



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –  
23 BROCK RD S, PUSLINCH  
AUGUST 8, 2023  
7:00 p.m.

Register in advance:

[https://us02web.zoom.us/webinar/register/WN\\_u2cF6dcWRb2637nDi1clWA](https://us02web.zoom.us/webinar/register/WN_u2cF6dcWRb2637nDi1clWA)

Or join by phone:

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

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

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Webinar ID: 839 0344 3016

Passcode: 513816

International numbers available: <https://us02web.zoom.us/j/83903443016>

## **AGENDA**

**DATE:** August 8, 2023

**CLOSED MEETING:** Directly following Section 11,  
New Business

### **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**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
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IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –  
23 BROCK RD S, PUSLINCH  
AUGUST 8, 2023  
7:00 p.m.

## 7.1 Approval of Minutes ≠

7.1.1 July 11, 2023

## 7.2 Other Consent Items

## 8. Notice of Public Meetings/Hearings

## 9. Reports

### 9.1 Land Division (Consents)

**9.1.1 Revised Severance Application B87-21 (D10-BAU) – Jane and George Baukham** – Part Lot 19, Concession 7, municipally known as 4507 Concession 7, Township of Puslinch. ≠

Proposed revised severance is 1.1 hectares with 132m frontage, existing agricultural use for proposed rural residential use. Together with proposed access easement on severed in favour of retained parcel.

Retained parcel is 39.6 hectares with 176m frontage, existing and proposed agricultural use with existing dwelling, garage, shed and barn. Together with proposed access easement on retained in favour of severed parcel.

**9.1.2 Severance Application B52-23 (D10-CHA) – Michael and Victoria Chartrand** – Part Lot 23, Concession 8, municipally known as 90 Gilmour Rd, Township of Puslinch. ≠

Proposed severance is 35.22m frontage x 122.12m = 0.43 hectares, existing and proposed rural residential use with existing shed and well.

Retained parcel is 1.12 hectares with 100.48m frontage, existing and proposed rural residential use with existing dwelling, garage and septic system.

**9.1.3 Lot Line Adjustment Application B54-23 (D10-VAN) – Adrian Van Opstal and Julie Rowe-Van Opstal** – Part Lot 30, Concession Gore, municipally known as 7271 Concession 1, Township of Puslinch. ≠

Proposed lot line adjustment is 0.24 hectares with no frontage, vacant land to be added to abutting residential and agricultural parcel – Adrian Van Opstal and Julie Rowe-Van Opstal.



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AUGUST 8, 2023  
7:00 p.m.

Retained parcel is 0.40 hectares with 30.7m frontage, existing and proposed vacant rural residential lot.

- 9.2 Zoning By-Law Amendment Applications**
- 10. Correspondence**
  - 10.1 (Items Referred by Council for Committee Comments)**
- 11. New Business**
- 12. Closed Session - Pursuant to Section 239 of the *Municipal Act***
  - 12.1** Confidential verbal report regarding personal matters about an identifiable individual including local board employees and regarding a position, plan, procedure, criteria, or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board - Line Fence Dispute
- 13. Adjournment ≠**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
JULY 11, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** July 11, 2023  
**MEETING:** Following Committee of Adjustment

The July 11, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:33 p.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

**1. CALL THE MEETING TO ORDER**

**2. ROLL CALL**

**ATTENDANCE:**

**PRESENT:**

Councillor John Sepulis, Chair  
Chris Pickard  
Paul Sadhra  
Jeffrey Born  
Dennis O'Connor

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

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

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2023-060:**

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
JULY 11, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**That the Committee approves the July 11, 2023 Agenda as circulated.**

**CARRIED.**

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

None

**6. DELEGATIONS**

None

**7. CONSENT AGENDA**

**7.1 Approval of the Minutes**

7.1.1 June 13, 2023

**Resolution No. 2023-061:**

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

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held June 13, 2023**

**CARRIED.**

**7.2 Other Consent Items**

None

**8. NOTICE OF PUBLIC MEETINGS/HEARINGS**

None

**9. REPORTS**

**9.1. LAND DIVISION (CONSENTS)**

None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
JULY 11, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

**11.1 - Planning and Development Committee Report 2023-002 – Proposed 2024  
Planning and Development Advisory Committee Meeting Schedule**

**Resolution No. 2023-062:**

Moved by Committee Member Dennis O'Connor and  
Seconded by Committee Member Chris Pickard

**That Report 2023-002 be approved.**

**CARRIED.**

**12. ADJOURNMENT**

**Resolution No. 2023-063:**

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

**That the Planning and Development Advisory Committee hereby adjourns at 7:37 p.m.**

**CARRIED.**

July 14, 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.

*REVISED APPLICATION SUBMITTED ON: June 30, 2023*

**FILE NO. B87-21**

**APPLICANT**

Jane & George Baukham  
4507 Concession 7  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 19  
Concession 7

Proposed revised severance is 1.1 hectares with 132m frontage, existing agricultural use for proposed rural residential use. Together with proposed access easement on severed in favour of retained parcel.

Retained parcel is revised 39.6 hectares with 176m frontage, existing and proposed agricultural use with existing dwelling, garage, shed & barn. Together with proposed access easement on retained in favour of severed parcel.

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

**August 23, 2023**

**Comments** can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto: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

Ministry of Transportation      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: \$ 4630  
Fee Received: Sept 30/21  
File No. B87-21  
Accepted as Complete on: Sept 30/21  
revised - June 28, 2023

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

2. (a) Name of Registered Owner(s) Jane Ann BAUKHAM & George Charles Townsend BAUKHAM

Address 4507 Concession 7, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

\_\_\_\_\_

\_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

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

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

OR

To create a new lot for rural residential purposes

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

Easement for Access on the Retained Parcel in favour of the Severed Parcel

(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 7

Lot No. Part of Lot 19

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Part No. \_\_\_\_\_

Civic Address 4507 Concession 7

(b) When was property acquired: April 1986 (original) & April 2020 (estate transfer)

Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 132 / 135 ±

AREA

1.1 ha ±

Depth 73 / 88 ±

Existing Use(s)

Vacant / Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[X] Easement

[ ] Other

Proposed easement for access to severed parcel on the driveway for the retained parcel.

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other \_\_\_\_\_

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[ ] Pit Privy

[ ] Other (Specify): \_\_\_\_\_

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

Frontage/Width	<u>176 / 403 ±</u>	AREA	<u>39.6 ha ±</u>
Depth	<u>1011±</u>	Existing Use(s)	<u>Agricultural</u>

Existing Buildings or structures: **Dwelling, Garage, Shed & Barn and Proposed Access Easement on Retained Parcel in favour of Severed Parcel**

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

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

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

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

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

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

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

8. Is there a landfill within 500 metres [1640 feet]? YES  NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO
15. Is there a noxious industrial use within 500 meters [1640']? YES  NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES  NO

**Name of Rail Line Company:**

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 [X] NO [ ]  
If YES, is it identical [ ] or changed [X] Provide previous File Number **B87-21**
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 wetland and floodplain features on the subject property however the severance is out of this area the development is not proposed within the features.**

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 & Environmental Protection 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 Instrument No. WC560084 with The Bank of Nova Scotia located at 10 Wright Blvd., Stratford, ON, N5A 7X9**

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

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

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

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

<u>Severed</u>	Width <b><u>15±m</u></b>	Length <b><u>19±m</u></b>	Area <b><u>285±m<sup>2</sup></u></b>	Use <b><u>Barn</u></b>
	Width <b><u>7±m</u></b>	Length <b><u>14±m</u></b>	Area <b><u>98±m<sup>2</sup></u></b>	Use <b><u>Shed</u></b>
	Width <b><u>13±m</u></b>	Length <b><u>14±m</u></b>	Area <b><u>182±m<sup>2</sup></u></b>	Use <b><u>Garage</u></b>
<u>Retained</u>	Width	Length	Area	Use



June 28, 2023

29492-21

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application B87-21  
4507 Concession 7  
Part of Lot 19, Concession 7  
PIN 71197-0445  
Township of Puslinch**

We kindly ask that this application be re-circulated to the relevant agencies for comment and then brought forward to the Land Division Committee for consideration. The configuration of the severance has changed and we acknowledge that an additional application for an easement will be required. However, it will be valuable to obtain the Committee's consideration at this point in time. Included with this resubmission package is the amended Severance Sketch and Site Plan.

**Background:**

A severance application was made in September 2021 for a rural residential parcel at the north end of the parcel and that there be an easement over the existing driveway so that it is shared for the severed and retained parcels. The application was deferred due to concerns with the severance abutting future industrial lands and that MTO did not consider the proposed configuration to meet their requirements for a shared entrance.

We provided additional information to the County in October 2022 for a new hearing on November 10, 2022. The application was deferred for further discussion with Township Staff. We have had discussions with Staff, the GRCA and MTO on the new configuration.

We are proposing an alteration to the configuration (see Figure 1 below and the attached Severance Sketch) that addresses the majority of the concerns, and would ask for your favourable consideration.

The severance has been shifted to the south so that it no longer abuts the future industrial lands to the north. The second primary benefit of the new configuration is that it meets MTO's preferred configuration for a mutual easement. We note that the GRCA does not consider this the preferred configuration – they liked the first version better.

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

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[www.vanharten.com](http://www.vanharten.com)

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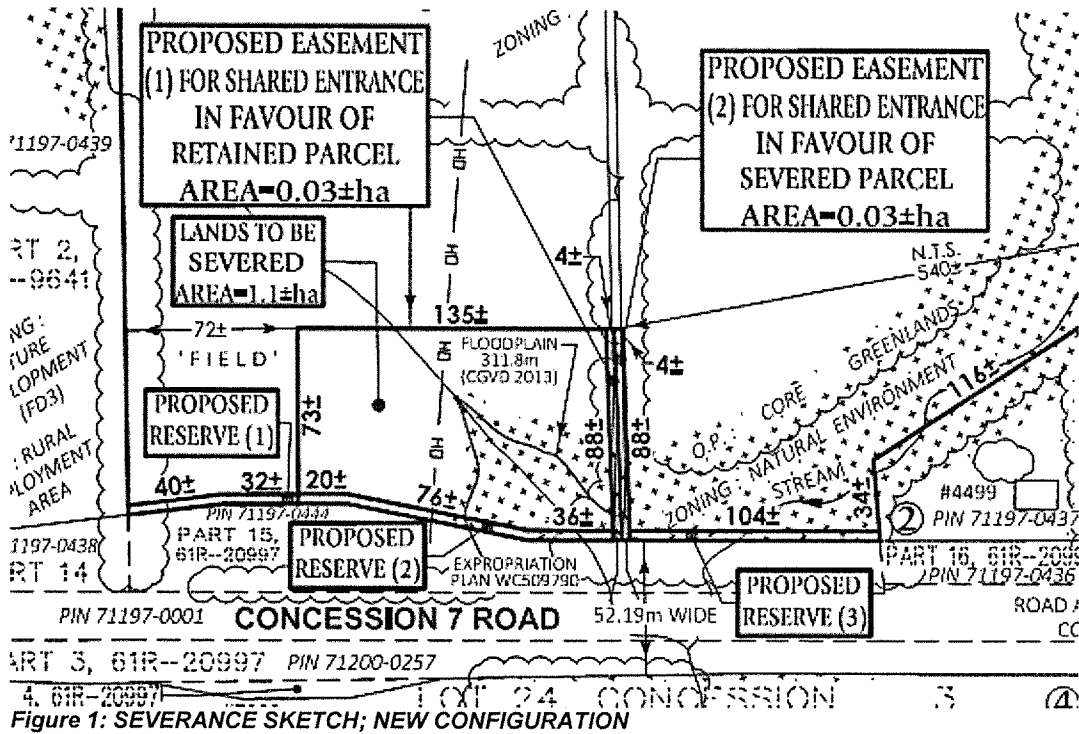


Figure 1: SEVERANCE SKETCH; NEW CONFIGURATION

County Planning Staff and the Puslinch Planning and Development Advisory Committee have been concerned with the placement of a new rural residence abutting future Industrial land. The abutting lands have an Official Plan Designation of Rural Employment Area and the land is zoned Future Development (FD3). The proposed severance has been shifted to the south so that there is 72m of agricultural field between the severance and the Future Industrial land. This added space will serve as a considerable buffer.

MTO has taken over the jurisdiction/authority of Concession 7 Road due to its connectivity to Highway 6 improvements. Concession 7 will be used to reroute traffic from Wellington Road No. 34 to a new cloverleaf interchange now under construction on the Hanlon Expressway (please see the Figure 2 below). Also note that MTO has taken a significant widening along the front of this property in preparation of future grading for Concession 7 Road.

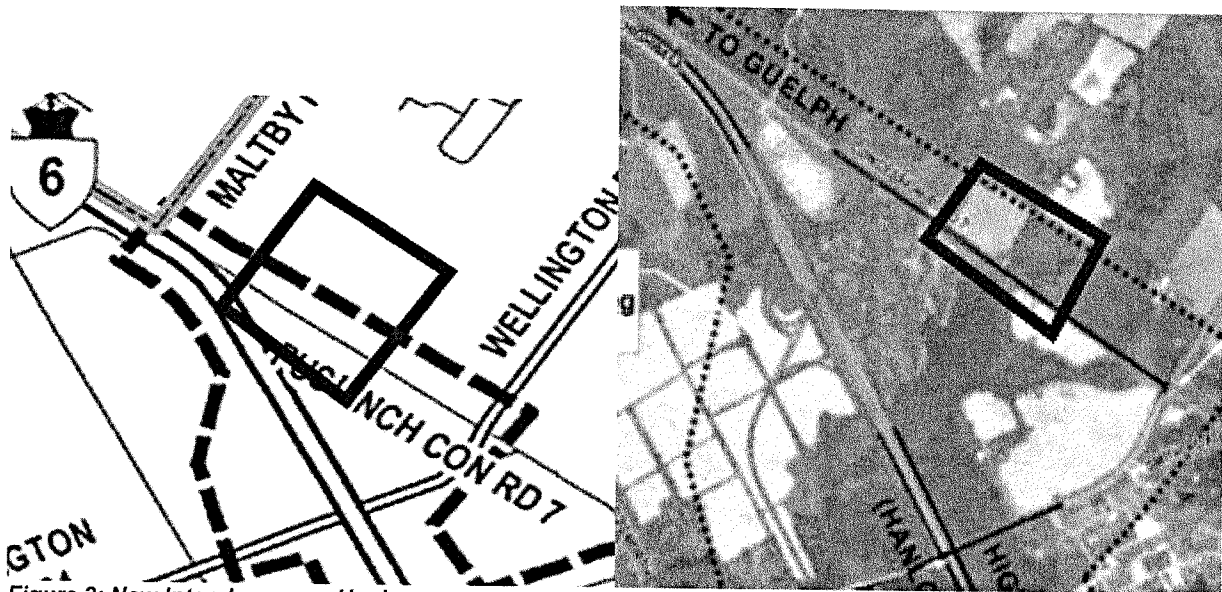


Figure 2: New Interchange on Hanlon

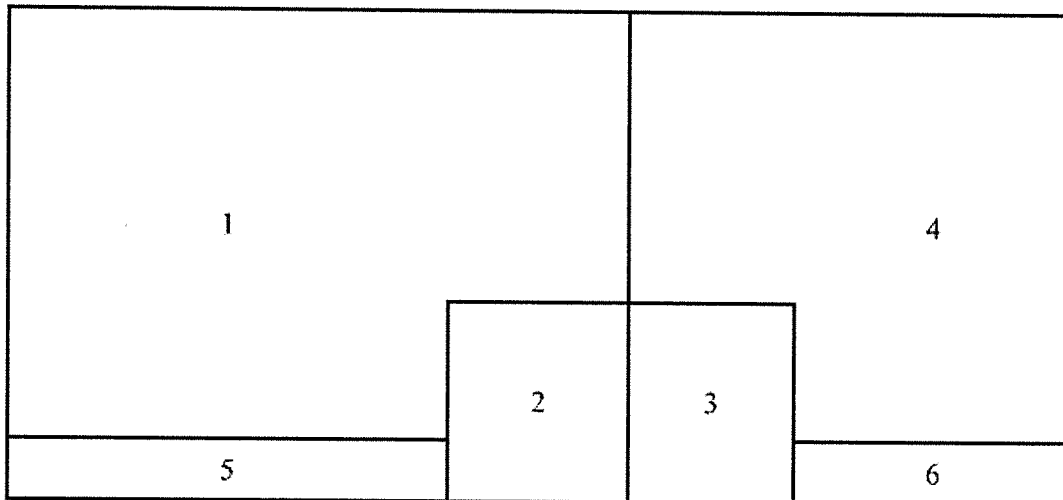
MTO has made it clear that a new entrance to the proposed severance will not be permitted while the Highway 6 Improvements are being made. Eventually the jurisdiction of Concession 7 Road will likely be transferred back to the Township of Puslinch who can then consider an entrance to the Severed Parcel.

MTO provided us with their Mutual Access Guideline which requires that the new property line and easement be centred on the existing driveway. Figure 3 below presents a generic configuration. One property would be PARTs 1 & 5 and the second property would be PARTs 3 & 4 where PARTs 2 & 3 are the shared easement. PARTs 5 & 6 will be 0.3m wide RESERVES that would be transferred to MTO (or the Township of Puslinch) as "private" – not public road, strips of land so as to prevent access crossing PARTs 5 & 6.

The primary benefit of the shared easement over PARTs 2 & 3 is that both property owners are obligated to work together for viable operation of the driveway. As with any private driveway matters of maintenance and snow removal will be addressed, The legal obligation for joint use and maintenance will run with title of land, and will continue to be in effect regardless of whether there is transfer of ownership in the future.

**Example 1**

The reference plan should be prepared to illustrate a minimum of six (6) parts as shown below:



Parts 1 and 2 (plus a right-of-way over part 3 and an easement over part 2).

Parts 3 and 4 (plus a right-of-way over part 2 and an easement over part 3).

Parts 5 and 6 are 0.3 m reserves.

**Figure 3: MTO configuration for shared entrance easements**

We also consulted with GRCA as there are some environmental features to consider including the Flood Line and a small pocket of "non-designated" Wetlands in the front corner of the severance. This wetland is not identified on the GRCA mapping website, but wetland species exist at the site. The perimeter of the wetland species have not yet been flagged by the GRCA, but the enclosed Site Plan presents the approximate edge of these species against the existing field edge.

We reviewed the new configuration with Andrew Herreman of the GRCA and he provided the following comment on November 25, 2022.

*Hi Jeff,*

*GRCA staff are generally not supportive of the revised severance concept. The proposed lot now includes a large area of floodplain and it is located less than 30 metres from a wetland. Further investigation of the southern corner of the proposed severance is recommended because it appears that there is additional wetland in that location. The floodplain on the severed parcel is also within the Greenlands System outlined the County of Wellington Official Plan.*





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

*Please copy the GRCA on any additional revisions or circulations related to this file. GRCA staff are available to discuss these comments and any revised concepts.*

*Let me know if you have any questions.*

*Sincerely,*

**Andrew Herreman, CPT**  
*Resource Planning Technician  
Grand River Conservation Authority  
Office: 519-621-2763 ext. 2228  
Email: [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca)*

The comments of Andrew were considered and revisions were made to the Site Plan after which Andrew provided the following comments on March 2, 2023:

*Good afternoon Jeff,*

*Thanks for circulating the updated plan and conceptual building envelope. It appears that the proposed dwelling and septic system can avoid the natural hazard features. With that said, the overall severance concept is still not preferred from a natural hazard perspective.*

**Wetland**

*GRCA staff would be available in late May or early June to confirm the approximate boundaries of the wetland in the vicinity of the severed parcel.*

*Sincerely,*

**Andrew Herreman, CPT**  
*Resource Planning Technician  
Grand River Conservation Authority  
Office: 519-621-2763 ext. 2228  
Email: [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca)*

The Provincial Planning Policies require that development not be within 30m of a Natural Feature. Development is defined to include a new property line. In this case, the new property line will be along the centre of an existing driveway where no construction, not even a fence, can happen due to the shared usage of the driveway. The Site Plan has been designed so that the new features and grading are at least 19m from the flood line and 56m from the wetland. (Generally, the buffer requirement is 5m for the flood line and 30m to the wetland feature). Accordingly we are of the opinion that the proposed development meets the intent of the Policies. The Land Division Committee has considered similar situations where the new property line is in or abutting the natural feature but acknowledge any new constructed

development is far enough away from the development feature and meet the required buffers.

As we are endeavouring to address requirements of two agencies that in this case have objectives that are not perfectly aligned, the proposed configuration does not perfectly meet one of the metrics for a severance, but on balance all potential 'negatives' are minimized and it is the best solution in light of the circumstances. The new configuration can be summarized as follows:

1. The proposed severance has been moved away from the future Industrial lands so that there is now a 72m gap to the Industrial lands.
2. The configuration now conforms to MTO's guidelines for a Mutual Entrance.
3. The configuration is does not perfectly meet one of the setback metrics from a natural hazard perspective, but a significant setback and buffer are provided and it meets the intent of the natural hazard protection policies.

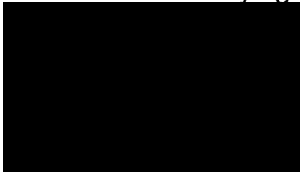
This application will require an additional consent application from the Land Division Committee for an easement. We ask that the Committee make a decision on the current application at this time so that in the event that it is not supported, Application Fees for the second application are not wasted. The decision for the current application would include a condition for the second application.

We also want to highlight that the intended purchaser is the owner's daughter and her husband. Both parties are willing and eager to have appropriate arrangements for the easement in terms of maintenance and cost. The new lot also provides the owner's daughter and her husband the opportunity to obtain a rural residential parcel at an affordable cost as well as have the benefit of having family as neighbours.

We kindly ask that this Application be re-circulated to the relevant agencies and brought back to the Land Division Committee to render a decision. We are circulating this letter and supporting documentation to agencies that have been involved thus far and are noted as "cc" at the bottom of this letter.

Thank you for your assistance.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Caitlin Baukham  
cc MTO: [jessica.pegelo@ontario.ca](mailto:jessica.pegelo@ontario.ca)  
cc GRCA: Andrew Herreman [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca)  
cc Township of Puslinch: Lynne Banks [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

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](http://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: **Meagan Ferris**

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.*


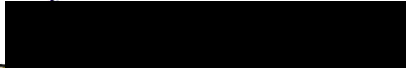
**NOTE:** If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

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), George Charles Townsend BAUKHAM & Jane Ann BAUKHAM the Registered Owners of  
Part of Lot 19, Concession 7, as in INST ROS525201 Of the Township of Puslinch in the  
County/-Region of Wellington severally and jointly, solemnly declare that

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

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

X  X 

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

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

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

Part of Lot 19, Concession 7, as in INST ROS525201 Of the Township of Puslinch

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

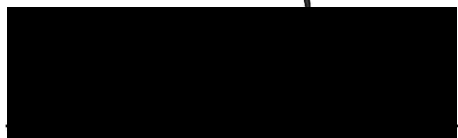
DECLARED before me at the

City Of \_\_\_\_\_

Guelph In the \_\_\_\_\_

County/-Region of Wellington

This 29 day of Sept 20 21



Commissioner of Oaths



(Owner or Applicant)



(Owner or Applicant)

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.

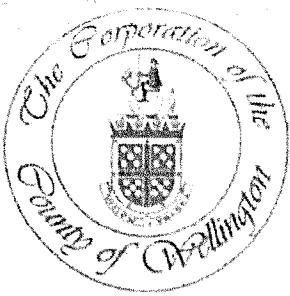
  
\_\_\_\_\_  
Signature of Owner/Applicant/Agent(s)

*Sept 29, 2021*  
\_\_\_\_\_  
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

Owner(s) of Livestock Facility George & Jane Baukham

**Contact Information**

Email [REDACTED] Telephone [REDACTED]  
 Civic Address 4507 Concession Road 7 Municipality Puslinch Lot 19  
 Concession 7 Division \_\_\_\_\_ Lot \_\_\_\_\_  
 Size (where livestock facility is located) 40ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date 9/23/2021

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. \_\_\_\_\_ ft / m \_\_\_\_\_ ft / m

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

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

Animal Type of Material	Description	Housing Capacity	Manure Storage Type (select)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed: 545 - 658 kg (e.g. Holsteins)		
	Medium-framed: 455 - 545 kg (e.g. Guernseys)		
	Small-framed: 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 - 545 kg (e.g. Holsteins)		
	Medium-framed: 148 - 455 kg (e.g. Guernseys)		
	Small-framed: 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed: 45 - 182 kg (e.g. Holsteins)		
Medium-framed: 39 - 148 kg (e.g. Guernseys)			
Small-framed: 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	6	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

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

**QUESTIONS?**

**PLEASE CONTACT**

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

**Linda Redmond, Senior Planner**

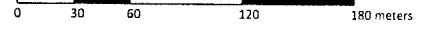
E lindar@wellington.ca  
 T 519.837.2600 x2380  
 1.800.663.0750 x2380

**Sarah Wilhelm, Senior Planner**

E sarahw@wellington.ca  
 T 519.837.2600 x2130  
 1.800.663.0750 x2130

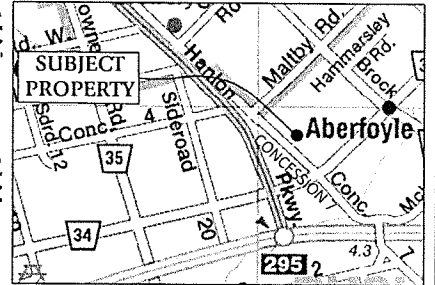
**SEVERANCE SKETCH  
PART OF LOT 19, CONCESSION 7  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON**

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.

**KEYMAP**

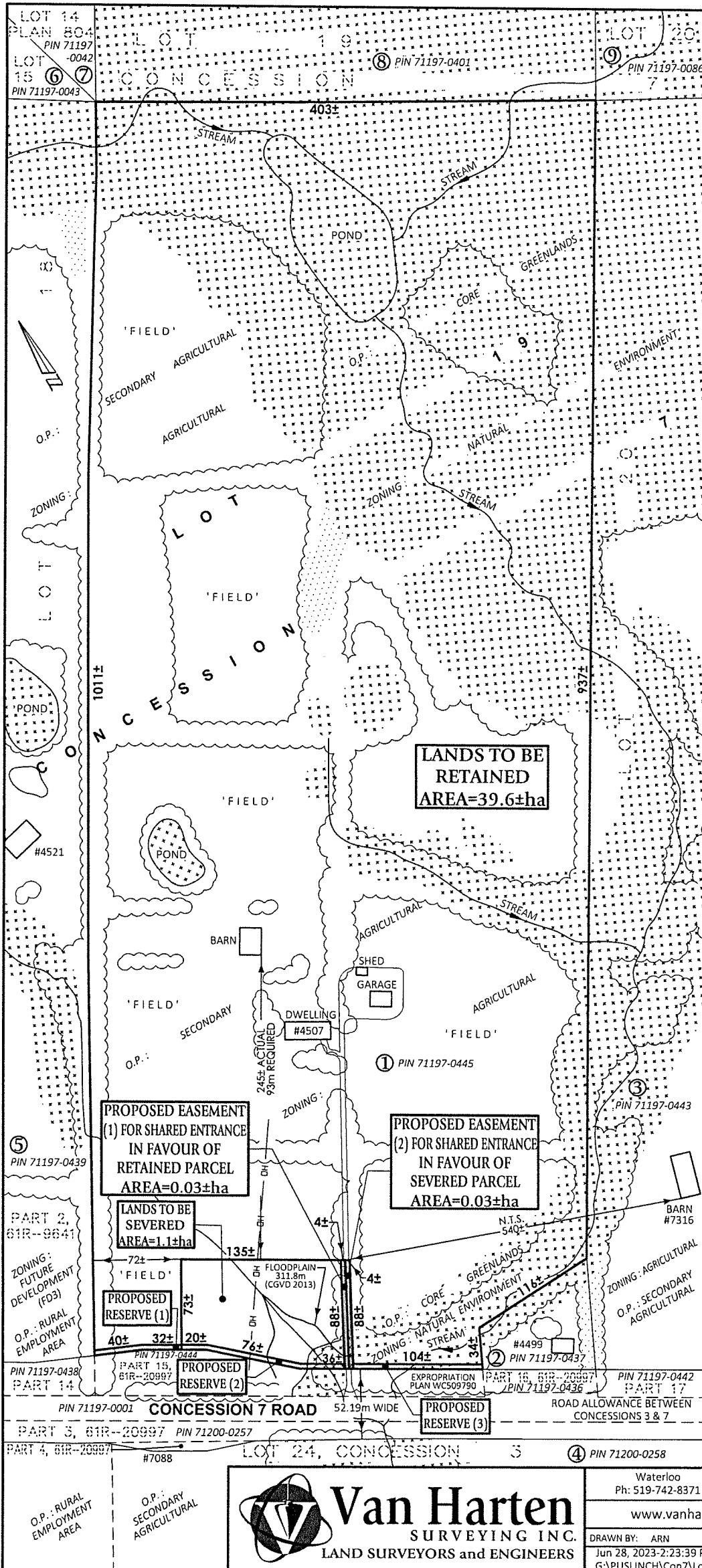


**NOTES:**

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

O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT



THIS SKETCH WAS PREPARED ON THE 28th DAY OF JUNE 2023

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 29492-21
Jun 28, 2023-2:23:39 PM		
G:\PUSLINCH\Con7\Lot19\ACAD\SEV LOT 19 (BAUKHAM) UTM 3.dwg		

297-21



July 14, 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: June 29, 2023*

### FILE NO. B52-23

#### APPLICANT

Michael & Victoria Chartrand  
90 Gilmour Road  
Puslinch N0B 2J0

#### LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 23  
Concession 8

Proposed severance is 35.22m frontage x 122.12m = 0.43 hectares, existing and proposed rural residential use with existing shed and well.

Retained parcel is 1.12 hectares with 100.48m frontage, existing and proposed rural residential use with existing dwelling, garage and septic system.

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

**August 23, 2023**

**Comments** can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto: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

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: \$ 4960
Fee Received: June 29/23
File No. BSA-23
Accepted as Complete on: June 29/23

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

2. (a) Name of Registered Owner(s) or Purchaser Michael Lorenzo Chartrand and Victoria Lynn Chartrand

Address 90 Gilmore Road, Puslinch, Ontario N0B 2J0

Phone No. [Redacted] Email: [Redacted]

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

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

Phone No. Email:

(c) Name and Address of Owner's Authorized Agent: JD Barnes Ltd. (Nancy Shoemaker)

257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

Phone No. 519-822-4031 Email: nshoemaker@jdbarnes.c

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [X] 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[ ]

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.

Unknown

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

Local Municipality: Township of Puslinch  
Concession 8 Lot No. Part Lot 23  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. 61R-8873 and 61R-8303 Part No. Part 1 and Part 1  
Civic Address 90 Gilmour Road

(b) When was property acquired: May 7, 1993 Registered Instrument No. RO692280  
\* Chartrand ownership history is provided on separate page

5. Description of Land intended to be SEVERED:  
Frontage/Width 35.22 M AREA 0.43 HA Metric  Imperial   
Depth 122.12 M Existing Use(s) Part of existing rural residential property  
Existing Buildings or structures: shed & well  
Proposed Uses (s): Detached residential dwelling

Type of access (Check appropriate space) Existing  Proposed   
 Provincial Highway  Right-of-way  
 County Road  Private road  
 Municipal road, maintained year round  Crown access road  
 Municipal road, seasonally maintained  Water access  
 Easement  Other

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 100.48 M AREA 1.12 Ha

Depth 122.12 M Existing Use(s) Rural residential

Existing Buildings or structures: Detached residential dwelling &, septic system

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 [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 [X] 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 [X]

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

Consents for rural residential are allowed within rural area. On rural lands located in municipalities, permitted uses include residential development such as lot creation, that is locally appropriate.

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.

Rural areas will accommodate limited rural residential development.

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).

Lands are designated Secondary Agricultural in the County OP. Consents for rural residential are permitted. Agriculture will continue to be the dominant use but a range of other uses including rural residential will be allowed.

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).

Puslinch relies on County Official Plan

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 (A)

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

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 [X] NO [ ] File Number \_\_\_\_\_ Submitted at same time as consent applica

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: **Not Applicable**

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 [ ]



June 20, 2023

Project: 23-14-911

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

Attention: Ms. Turchet

**Re: Proposed Consent– 90 Gilmour Road  
Part of Lot 23, Concession 8, Township of Puslinch  
Owners: Michel Lorenzo Chartrand & Victoria Lynn Chartrand**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,960.00 payable to the County of Wellington and a cheque payable to the Grand River Conservation Authority in the amount of \$465.00 to cover processing fees. Mr. and Mrs. Chartrand purchased the property in May of 1993. I have also attached a history of the property ownership on a separate page, including deed documentation. Finally, I have attached the MDS calculations for barns within 500 metres of the proposed consent.

The parcel to be severed from this property will have a frontage of 35.22 metres along the north side of Gilmour Road and an overall lot area of 0.43 hectares. This parcel currently contains a well and a shed. The shed will be removed as part of the application and the well will remain to be used for the new dwelling. The retained parcel contains a single detached dwelling, a detached garage and a septic system. It will have a frontage of 100.48 metres and an overall lot area of 1.12 hectares. A new well will be drilled as part of the consent application.

This property is designated Secondary Agricultural in the County's Official Plan and is zoned Agricultural. Both the severed and retained parcels will meet the requirements set out in the Township of Puslinch Zoning By-law, save for the following:

- 1) A reduced MDS setback for the unoccupied barn located at 76 Gilmour Road. The required setback is 255 metres and the new lot will have a setback of 217 metres. There are 4 existing rural dwellings located closer to the barn than the proposed consent.

The proposed severance meets the policies of the County Official Plan. One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005, and this application satisfies the following criteria:

- the lot meets a 0.4 ha minimum lot size
- the lot has access to an open public road;
- the residential use is compatible with surrounding development;
- the use is well removed from any settlement area boundary; and
- the lands have been owned by the applicant for at least 5 years.

I have asked the Township to prepare the list of property owners within 60 metres of the application. Should you have any questions, please do not hesitate to call me.

Yours very truly

**J.D. BARNES LIMITED**

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)

**Nancy Shoemaker, BAA, RPP**

Attachments

Copy: Mike & Vicki Chartrand  
Township of Puslinch

**Surveying | Mapping | GIS**

257 Woodlawn Road West, Unit 101 | Guelph | Ontario | Canada | N1H 8J1  
T: 519-822-4031 | F: 519-822-1220  
www.jdbarnes.com

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](http://www.wellingtonwater.ca)) YES [ ] NO [X]

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

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

YES [X] NO [ ]

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

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

**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/PURCHASER'S AUTHORIZATION:**

*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), Michel Lorenzo Chartrand & Victoria Lynn Chartrand the Registered Owners/Purchasers of 90 Gilmour Road Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that J.D.Barnes Ltd. (Nancy Shoemaker)

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

[Redacted Signature]

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker 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) 90 Gilmour Road

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

DECLARED before me at the [Redacted] City Guelph Of [Redacted] (Owner/Purchaser or Applicant)

In the County/Region of Wellington

This 30th day of June 20 23 (Owner/Purchaser or Applicant)

[Redacted Signature]

Commissioner of Oaths  
County of Wellington

[Redacted Signature]

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, Nancy Shoemaker, 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)

June 20, 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

**Minimum Distance Separation I**

Worksheet 1

Prepared By: Nancy Shoemaker, Planner, Black, Shoemaker, Robinson &amp; Donaldson

**Description:** 4407 Victoria Road South, Puslinch  
**Application Date:** Tuesday, May 16, 2023  
**Municipal File Number:**  
**Proposed Application:** Lot creation for four, or more, residential lots outside of a settlement area  
 Type B Land Use

**Applicant Contact Information**

Nancy Shoemaker  
 J.D. Barnes Limited  
 257 Woodlawn Road West, Unit 101  
 Guelph, ON, Canada N1H 8J1  
 Phone #1: 519-822-4031  
 Email: nancy@bsrd.com

**Location of Subject Lands**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 9, Lot: 23  
 Roll Number: 2301000007099500000

**Calculation Name:** *Farm 1*
**Description:** 4407 Victoria Road South, Puslinch

**Farm Contact Information**

Jeff Townes  
 4407 Victoria Road South  
 Puslinch, ON, Canada N0B 2J0  
 Phone #1: 519-277-0791

**Location of existing livestock facility or anaerobic digester**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 9, Lot: 23  
 Roll Number: 2301000002099500000

Total Lot Size: 1.16 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Unoccupied Livestock Barn, -	130 m <sup>2</sup>	6.5	130 m <sup>2</sup>

**Existing Manure Storage:** No storage required (manure is stored for less than 14 days)


**Design Capacity (NU):** 6.5

**Potential Design Capacity (NU):** 6.5

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
<b>1.0</b>	<b>X</b>	<b>155</b>	<b>X</b>	<b>0.7</b>	<b>X</b>
		<b>2.2</b>	<b>=</b>	<b>239 m (783 ft)</b>	<b>272 m (892 ft)</b>

**Storage Base Distance 'S'**  
 (minimum distance from manure storage)

**No storage present**

 The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

**Preparer Information**

Nancy Shoemaker  
 Planner  
 Black, Shoemaker, Robinson & Donaldson  
 257 Speedvale Avenue West, Unit 101  
 Guelph, ON, Canada N1H 8J1  
 Phone #1: 519-822-4031  
 Email: nancy@bsrd.com

Signature of Preparer: \_\_\_\_\_  
 Nancy Shoemaker, Planner

Date: May 16, 2023

**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

**Minimum Distance Separation I (MDSI)**

County of Wellington

Please that new livestock facilities be located a suitable distance from other livestock operations. Feel free to consult the County Planning office with any questions.

Name(s) of Livestock Facility

JEFF TOWNES

**Contact Information**

Telephone: [Redacted]  
 Address: 4407 Victoria Road South  
 Part Lot 23 Concession Municipality: Township of Puslinch  
 Division:  
 Size (where livestock facility is located): 1.16 hectares 2.88 acres

Nature of Livestock Facility Owner: [Redacted] Date: May 2/23

MAN(S) SIZE: Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.  
 ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- Solid, inside, bedded pack
  - Solid, outside, covered
  - Solid, outside, no cover, ≥30% dry matter
  - Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
  - Liquid, inside, underneath slatted floor
  - 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 / Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
Medium-framed; 39 - 148 kg (e.g. Guernseys)			
Small-framed; 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

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

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

QUESTIONS?  
PLEASE CONTACT

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

P 519.837.2600 x2170  
F 519.923.1694

**Description:** 76 Gilmour Road, Puslinch  
**Application Date:** Tuesday, May 16, 2023  
**Municipal File Number:**  
**Proposed Application:** Lot creation for four, or more, residential lots outside of a settlement area  
 Type B Land Use

**Applicant Contact Information**

Nancy Shoemaker  
 J.D. Barnes Limited  
 257 Woodlawn Road West, Unit 101  
 Guelph, ON, Canada N1H 8J1  
 Phone #1: 519-822-4031  
 Email: nancy@bsrd.com

**Location of Subject Lands**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 8, Lot: 23  
 Roll Number: 2301000006017010000

**Calculation Name:** *Farm 1*
**Description:** 76 Gilmour Road, Puslinch

**Farm Contact Information**

Michael Georges  
 76 Gilmour Road  
 Puslinch, ON, Canada N0B 2J0  
 Phone #1: 519-837-0293

**Location of existing livestock facility or anaerobic digester**

County of Wellington, Township of Puslinch  
 PUSLINCH, Concession: 8, Lot: 23  
 Roll Number: 2301000006017010000  
 Total Lot Size: 4.07 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Unoccupied Livestock Barn, -	193 m <sup>2</sup>	9.7	193 m <sup>2</sup>

**Existing Manure Storage:** No storage required (manure is stored for less than 14 days)

**Design Capacity (NU):** 9.7

**Potential Design Capacity (NU):** 9.7

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)
1.0	X 165.5	X 0.7	X 2.2	=	255 m (836 ft)	217 m (712 ft) !

Storage Base Distance 'S'  
 (minimum distance from manure storage)

**No storage present**

! The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

**Preparer Information**

Nancy Shoemaker  
 Planner  
 Black, Shoemaker, Robinson & Donaldson  
 257 Speedvale Avenue West, Unit 101  
 Guelph, ON, Canada N1H 8J1  
 Phone #1: 519-822-4031  
 Email: nancy@bsrd.com

Signature of Preparer:   
 Nancy Shoemaker, Planner

Date: May 16, 2023

**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



**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 Michael + Linda Georges

**Contact Information**

Email \_\_\_\_\_ Telephone \_\_\_\_\_  
 Civic Address 76 Gilmour Road Municipality Township of Puslinch  
 Lot Part Lot 23 Concession \_\_\_\_\_ 8 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 4.07 hectares 10.06 acres

Signature of Livestock Facility Owner \_\_\_\_\_ Date \_\_\_\_\_

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 193 ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

- 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)		Owner refused to complete form but claimed barn had been converted to storage
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Minimum Distance Separation I (MDSI)

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

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

QUESTIONS?

PLEASE CONTACT

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

P 519.837.2600 x2170

F 519.923.1694





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

**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

Duncan and Helen Susan McLeod

**Contact Information**

Email \_\_\_\_\_ Telephone \_\_\_\_\_  
 Civic Address 77 Gilmour Road Municipality Township of Puslinch  
 Lot Part Lot 24 Concession 8 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 29.3 hectares 72.43 acres

Signature of Livestock Facility Owner HS McLeod Date May 1, 2023

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

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

*\* Both barns have been converted to workshops. The township was out to complete inspection.*

FARM DATA SHEET (continued)  
Minimum Distance Separation 1 (MDS1)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (contact from fact)
Swine	Sows with litter, dry sows or boars	NO LIVESTOCK	
	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)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 3 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 2T9

P 519.837.2600 x2170  
F 519.838.1694

# FINAL INSPECTION REPORT

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



**PUSLINCH**

(519) 763-1226

Ext: 216

Inspection Type	Final	Time	12:00 PM	Roll Number	23-01-000-006-00900-000
Inspection Date	01/09/2018			Permit Number	0072 /2018
Inspection Status	FAILED			Date Issued	09/07/2018
Next Inspection	03/22/2019			Work Action	Alter
Inspector	Gerald Moore				
Property Owner	MCLEOD HELEN SUSAN			Home Phone	[REDACTED]
Address	77 GILMOUR RD			Work Phone	[REDACTED]
				Cell Phone	[REDACTED]
				Email	[REDACTED]
	PUSLINCH ON	N0B 2J0		Original Owner	MCLEOD HELEN SUSAN
Contractor	Owner			Office Phone	
				Cellular Phone	
Legal Description	77 GILMOUR RD				
					PUSLINCH CON 8 PT LOT 24
Project Description	convert barn to workshop				
Structure Description	N/A				

### Comments

- building renovations far enough along that the barn can no longer be used to house animals

## Nancy Shoemaker

---

**From:** Andrew Hartholt <ahartholt@puslinch.ca>  
**Sent:** Tuesday, June 27, 2023 9:59 AM  
**To:** Nancy Shoemaker  
**Cc:** Lynne Banks; Joanna Salsberg  
**Subject:** RE: 90 Gilmour Road Consent & MDS

I agree that the barn referenced in the inspection report, building permit #0072/2018, no longer needs to be considered for MDS.



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

*My work hours may not match yours, and I do not expect you to respond outside your working hours*

**From:** Nancy Shoemaker <nshoemaker@jdbarnes.com>  
**Sent:** Monday, June 26, 2023 9:37 AM  
**To:** Andrew Hartholt <ahartholt@puslinch.ca>  
**Cc:** Lynne Banks <lbanks@puslinch.ca>; Joanna Salsberg <joannasal@wellington.ca>  
**Subject:** RE: 90 Gilmour Road Consent & MDS

Good Morning Andrew:

Can you please confirm that this Building Inspection report is sufficient to confirm that MDS does not apply to 77 Gilmour since these barns can no longer accommodate animals.

Thanks

*Nancy Shoemaker*

BAA, RPP

J.D. Barnes Limited  
(formerly Black, Shoemaker, Robinson & Donaldson Limited)  
257 Woodlawn Road West, Unit 101  
Guelph, Ontario N1H 8J1  
Phone: 519-822-4031 ext.3006  
Email: [nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)  
[nancy@bsrd.com](mailto:nancy@bsrd.com)

**From:** Joanna Salsberg <[joannasal@wellington.ca](mailto:joannasal@wellington.ca)>  
**Sent:** Friday, June 23, 2023 11:44 AM  
**To:** Nancy Shoemaker <[nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)>  
**Cc:** [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca); Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>  
**Subject:** RE: 90 Gilmour Road Consent & MDS

Hi Nancy,

I suggest reaching out to Andrew (cc'd) regarding the inspection report and confirm if this would be sufficient to address the conversion of the barn for MDS I compliance.

Thanks,

Joanna

**Joanna Salsberg, RPP MCIP**

She/Her/Hers

Planner

Planning and Development Department

County of Wellington

74 Woolwich Street

Guelph ON N1H 3T9

T 519.837.2600 x 2380

E [joannasal@wellington.ca](mailto:joannasal@wellington.ca)

W [www.wellington.ca](http://www.wellington.ca)

**From:** Nancy Shoemaker <[nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)>

**Sent:** Friday, June 23, 2023 11:26 AM

**To:** Joanna Salsberg <[joannasal@wellington.ca](mailto:joannasal@wellington.ca)>

**Cc:** [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

**Subject:** Re: 90 Gilmour Road Consent & MDS

Hi Joanna:

The form I emailed was from the Township confirming the conversion of 77. What more would be required?

Regards

Nancy

Get [Outlook for iOS](#)

---

**From:** Joanna Salsberg <[joannasal@wellington.ca](mailto:joannasal@wellington.ca)>

**Sent:** Friday, June 23, 2023 11:23:19 AM

**To:** Nancy Shoemaker <[nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)>

**Cc:** [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca) <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>

**Subject:** RE: 90 Gilmour Road Consent & MDS

Hi Nancy,

It does appear relief is required for the barn at 76 Gilmour Rd. The planner that receives the file will review for MDS I compliance, and obtaining relief would be required as a condition for a consent application. Regarding 77 Gilmour, the Township would need to confirm if they are satisfied that the barns have been converted to a workshop.

Thanks,

Joanna

**Joanna Salsberg, RPP MCIP**

She/Her/Hers  
Planner  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2380  
E [joannasal@wellington.ca](mailto:joannasal@wellington.ca)  
W [www.wellington.ca](http://www.wellington.ca)

**From:** Nancy Shoemaker <[nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)>  
**Sent:** Monday, June 19, 2023 11:48 AM  
**To:** Joanna Salsberg <[joannasal@wellington.ca](mailto:joannasal@wellington.ca)>  
**Cc:** [MichelChartrand@bell.net](mailto:MichelChartrand@bell.net); V C <[vchartrand@sympatico.ca](mailto:vchartrand@sympatico.ca)>  
**Subject:** 90 Gilmour Road Consent & MDS

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

Good Morning Joanna:

I have attached the MDS calculations for the proposed consent at 90 Gilmour Road in Puslinch.

There are 3 barns located within 500 metres. Included with this email is the calculation required for the barn at 4407 Victoria Road and 76 Gilmour Road. The barn at 4407 Victoria Road is unoccupied and using the Agri-Suite calculation, the required setback is 239 metres. The proposed consent is beyond this calculation. The barn at 76 Gilmour Road has been converted to a storage facility that was used by the son of the owner for his business. It is no longer being used for this purpose, however, the owner would not complete the form or allow us to go inside the building. We prepared the Agri-Suite calculation using an unoccupied barn approach. The required setback is 255 metres. Although there is a consent that is closer to this property than the proposed consent at 90 Gilmour, the setback to the proposed new lot is 217 metres. Please confirm if a minor variance is required given that there remains a question as to whether the existing barn can be used to house animals.

I have not completed a calculation for the barn at 77 Gilmour Road as the barn has been converted to workshop and I have included the Township confirmation that the barn can no longer be used for animals.

Can you please review this information and confirm that the County is satisfied with the calculations.

Thanks

*Nancy Shoemaker*

BAA, RPP

J.D. Barnes Limited  
(formerly Black, Shoemaker, Robinson & Donaldson Limited)  
257 Woodlawn Road West, Unit 101  
Guelph, Ontario N1H 8J1  
Phone: 519-822-4031 ext.3006  
Email: [nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)  
[nancy@bsrd.com](mailto:nancy@bsrd.com)

**From:** [guelpscan@jdbarnes.com](mailto:guelpscan@jdbarnes.com) <[guelpscan@jdbarnes.com](mailto:guelpscan@jdbarnes.com)>

**Sent:** Monday, June 19, 2023 12:35 PM

**To:** Nancy Shoemaker <[nshoemaker@jdbarnes.com](mailto:nshoemaker@jdbarnes.com)>

**Subject:** Attached Image

## Jana Poechman

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Monday, July 10, 2023 10:14 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B52-23 - SW Review  
**Attachments:** WHPA\_Map\_Gilmour\_90.pdf

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

Good morning Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area for quantity) 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](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://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:** Thursday, June 29, 2023 3:58 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B52-23 - SW Review

**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.**

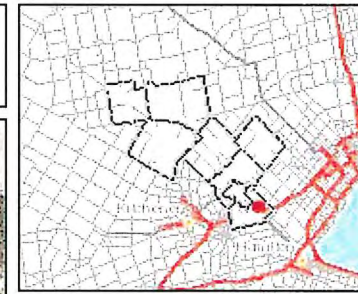
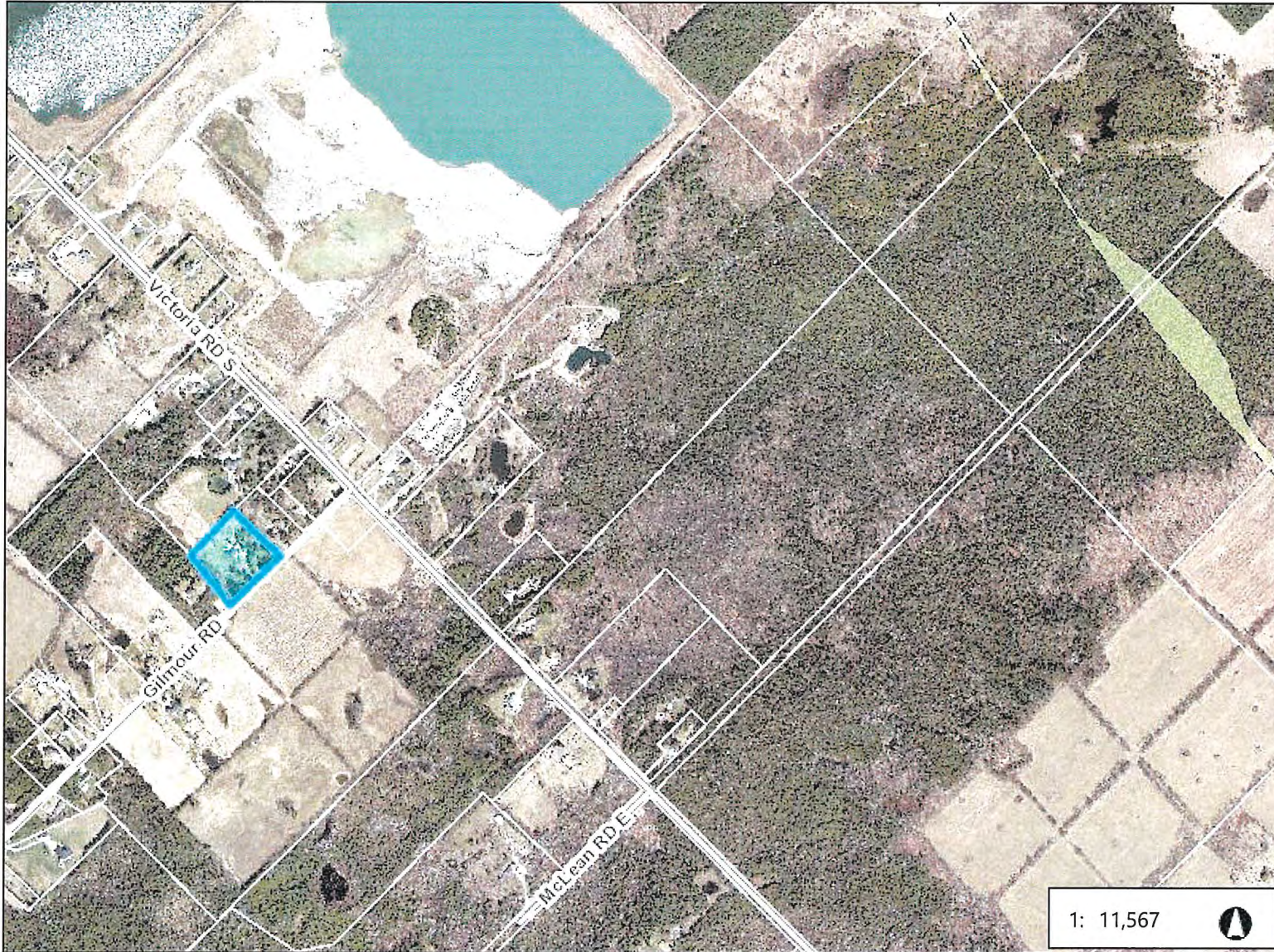
Hi Danielle.

Here is B52-23 for your review. Please let me know if I need to ask the applicant/agent for a screening form.

Thanks!  
Jana

Jana Poechman  
Development and Administration Coordinator  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2170  
E [janap@wellington.ca](mailto:janap@wellington.ca)





**Legend**

**Parcels**

**Roads**

- Local Road
- County Road
- Highway

Ontario - Municipalities

**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

Roads lookun

0.6 0 0.29 0.6 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**

TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

LOT 23, CONCESSION 8

PIN 71195 - 0656

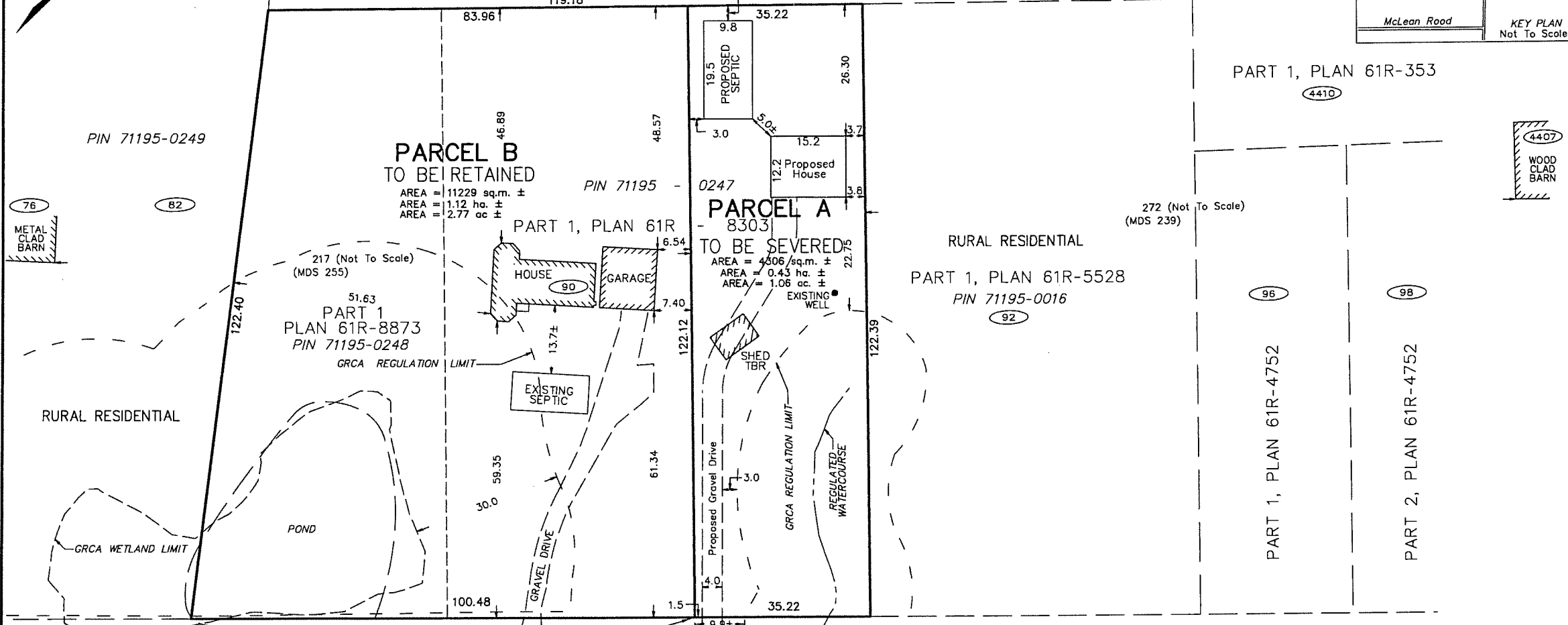
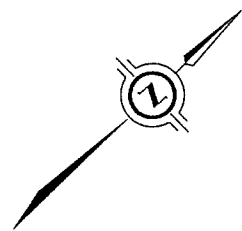
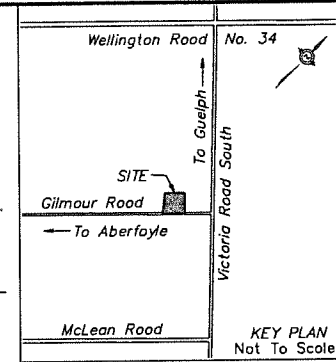
RURAL RESIDENTIAL (4414)

PLAN FOR CONSENT APPLICATION OF  
90 GILMOUR ROAD

SCALE 1 : 750



METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



GILMOUR ROAD PIN 71195-0036  
GRAVEL ROAD  
40 FOOT WIDE ROAD OPENED BY TOWNSHIP OF PUSLINCH (BY-LAW No. 28 (MAY 20, 1851))  
TBR DENOTES TO BE REMOVED  
(345) - MUNICIPAL ADDRESS

LOT 24, CONCESSION 8

**CAUTION:** THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**NOTE:** THE BOUNDARY IS COMPILED FROM EXISTING RECORDS AND HAS NOT BEEN FIELD VERIFIED.

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**J.D. BARNES LIMITED**  
SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
251 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1  
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

RPA	DRAWN
NS	CHECKED
DATED: MAY 31/23	
Ref. No. 23-14-911-00	

G:\23-14-911\00\Drawing\23-14-911-00-SEV.dgn  
PLOTTED 5/31/2023

July 14, 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: June 30, 2023*

### FILE NO. B54-23

#### APPLICANT

Adrian Van Opstal & Julie Rowe-Van  
Opstal  
7271 Concession Road 1  
RR#2  
Puslinch N0B 2J0

#### LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 30  
Concession Gore

Proposed lot line adjustment is 0.24 hectares with no frontage, vacant land to be added to abutting residential and agricultural parcel – Adrian Van Opstal & Julie Rowe-Van Opstal.

Retained parcel is 0.40 hectares with 30.7m frontage, existing and proposed vacant rural residential lot.

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

**August 23, 2023**

Comments can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto: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 – Hamilton Conservation

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

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 4960

Fee Received: June 30/23

File No. B54-23

Accepted as Complete on: June 30/23

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

**SECTION B: Parcel from which land is being transferred**

2(a) Name of Registered Owner(s) or Purchaser Adrian VAN OPSTAL & Julie ROWE-VAN OPSTAL

Address 7271 Concession 1 Road, RR#2, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

Jeff Buisman of Van Harten Surveying Inc.  
2106 Gordon Street, Guelph, ON, N1L 1G6

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

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

Conveyance to effect an addition to a lot

Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 30, Concession GORE, Part 1, 61R-7299 (PIN 71202-0128)

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

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 30

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-21510

Part No. 1

Civic Address Concession 1 Road (PIN 71202-0127)

(b) When was property acquired: January 2019

Registered Instrument No. WC560030

5. Description of Land intended to be SEVERED:

Metric  Imperial

Frontage/Width 32.5 / 33.0 ±

AREA 0.24 ha ±

Depth 72.3 ±

Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): To be added to #7271 Concession 1 Road (PIN 71202-0128) for boundary adjustment.

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Entrance on lands to be added to

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other (specify): Well on lands to be added to

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

Municipally owned and operated sanitary sewers

Septic Tank  individual  communal

Pit Privy

Other (specify): Septic on lands to be added to

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 30.7 / 32.5 ±

AREA 0.40 ha ±

Depth 127.7 ±

Existing Use(s) Rural Residential – Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): No Change

**Type of access** (Check appropriate space)

**Existing** [X]

**Proposed** [ ]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: \_\_\_\_\_

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

\_\_\_\_\_

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

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

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

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

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

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

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

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

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

**Previous Severance for Rural Residential purposes – January 2019 by INST WC560030 and File No. B176/17 – Part 1, 61R-21510. Transferee Name: Adrian Van Opstal & Julie Rowe-Van Opstal**

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

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

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

**The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.**

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

**There are no natural features of concern on this parcel.**

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

**The subject property is designated as Secondary Agricultural and within the Earth Science ANSI designation. This proposal follows the guidelines set out in Section 10.4.6 for Secondary Agricultural parcels that states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where a more viable agricultural operation will result; and where an undersized lot is made useable.**

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

N/A

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

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. What is the zoning of the subject lands? **Agricultural**

28. 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 \_\_\_\_\_

29. 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, provide complete name and address of Mortgagee

- **Mortgage as in INST WC454866 with the Computershare Trust Company of Canada**

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

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

Type: Dairy  Beef Cattle  Swine  Poultry  Other

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

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

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

<u>DRY</u>		<u>SEMI-SOLID</u>		<u>LIQUID</u>	
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"/>

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

<u>Type</u>	<u>Drain Name &amp; Area</u>	<u>Outlet Location</u>
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"/>



June 30, 2023

25407-17

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch  
7271 Concession 1 Road & Concession 1 Road  
Part of Lot 30, Concession GORE  
PIN 71202-0128 & 71202-0127  
Township of Puslinch**

**RECEIVED**

JUN 30 2023

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above-mentioned properties. Included with this submission are copies of the Severance Sketch, completed application form, the required deeds, PIN report and map, addresses of neighbouring properties, a cheque to the Hamilton Conservation Authority for \$1,233.96 and a cheque to Wellington County for \$4,960.00.

**Proposal:**

The proposal of this lot line adjustment is to sever a small 0.24±ha portion of vacant land from PIN 71202-0127 and merge it with the abutting parcel at #7271 Concession 1 Road (PIN 71202-0128). The result is a reconfiguration so that the vacant lot becomes as deep #7259 Concession 1 Road.

A severance from #7271 Concession 1 Road was approved in 2019 that created a rural residential parcel with an area of 0.6ha (PIN 71202-0127 – File No. B176/17). The initial intention was to sell the new lot to the owner's son, but this no longer the plan. The owner would like to maintain a little more privacy so that the newly created lot is reduced in depth so that the rear property line is in line with the parcel shown as Part 1, 61R-584 (7259 Concession 1 Road). This will allow for additional privacy and preference for the existing dwelling at #7271 and keep the minimum lot area requirement of 0.4ha for the new lot.

The Severed Parcel is vacant and will have a width of 32.5±m, depth of 72.3±m, for an area of 0.24±ha.

The Retained Parcel is vacant and will remain as a rural residential parcel where a future dwelling can be built. The parcel will have a frontage of 30.7±m, depth of 127.7±m, for an area of 0.40±ha. There is an existing entrance that will remain.

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

---

[www.vanharten.com](http://www.vanharten.com)

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The Lands to be Added to (#7271) will continue to have a frontage of 13.0m, and an area of 4.5±ha where the existing dwelling and accessory buildings will remain. The combined area after the lot line adjustment will be 4.7±ha. The existing driveway leading to the dwelling will remain.

When the previous severance (B176/17) was approved, one condition was for a minor variance to permit the reduced lot frontage of the Retained Parcel. The minor variance application was approved with the Township of Puslinch through application D13/VAN and therefore, the existing frontage of 13.0m conforms to Zoning.

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

The proposed lot line will be the same depth as the adjacent parcel at #7259 Concession 1 Road. The adjustment will slightly re-configure the properties so that the rear portion is merged back to the original property. The Retained Parcel adheres to the severance policies for lands within the Secondary Agricultural Official Plan Designation.

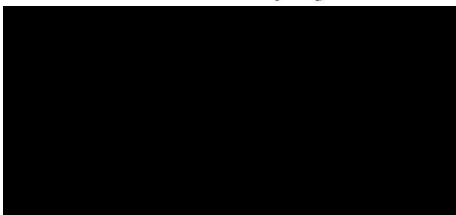
After reviewing the Minimum Distance Separation (MDS) Guidelines, it is our interpretation that MDS I setbacks are not applicable to this application as this proposal is for a boundary adjustment and not the creation of a new lot, as is outlined in MDS Guideline #8.

The proposed lot line adjustment follows the guidelines in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable.

In summary, the proposal is a boundary adjustment that allows to slightly re-configure the lands while adhering to the Zoning requirements.

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 Adrian Van Opstal

**34. Source Water Protection Plan**

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

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

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

YES [ ] NO [X]

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

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

None

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

Please see covering letter.

**NOTES:**

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

**OWNER'S/PURCHASER'S AUTHORIZATION:**

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

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

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

I, (we), Adrian VAN OPSTAL & Julie ROWE-VAN OPSTAL the Registered Owners/Purchasers of  
Part of Lot 30, Concession Gore; Part 1, 61R-21510 Of the Township of Puslinch

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

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

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

[Redacted Signature]

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

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

City of Guelph

In the County/Region of

Wellington

Solemnly declare that all

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

Part of Lot 30, Concession Gore; Part 1, 61R-21510 Of the Township of Puslinch

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

DECLARED before me at the

City

of

(Owner/Purchaser or Applicant)

Guelph

In the

County/Region of Wellington

This 16 day of June 20 23

[Redacted Signature]

[Redacted Signature]

Commissioner of Oaths

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)

*June 26, 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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: June 30/23

File No. B5423

Accepted as Complete on: June 30/23

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

**SECTION A: Parcel to which land is being added.**

2. (a) Name of Registered Owner(s) or Purchaser Adrian VAN OPSTAL & Julie ROWE-VAN OPSTAL

Address 7271 Concession 1 Road, RR#2, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

Jeff Buisman of Van Harten Surveying Inc.  
2106 Gordon Street, Guelph, ON, N1L 1G6

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. Location of Land in the County of Wellington:**

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 30

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-7299

Part No. 1

Civic Address 7271 Concession 1 Road

(b) When was property acquired: July 1997

Registered Instrument No. RO778392

PIN 71202-0141

LOT 30,

PIN 71202-0028

CONCESSION 1

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND GORE

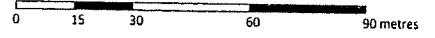
CONCESSION 1 ROAD

PIN 71202-0030  
20.12m WIDE

# SEVERANCE SKETCH

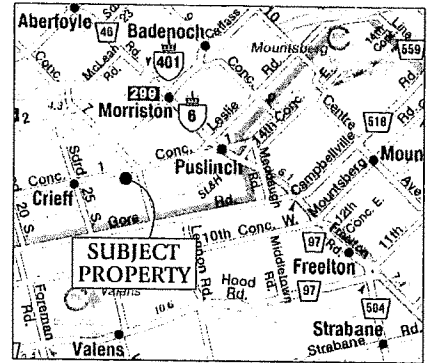
PART OF LOT 30,  
GORE CONCESSION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

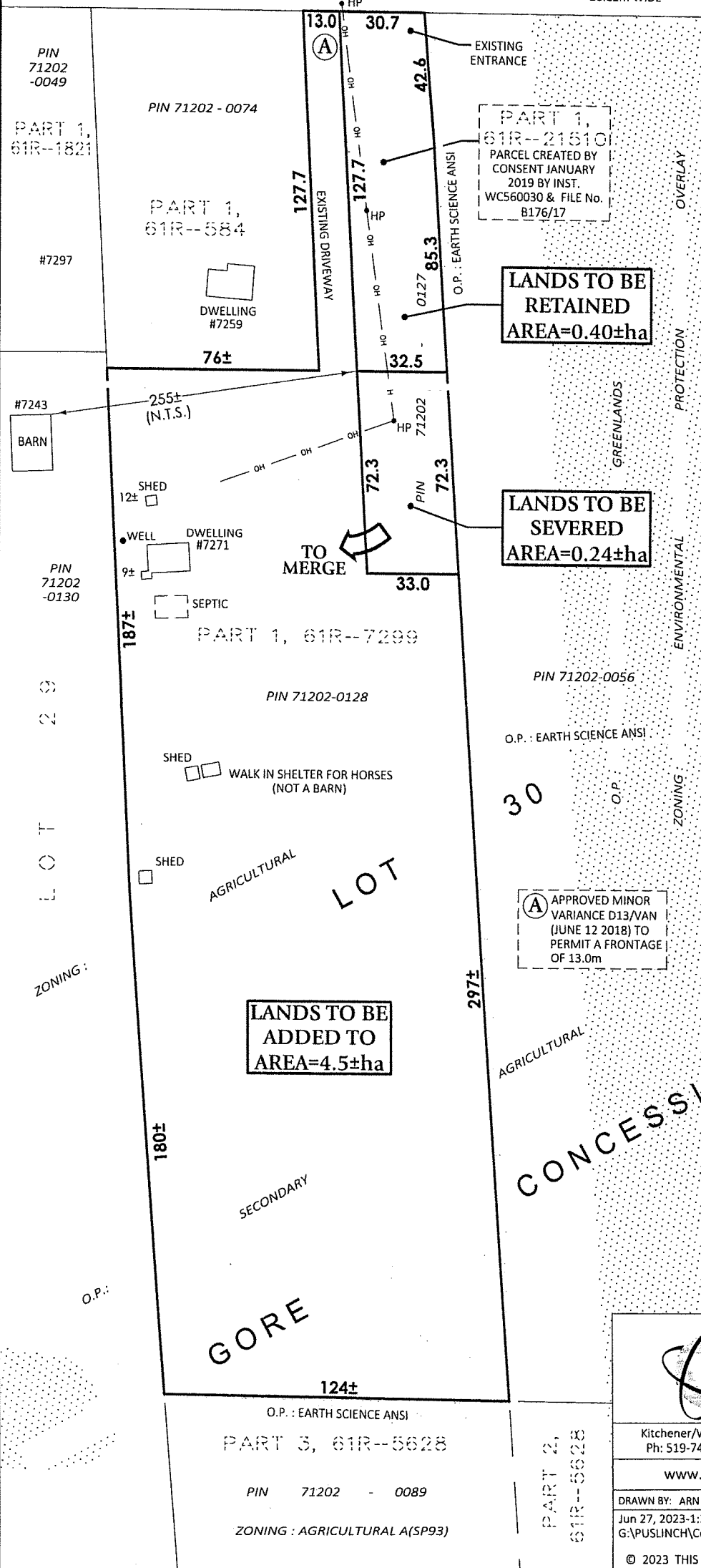
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL AND WITHIN EARTH SCIENCE ANSI.
4. SUBJECT LANDS HAVE AN GREENBELT OFFICIAL PLAN DESIGNATION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

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

○ P.P. : EARTH SCIENCE ANSI

SURVEYOR'S CERTIFICATE:  
THIS SKETCH WAS PREPARED  
ON THE 27th DAY OF JUNE, 2023

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



APPROVED MINOR VARIANCE D13/VAN (JUNE 12 2018) TO PERMIT A FRONTAGE OF 13.0m

**Van Harten**  
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 25407-17
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Jun 27, 2023-1:29:28 PM  
G:\PUSLINCH\ConGore\ACAD\SEV PTLOT 30 (VAN OPSTAL) 2 UTM 2010.dwg

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RC4-23