations.
- The lot can be adequately serviced by an individual well and septic system and is located on a year-round maintained municipal road.
- The lot will have safe driveway access to an all-season maintained public road.
- Natural resources such as agricultural lands and mineral aggregates would not be affected adversely.
- The size and shape of proposed lot is suitable, including frontage, area and the proportion of frontage to depth.
- The proposed lot and future rural residential use are compatible with the existing surrounding residential uses.
- The new lot line is logical given the location of the natural heritage feature and existing lot pattern. The existing southerly lot line is irregular following the limits of the adjacent wetland. Comparably, the new lot line was specifically designed to provide for sufficient area outside the Core Greenland System to accommodate an appropriately sized building envelope while maintaining a 30-metre setback from the GRCA regulated wetland. The retained lands contain adequate area to accommodate the existing buildings, septic system and well.
- Provincial legislation and policies are met, including the PPS and Places to Grow.

Policy 10.4.1 states that lot creation in secondary agricultural areas may be allowed for residential uses. Residential lots created under this section contribute to and are anticipated by the growth strategy of the Official Plan.

According to Policy 10.4.4, one new residential lot may be allowed from a parcel of land existing on March 1, 2005, subject to the following criteria:

- a) the lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements.
- b) the accessory buildings referred to in a) above may include a hobby barn, subject to local regulations.
- c) the lot has access to an open public road.
- d) the residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations.
- e) the residential use is compatible with surrounding development.
- f) the use is well removed from any settlement area boundary.
- g) the lands have been owned by the applicant for at least 5 years.

The proposed severance satisfies the criteria of the County Official Plan as follows:

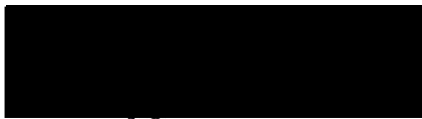
- No new lots have been created on the parcel since March 1, 2005.
- The subject lands have been owned by the applicant for over 5 years, being acquired on July 29, 2005.
- The lot meets the 0.4 hectare minimum lot size, is not larger than needed to accommodate the intended residential use and takes into account site constraints related to the protection of the adjacent natural heritage feature.
- The lot has access to an open public road.
- The residential use is compatible with the surrounding development.
- The use is well removed from any settlement boundary.

Township of Puslinch Zoning By-law

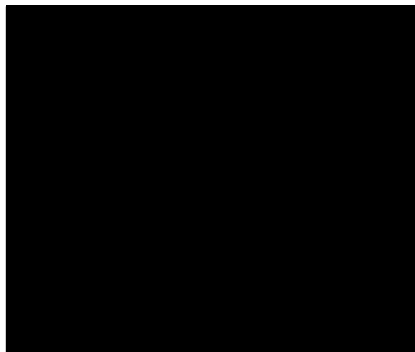
The subject property is zoned Agricultural (A) and Natural Environment (NE). The proposed severed and retained lands meet the minimum lot frontage and area requirements of the Agricultural zone.

We look forward to appearing before the County of Wellington Planning and Land Division Committee in the near future. Should you require additional information or require clarification on any of the above noted items, please do not hesitate to contact me via email at [REDACTED]

Regards,



Jennifer Voss, MCIP, RPP



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

YES [] NO []

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		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: Zachary Prince

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

See attached correspondence.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Audrey Geier the Registered Owners of
4851 Townline Road, Part Lot 1, Concession 3 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Jennifer Voss, JV Planning & Development Consulting

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


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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jennifer Voss of the
City of Cambridge In the County/Region of
Waterloo Solemnly declare that all
the statements contained in this application for consent for (property description) 4851 Townline Road, Township
of Puslinch - Part Lot 1, Concession 3

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

DECLARED before me at the

City Of
Guelph In the

County/Region of Wellington

This 31 day of October 20 22.


(Owner or Applicant)

(Owner or Applicant)



KIM COURTS
DEPUTY CLERK



Commissioner of Oaths

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

Printed Commissioner's, etc. Name

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised September 2021

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



Signature of Owner/Applicant/Agent(s)

October 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

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, November 7, 2022 12:00 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B143-22 - Screening Form
Attachments: WHPA_Map_Townline_4851.pdf

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

Hello Jana,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

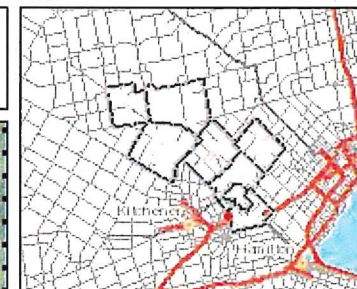
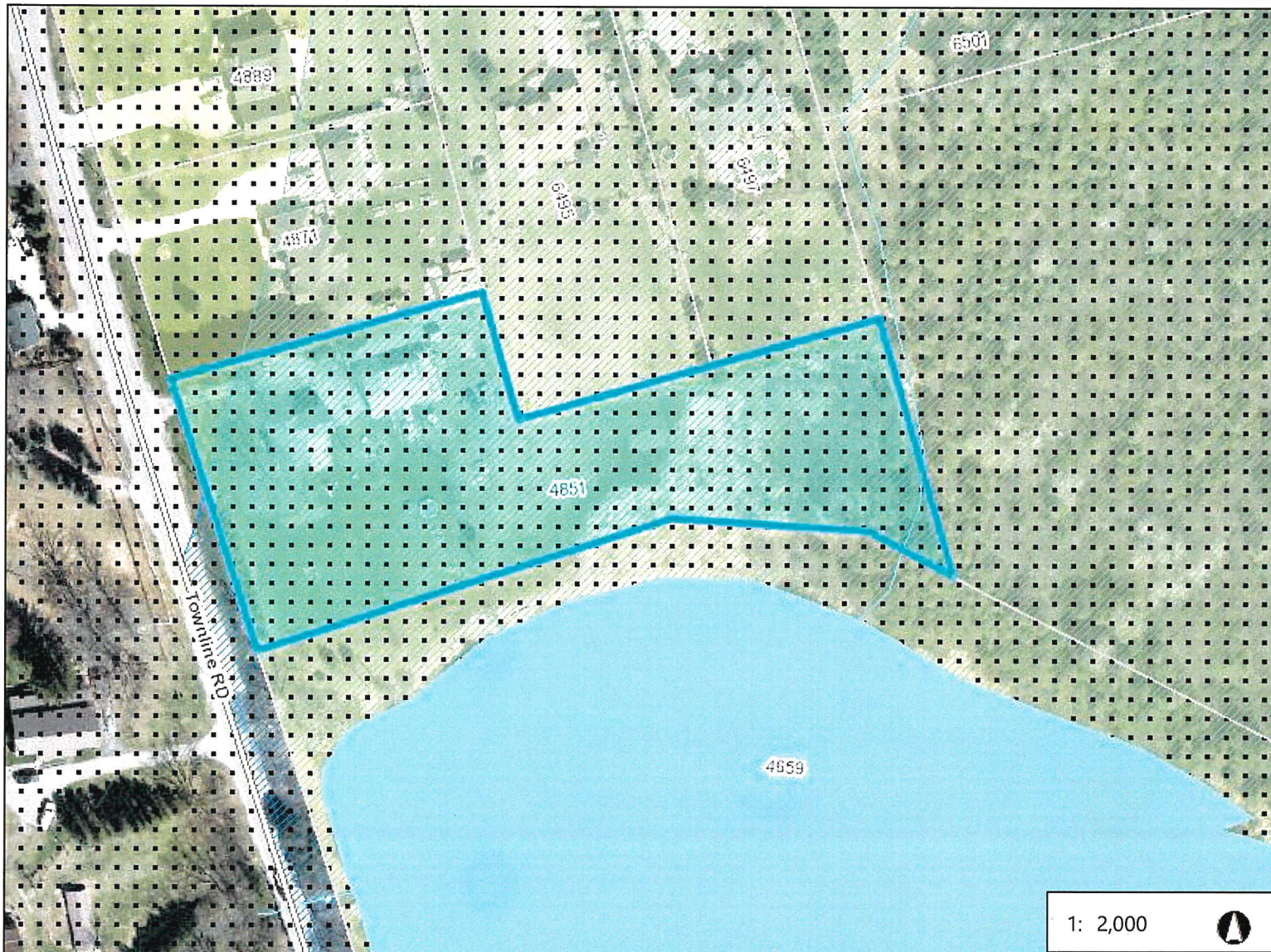
From: Jana Poechman <janap@wellington.ca>
Sent: October 31, 2022 3:28 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B143-22 - Screening Form

Hi Danielle.

This is an application for the February LDC. So, the circulation date will be December 8th.

Thanks.
Jana

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



Legend

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

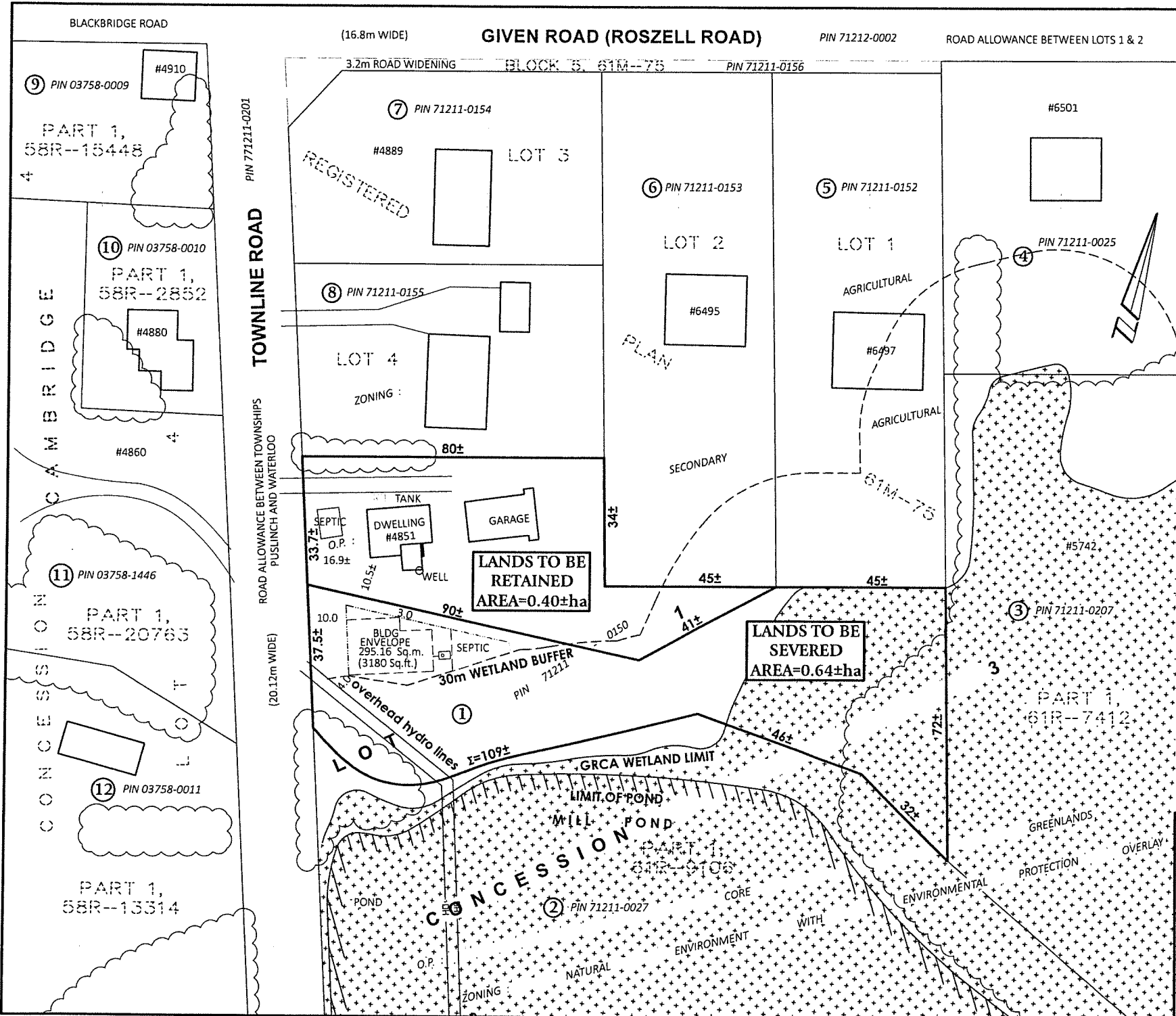
0.1 0 0.05 0.1 Kilometers

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

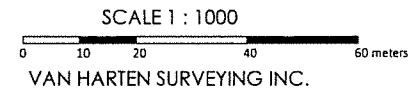
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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

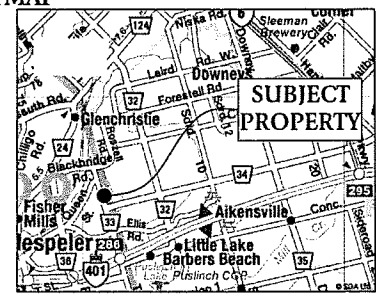
Notes



SEVERANCE SKETCH
PART OF LOT 1, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP



NOTES:

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

O.P. : CORE GREENLANDS
 ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON
 THE 14th DAY OF OCTOBER, 2022

JAMES M. LAWS
 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. 31440-22
Sep 1, 2022 7:18:34 AM		
G:\PUSLINCH\Con3\CAD\SEV LOT 1 (GEIER) UTM.dwg		

Hillary Miller

From: Jacob Normore
Sent: Tuesday, December 13, 2022 9:30 AM
To: Lynne Banks
Subject: RE: Consent Application B143-22

Sensitivity: Confidential

Hi Lynne,

By-law has no involvement in the subject property or comments.

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

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, December 13, 2022 9:22 AM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Subject: Consent Application B143-22
Sensitivity: Confidential

Attached please find the consent application and supporting documents for your review and comment. Due to the office being closed the last week of December, please provide comments by December 23rd so that they can be included in the agenda.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca

Hillary Miller

From: Brent Smith
Sent: Wednesday, December 14, 2022 3:15 PM
To: Lynne Banks
Cc: Tom Mulvey
Subject: Re: Consent Application B143-22

Sensitivity: Confidential

Hi Lynne

Puslinch Fire and Rescue Services reviewed the consent application referenced above on December 15, 2022. Please be advised that the department has no concerns with this severance application.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

Get [Outlook for Android](#)

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, December 13, 2022, 9:21 a.m.
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Subject: Consent Application B143-22

Attached please find the consent application and supporting documents for your review and comment. Due to the office being closed the last week of December, please provide comments by December 23rd so that they can be included in the agenda.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca

December 9, 2022

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: November 30, 2022

FILE NO. B146-22

APPLICANT

Baljit, Harbir & Gurmukh Kang
6705 Concession 2
Puslinch N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 9
Concession 1

Proposed severance is 70m fr x 127m = 0.9 hectares, vacant land for proposed rural residential use.

Retained parcel is 39.5 hectares with 175m frontage, existing and proposed agricultural use with existing dwelling, garage and shed. Drive shed and barn to be removed.

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

January 18, 2023

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

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

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

MAILED TO:

Local Municipality – Puslinch

County Planning

Conservation Authority - GRCA

Source Water Protection

Bell Canada (email) County Clerk

Roads/Solid Waste

Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4720
Fee Received: Nov 30/22
File No. B146-22
Accepted as Complete on: Nov 30/22

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

2. (a) Name of Registered Owner(s) or Purchaser Baljit KANG, Harbir Singh KANG & Gurmukh Singh KANG

Address 6705 Concession 2, Puslinch, ON, N3C 2V4

Phone No. [Redacted]

Email: [Redacted]

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

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

Phone No. _____

Email: _____

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

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

Phone No. [Redacted]

Email: [Redacted]

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 9

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 6705 Concession 2 Road

Registered Instrument No. 

(b) When was property acquired: September 2014

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 70 ±

AREA

0.9 ha ±

Depth 127 ±

Existing Use(s)

Rural Residential - Vacant

Existing Buildings or structures: Vacant

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	<u>175 / 414 ±</u>	AREA	<u>39.5 ha ±</u>
Depth	<u>1021 ±</u>	Existing Use(s)	<u>Agricultural</u>

Existing Buildings or structures: **Dwelling, Garage, Shed (to remain) and Drive Shed / Barn (to be removed)**

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 [X] NO []

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 areas of Natural Heritage System features located on the property, but they are outside of the severance and not a concern for this application.

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

The subject property is designated as Secondary Agricultural, 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 No. WC412801 with the Royal 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: **None**

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

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

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width <u>6.5±m</u>	Length <u>7.0±m</u>	Area <u>46±m²</u>	Use <u>Garage</u>
	Width <u>3±m</u>	Length <u>4±m</u>	Area <u>12±m²</u>	Use <u>Shed</u>



LAND SURVEYORS and ENGINEERS

November 30, 2022
30219-21

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6705 Concession 2
Part of Lot 9, Concession 1
PIN 71207-0164
Township of Puslinch**

RECEIVED

NOV 30 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 deed, addresses of neighbouring properties, Source Water Protection Form, 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 2 in Puslinch. The Severed Parcel will have a frontage of 70±m, depth of 127±m, for an area of 0.9±ha where a dwelling is proposed. The parcel was configured so that the rear limit will be in line with the parcel to the east. The site has been evaluated and safe entrance is possible. The zoning requirements are met for this parcel.

The Retained Parcel – known as #6705 Concession 2 Road – has a frontage of 175±m, depth of 1,021±m, for an area of 39.5±ha where the existing dwelling and accessory buildings will remain. The existing entrance will continue to provide safe access to the dwelling. There is an old drive shed/barn that will be removed in order to meet MDS to the Severed 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.



LAND SURVEYORS and ENGINEERS

The subject property is zoned Agricultural and the zoning requirements are met for both the Severed and Retained Parcels.

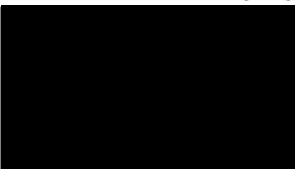
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- 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 Natalie & Garry Kang

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:

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), Baljit KANG, Harbir Singh KANG & Gurmukh Singh KANG the Registered Owners/Purchasers of

Part of Lot 9, Concession 1, as in INST No. MS60363 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  X 

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

City of Guelph In the County/Region of

Wellington Solemnly declare that all

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

Part of Lot 9, Concession 1, as in INST No. MS60363 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

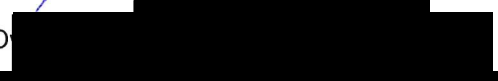
Baljit Kang, Harbir Kang

City Of (Owner/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 2nd day of November 2022

O 


James Michael Laws,
Commissioner of Oaths,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021

Printed Commissioner's, etc. Name

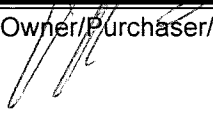
License # PO 5856

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

Nov 29/2022

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, December 7, 2022 2:11 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B146-22 - Consent
Attachments: WHPA_Map_Concession2_6705.pdf

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

Hi Jana,

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

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

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

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

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

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

From: Jana Poechman <janap@wellington.ca>
Sent: December 1, 2022 10:20 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B146-22 - Consent

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

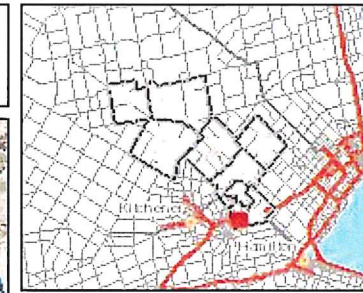
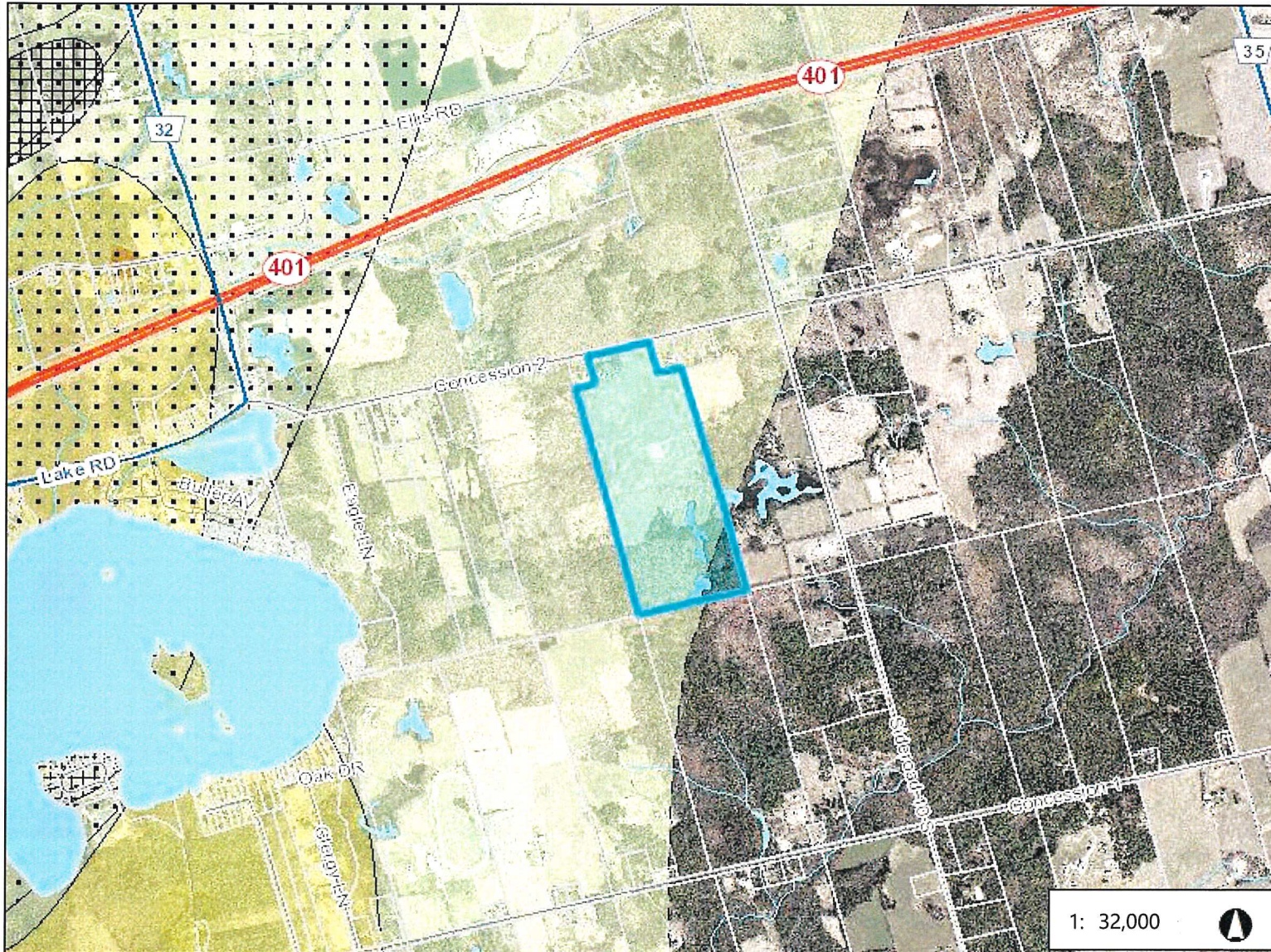
Good Morning.

Here is a consent application for your review.

We plan to circulate December 8th.

Thanks.
Jana

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



Legend

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

1.6 0 0.81 1.6 Kilometers

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

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

Notes

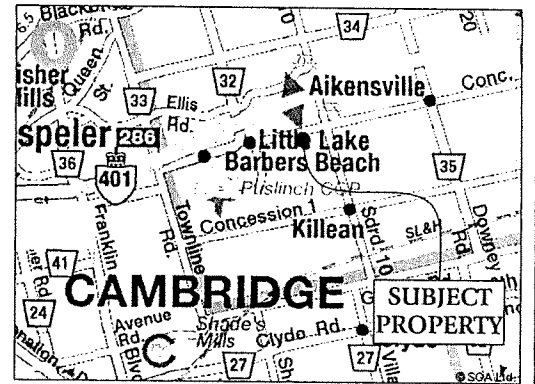
SEVERANCE SKETCH PART OF LOT 9, CONCESSION 1 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 4000



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. T.B.R. DENOTES TO BE REMOVED.
8. N.T.S. DENOTES NOT TO SCALE.

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

THIS SKETCH WAS PREPARED
ON THE 29th DAY OF NOVEMBER 2022

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



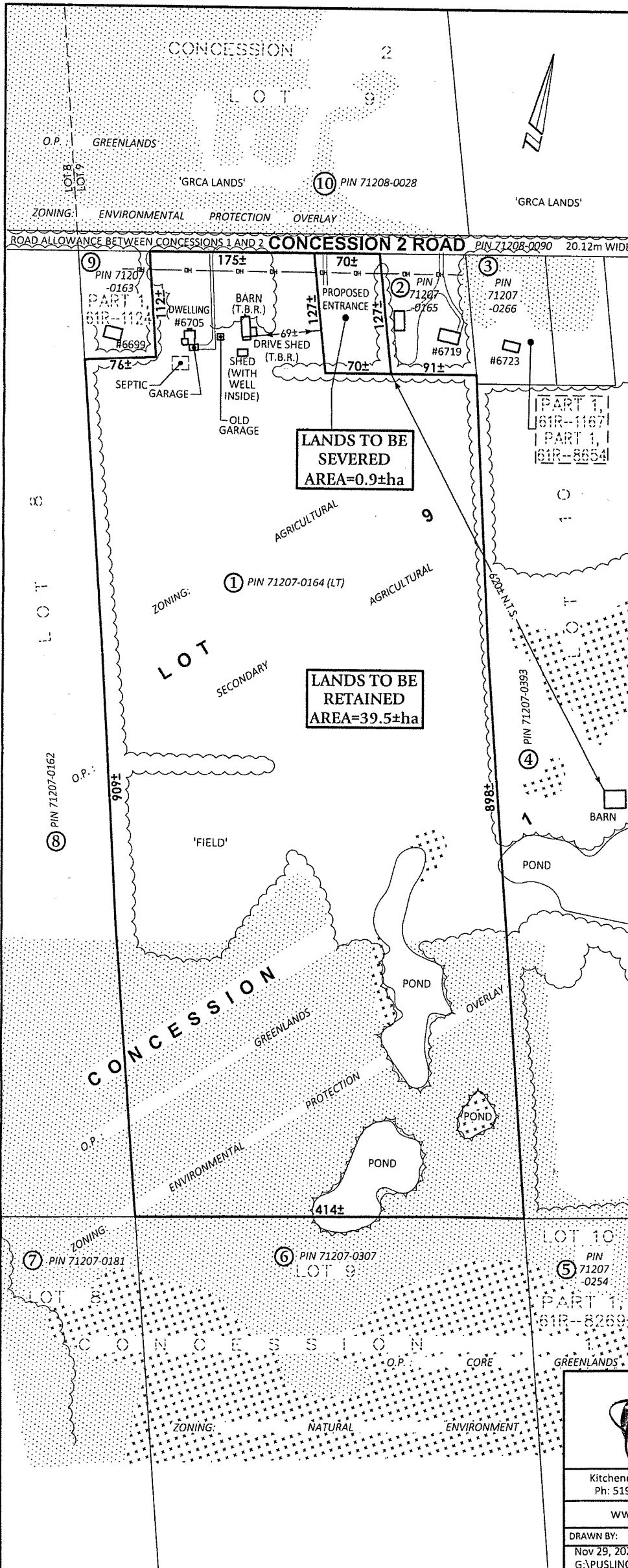
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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. 30219-21

Nov 29, 2022 2:58:42 PM
G:\PUSLINCH\Con1\ACAD\SEV LOT 9 (KANG) UTM.dwg



Hillary Miller

From: Jacob Normore
Sent: Tuesday, December 13, 2022 9:31 AM
To: Lynne Banks
Subject: RE: Consent Application B146-22

Sensitivity: Confidential

Hi Lynne,

By-law has no involvement on the subject property or comments.

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

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, December 13, 2022 9:22 AM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Consent Application B146-22
Sensitivity: Confidential

Attached please find the consent application and supporting documents for your review and comment. Due to the office being closed the last week of December, please provide comments by December 23rd so that they can be included in the agenda.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca

Hillary Miller

From: Brent Smith
Sent: Wednesday, December 14, 2022 3:21 PM
To: Lynne Banks
Cc: Tom Mulvey
Subject: Re: Consent Application B146-22

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services reviewed the above referenced consent application on December 15, 2022. Please be advised that the department has no concerns with the proposed severance.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

Get [Outlook for Android](#)

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Tuesday, December 13, 2022 9:22:08 AM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Subject: Consent Application B146-22

Attached please find the consent application and supporting documents for your review and comment. Due to the office being closed the last week of December, please provide comments by December 23rd so that they can be included in the agenda.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 ext. 226/Fax: 519-763-5846 www.puslinch.ca
Email: lbanks@puslinch.ca