



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
April 11, 2023
7:00 p.m.

Register in advance:

https://us02web.zoom.us/webinar/register/WN_gT53QwYpTvizgOfuuGfeUA

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: 824 7457 0503

Passcode: 046062

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

AGENDA

PLANNING & DEVELOPMENT ADVISORY COMMITTEE:

≠ Denotes resolution prepared

- 1. Call the Meeting to Order (Opening Remarks)**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Delegations**
 - 6.1 Specific Interest (Items Listed on the Meeting Agenda)**
 - 6.2 General Interest (Items Not Listed on the Meeting Agenda)**
- 7. Consent Agenda**
 - 7.1 Approval of Minutes ≠**
 - 7.1.1 March 14, 2023**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
April 11, 2023
7:00 p.m.

7.2 Other Consent Items

8. Notice of Public Meetings/Hearings

9. Reports

9.1 Land Division (Consents)

9.1.1 Severance application B17-23 (D10-JEF) – Jefferson Farms Ltd. c/o Tom and Robert Jefferson – Plan 131, Part Lot 5 West of the Blind Line, municipally known as 86 Farnham Rd, Township of Puslinch.

Proposed severance is 50m fr x 85m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 32.6 hectares with 286m frontage, existing and proposed agricultural use with existing dwelling, pool, old barn and various accessory buildings.

9.2 Zoning By-Law Amendment Applications

10. Correspondence

10.1 (Items Referred by Council for Committee Comments)

11. New Business

12. Adjournment ≠



MINUTES

DATE: March 14, 2023

The March 14, 2023 PDAC Meeting was held on the above date and called to order at 7:17 p.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

1. **CALL THE MEETING TO ORDER (OPENING REMARKS)**

2. **ROLL CALL**

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Paul Sadhra
Chris Pickard
Jeffrey Born

ABSENT:

Dennis O'Connor

STAFF IN ATTENDANCE:

1. Lynne Banks, Secretary/Treasurer
2. Courtenay Hoytfox, Municipal Clerk
3. Joanna Salsberg, Planner, County of Wellington

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2023-018:

Moved by Committee Member Jeff Born and
Seconded by Committee Member Paul Sadhra

That the Committee approves the March 14, 2023 Agenda as circulated.

CARRIED

5. **DISCLOSURE OF CONFLICT OF INTEREST:**

None

6. **DELEGATIONS**

None

7. **CONSENT AGENDA**

7.1 APPROVAL OF MINUTES

7.1.1 February 14, 2023

Resolution No. 2023-019:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee approves the Minutes from the meeting held February 14, 2023.

CARRIED



7.2 OTHER CONSENT ITEMS

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. LAND DIVISION (CONSENTS)

9.1 LAND DIVISION (CONSENTS)

9.1.1 Severance application B13-23 (D10-MAS) – Christine and Gary Mason – Part Lot 20, Concession 4, municipally known as 4668 Sideroad 20 N, Township of Puslinch.

Proposed severance is 65.4m fr x 65m = 0.43 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.2 hectares with 341m frontage, existing and proposed agricultural use with existing dwelling, barn and pool.

Resolution No. 2023-020:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Jeff Born

That the Committee supports Severance Application B13-23 subject to the following conditions:

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

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT:

13. Resolution No. 2023-021:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee hereby adjourns at 7:26 p.m.

CARRIED

March 10, 2023

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: March 01, 2023

FILE NO. B17-23

APPLICANT

Jefferson Farms Ltd. - c/o Tom & Robert
Jefferson
112 Carter Road
RR#2
Guelph N1H 6H9

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 5, w/o Blind Line
Reg Plan 131

Proposed severance is 50m fr x 85m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 32.6 hectares with 286m frontage, existing and proposed agricultural use with existing dwelling, pool, old barn and various accessory buildings.

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

April 19, 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.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

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 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

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: \$ 4960
Fee Received: Mar 1/23
File No. B17-23
Accepted as Complete on: Mar 1/23

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

2. (a) Name of Registered Owner(s) or Purchaser Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

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

Phone No. _____ Email: _____

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

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

Phone No. [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[X] AGRICULTURAL[] URBAN RESIDENTIAL[] 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 _____

Lot No. _____

Registered Plan No. 131

Lot No. 5, West of Blind Line

Reference Plan No. _____

Part No. _____

Civic Address 86 Farnham Road

(b) When was property acquired: January 1991

Registered Instrument No. ROS636626

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 50 ±

AREA

0.42 ha ±

Depth 85 ±

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

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

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

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

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

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

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

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

Frontage/Width 276 / 286 ± AREA 32.6 ha ±

Depth 1246± Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling, pool, old barn and various accessory buildings

Proposed Uses (s): No Change

Type of access (Check appropriate space) Existing 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 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: Active – Guelph Junction Railway

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] 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 Prime Agricultural and within Special Policy Area (PA7-4) which allows the parcel to follow the Secondary Agricultural Guidelines in the Official Plan. The criteria outlined in Section 10.4.4 of the Official Plan are 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]

Re-zoning / Minor Variance is required for MDS to the barns on the Retained Parcel.

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>Retained</u>	Width <u>6.5±m</u>	Length <u>12.5±m</u>	Area <u>81±m²</u>	Use <u>Driveshed</u>
	Width <u>15.5±m</u>	Length <u>19.5±m</u>	Area <u>302±m²</u>	Use <u>Old Bank Barn</u>
	Width <u>12.0±m</u>	Length <u>32.0±m</u>	Area <u>384±m²</u>	Use <u>Drive Shed</u>
	Width <u>5.7±m</u>	Length <u>32.5±m</u>	Area <u>185±m²</u>	Use <u>Shed</u>
	Width <u>15.0±m</u>	Length <u>30.0±m</u>	Area <u>450±m²</u>	Use <u>Hay Storage</u>

March 1, 2023
30264-21

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

Attention: Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application & Sketch
86 Farnham Road
Part of Lot 5, West Plan 131
PIN 71185-0135
Township of Puslinch

RECEIVED

MAR 02 2023

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, MDS Farm Data Sheets, Sourcewater Protection Form, a cheque to the GRCA for \$465.00 and a cheque to Wellington County for \$4,960.00.

Proposal

The proposal is to create a new rural residential parcel along Farnham Road in Puslinch. The Severed Parcel will have a frontage of 50±m, depth of 85±m, for an area of 0.42±ha where a dwelling is proposed. The site has been evaluated and a safe entrance is possible. The Zoning requirements are met for this parcel.

Consideration was made to place the severance at a couple of other locations including along Carter Road by the railway, as well as the corner of Carter & Farnham. However further review with County Planning Staff and a review of MDS, it was decided to place the severance at the property corner abutting Victoria East Golf Course.

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

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

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

The Retained Parcel – known as #86 Farnham Road (PIN 71185-0135) – is a corner lot with frontage of 276±m along Carter Road and a frontage of 286±m along Farnham Road, for an area of 32.6±ha where the existing dwelling, old bank barn and various accessory buildings will remain. The parcel will continue to be used for agricultural purposes (cash crop).

The subject property is zoned Agricultural and the Zoning requirements will be met for the Severed Parcel. The Zoning requirements are met for the Retained Parcel in terms of Frontage and Lot Area.

A Zone Change Application will be submitted pending severance approval to prohibit livestock in the old barn / agricultural buildings in order to meet the Minimum Distance Separation (MDSI) requirements.

We evaluated the barn on the subject property and across the road at #83 Carter Road for Minimum Distance Separation (MDSI) and are of the opinion that MDS can be met to the barn at #83 Carter Road using Type B calculation; however it cannot be met to the old Barn on the Retained Parcel, even though it is used as work shop and storage and would require significant alterations to safely house livestock.

Please find the MDS Farm Data Sheets attached for the barns. The required distance to the barn at #83 Carter Road is 162m and the actual distance is 415m and therefore, MDS can be met.

After discussions with County and Township Staff, it is recommended that a Zone Change Application be applied for as a condition of the Severance to rezone the old barn / agricultural buildings on the Retained Parcel to prohibit livestock.

The subject property has a County Official Plan designation of Prime Agriculture, Core Greenlands and Greenlands which normally does not support severances for residential uses. However, the subject lands are part of Special Policy Area PA7-4 designation. This section states that *“if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan.”* The livestock operation on the subject property has ceased over 15 years ago and there are no livestock on the subject property. The old bank barn and accessory buildings are only used for storage of farm equipment and a work shop as part of an existing cash crop farm operation. The existing buildings are not capable of housing livestock.

Therefore, the subject lands can be treated as if they are designated Secondary Agricultural – 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 – A Zone Change will be applied for to address this.

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 Tom Jefferson
cc Robert Jefferson via email

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

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

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

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

35. Source Water Protection Plan

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

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

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

YES NO

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

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

Please see covering letter for more details.

NOTES:

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

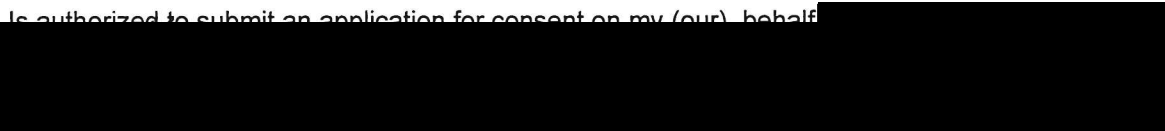
OWNER'S AUTHORIZATION:

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), Jefferson Farms Ltd. c/o Tom Jefferson & Robert Jefferson the Registered Owners of Part of Lot 5, West of Blind Line, Plan 131, Lying Southwest of Railway, as in INST RO636626 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf 
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

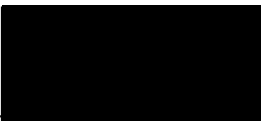

This must be completed by the Applicant for the proposed consent

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

the statements contained in this application for consent for (property description) Part of Lot 5, West of Blind Line, Plan 131, Lying Southwest of Railway, as in INST RO636626 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 Of Guelph In the County/Region of Wellington  (Owner or Applicant)

This 28 day of Feb 20 23  Commissioner of Oaths  (Owner or Applicant) James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Expires May 11, 2024 Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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

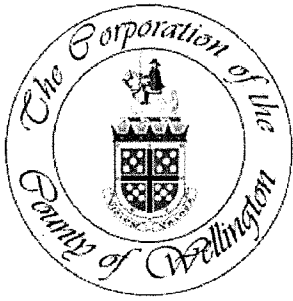
Feb 28, 2023

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 Jefferson Farms Ltd. c/o Tom Jefferson

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 86 Farnham Road Municipality Puslinch
 Lot 5, WOBL Concession Plan 131 Division _____
 Lot Size (where livestock facility is located) 32 ha hectares _____ acres _____

Signature of Livestock Facility Owner [REDACTED] Date Oct 12

BARN(S) SIZE Please provide the size of the barn(s) used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

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

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

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	N/A	
	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.*	Please see note below.	Please see note below.

PLEASE NOTE: All buildings on the property have been gutted, are not capable of housing animals and are strictly used for storage. The buildings haven't had housed livestock in over 15 years and there are no intentions of housing any livestock in the future – Tom Jefferson

*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).

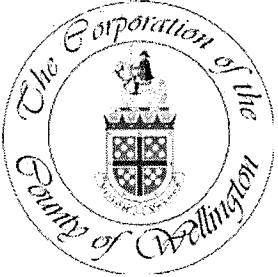
QUESTIONS?

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



ATTN - JEFF BUISMAN
FROM - JEFFERSON FARMS

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 Deana M Beno

Contact Information [Redacted] Telephone [Redacted]
 Email [Redacted]
 Civic Address 83 Carter St Municipality Paslinch
 Lot 6 Concession 9 Division _____
 Lot Size (where livestock facility is located) _____ hectares 15.9 acres
 Signature of Livestock Facility Owner [Redacted] Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 ft²/m² _____ ft²/m²

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

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

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

County of Wellington

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

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

MAR 08 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

03/07/2023

Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the Clean Water Act, Section 59 (2) (a)

Notice Number: PUS-S59-23-001

Description and Date of Application/Supporting Documents: Consent to sever application, February 28, 2023 / Application, Severance sketch, SWP Screening Form, WHPA Maps

Applicant: Jeff Buisman

Email: [REDACTED]

Roll Number: 230100000816800 **WHPA:** WHPA-B, ICA

Vulnerability Score: 10, 8, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Sewage System Or Sewage Works - Septic System, Handling Of Fuel, Storage Of Fuel

Property Address: 86 Farnham RD **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N1H 6H8

Source Protection Plan: Grand River **Drinking Water System:** Puslinch

Property Owner Information

Name: JEFFERSON FARMS LTD

C/O THOMAS JEFFERSON

Mailing Address: 112 CARTER ROAD RR2

Town: GUELPH

Province: Ontario **Postal Code:** N1H 6H8

Phone: [REDACTED]

Email: [REDACTED]

This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land

use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a consent application at 86 Farnham Road, Puslinch. Based on the application and submitted documents, neither Section 57 nor 58 of the *Clean Water Act* apply and therefore, a Section 59 2 (a) Notice to proceed is being provided. It is understood that there is a dwelling proposed on the severed parcel which is in a WHPA-B with a high vulnerability score of 10. The proposed septic system will be a significant drinking water threat and will be subject to the mandatory septic inspection program, with the first inspection under this program not occurring until five years after construction. Please see attached fact sheet.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.

Signature:

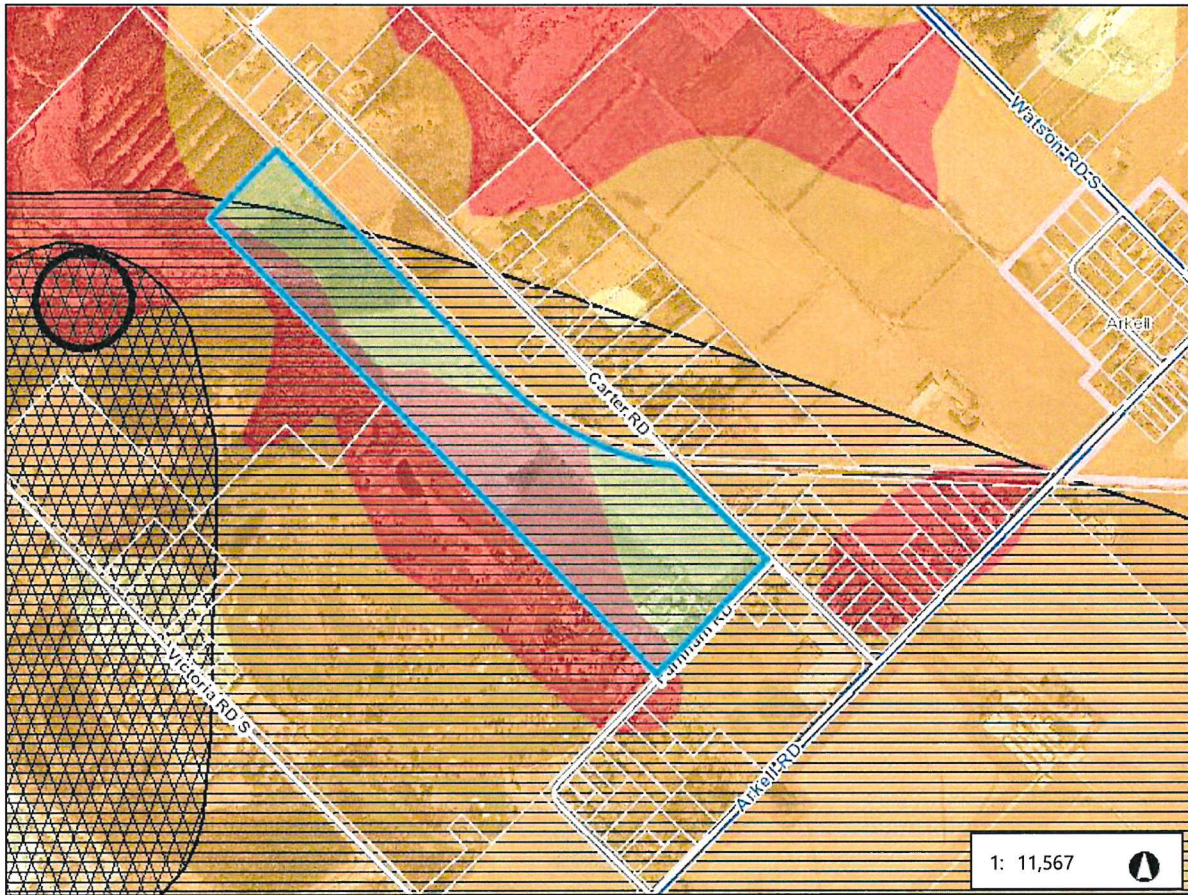
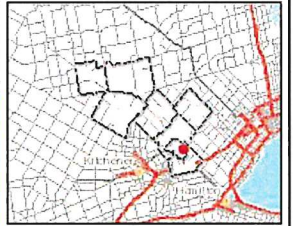
Date: Mar 7, 2023



Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Attachment(s): WHPA Maps

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Conservation Authority Boundary
- Urban Centres and Hamlets
- Well Locations**
 - Existing
 - Proposed
- 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

0.6 0 0.29 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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

PUS_S59_23_001

Final Audit Report

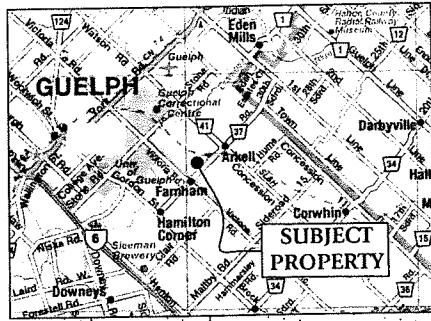
2023-03-07

Created:	2023-03-07
By:	Danielle Walker (dwalker@centrewellington.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO8zwJ3LMr9Ztw1G28oGCqj-lzxrUz1ee

"PUS_S59_23_001" History

-  Document created by Danielle Walker (dwalker@centrewellington.ca)
2023-03-07 - 3:10:37 PM GMT- IP address: 142.46.6.114
-  Document emailed to Kyle Davis (kdavis@centrewellington.ca) for signature
2023-03-07 - 3:10:55 PM GMT
-  Email viewed by Kyle Davis (kdavis@centrewellington.ca)
2023-03-07 - 5:40:37 PM GMT- IP address: 167.100.65.76
-  Document e-signed by Kyle Davis (kdavis@centrewellington.ca)
Signature Date: 2023-03-07 - 5:42:00 PM GMT - Time Source: server- IP address: 167.100.65.76
-  Agreement completed.
2023-03-07 - 5:42:00 PM GMT

KEYMAP

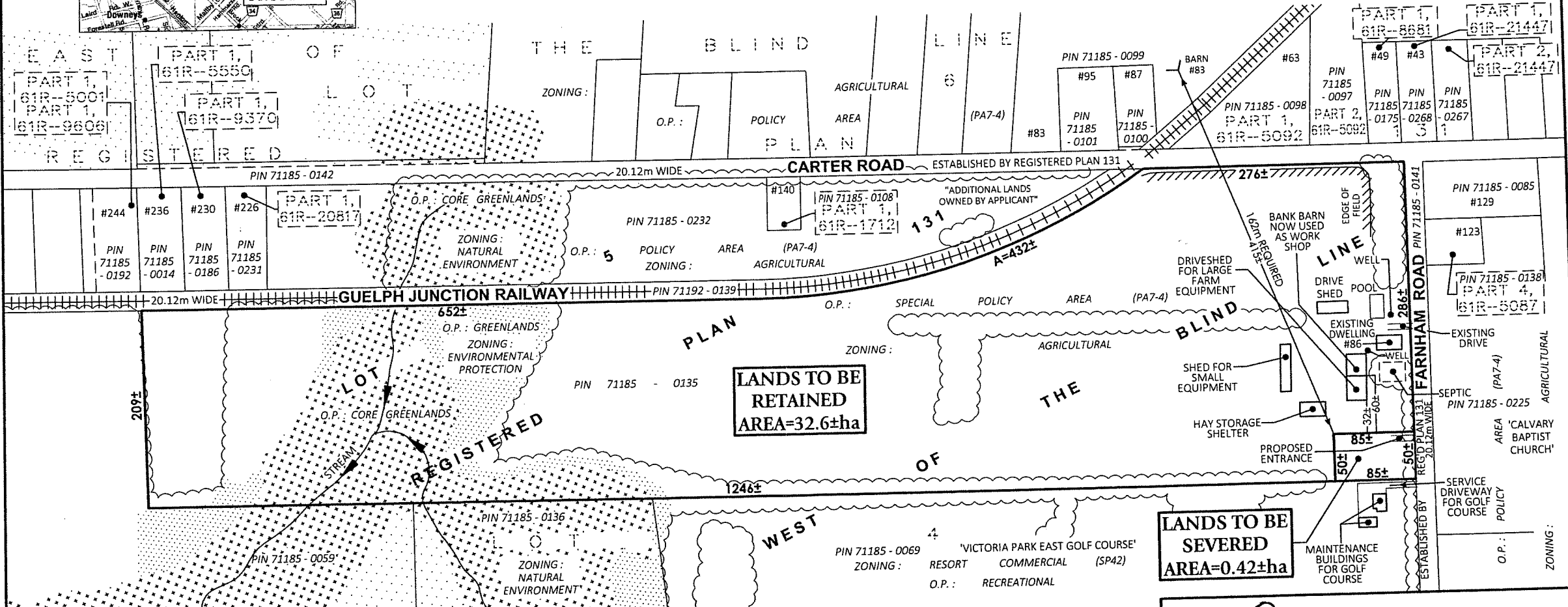


SEVERANCE SKETCH
PART OF LOT 5, WEST OF THE BLIND LINE,
REGISTERED PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.



**LANDS TO BE
 RETAINED
 AREA=32.6±ha**

**LANDS TO BE
 SEVERED
 AREA=0.42±ha**

- 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 POLICY AREA (PA7-4).
 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. PROPERTY OWNERS: JEFFERSON FARMS LTD.

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

THIS SKETCH WAS PREPARED ON
 THE 1st DAY OF MARCH, 2023

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. 30264-21
Mar 1, 2023-11:08:16 AM		
G:\PUSLINCH\131\ACAD\SEV PT LOT 5 (JEFFERSON) 2 UTM.dwg		

Hillary Miller

From: Jacob Normore
Sent: Thursday, March 16, 2023 2:11 PM
To: Lynne Banks
Subject: RE: Consent Application B17-23 - Jefferson Farms - 86 Farnham Rd

Sensitivity: Confidential

Hi Lynne,

Upon review of the application and attached documents, By-law has no concerns at this time. The property is zoned Agricultural and the Zoning requirements are met for the Severed Parcel.

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: Thursday, March 16, 2023 2:03 PM
To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>
Subject: Consent Application B17-23 - Jefferson Farms - 86 Farnham Rd
Sensitivity: Confidential

Attached please find a consent application and supporting documents for the above consent file, for your review and comments. Please provide comments by March 30, 2023.

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: Friday, March 17, 2023 9:14 AM
To: Lynne Banks
Cc: Tom Mulvey
Subject: RE: Consent Application B17-23 - Jefferson Farms - 86 Farnham Rd

Sensitivity: Confidential

Good morning Lynne,

Puslinch Fire and Rescue Services reviewed the consent application for the severance at 86 Farnham Rd. on March 16, 2023. The department has no concerns regarding the application.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, March 16, 2023 2:03 PM

To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>

Subject: Consent Application B17-23 - Jefferson Farms - 86 Farnham Rd

Sensitivity: Confidential

Attached please find a consent application and supporting documents for the above consent file, for your review and comments. Please provide comments by March 30, 2023.

Thanks –

Lynne



PUSLINCH

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