



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –  
23 BROCK RD S, PUSLINCH  
SEPTEMBER 12, 2023  
7:00 p.m.

Register in advance:

[https://us02web.zoom.us/webinar/register/WN\\_417bAWBIR0us8y8Dv8d4xA](https://us02web.zoom.us/webinar/register/WN_417bAWBIR0us8y8Dv8d4xA)

Or join by phone:

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

Canada: +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

or +1 438 809 7799

or +1 587 328 1099

Webinar ID: 836 5578 5354

Passcode: 486321

International numbers available: <https://us02web.zoom.us/j/83655785354>

## **AGENDA**

### **PLANNING & DEVELOPMENT ADVISORY COMMITTEE:**

**≠ Denotes resolution prepared**

- 1. Call the Meeting to Order (Opening Remarks)**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Delegations**
  - 6.1 Specific Interest (Items Listed on the Meeting Agenda)**
  - 6.2 General Interest (Items Not Listed on the Meeting Agenda)**
- 7. Consent Agenda**
  - 7.1 Approval of Minutes ≠**
    - 7.1.1 August 8, 2023**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –  
23 BROCK RD S, PUSLINCH  
SEPTEMBER 12, 2023  
7:00 p.m.

**7.2 Other Consent Items**

**8. Notice of Public Meetings/Hearings**

**9. Reports**

**9.1 Land Division (Consents)**

**9.1.1 Severance Application B62-23 (D10-DAM) – Flavia Damaren – Part Lot 10, Concession 10, municipally known as 218 Hume Road, Township of Puslinch.**  
≠

Proposed severance is 45 meters frontage x 180 meters = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.3 hectares with 55.58 meters frontage, existing and proposed rural residential use with existing house, shop and pool.

**9.2 Zoning By-Law Amendment Applications**

**10. Correspondence**

**10.1 (Items Referred by Council for Committee Comments)**

**11. New Business**

**12. Adjournment ≠**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** August 8, 2023

**MEETING:** Following Committee of Adjustment

**CLOSED MEETING:** Directly following Planning and  
Development Advisory Committee Meeting

The August 8, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:23 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  
Paul Sadhra  
Jeffrey Born  
Dennis O'Connor  
Chris Pickard

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Courtenay Hoytfox, Municipal Clerk  
Zachary Prince, Senior Planner, County of Wellington  
Asavari Jadhav, Junion Planner, County of Wellington

**3. MOMENT OF REFLECTION**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2023-068:**

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

**That the Committee approves the August 8, 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 July 11, 2023

**Resolution No. 2023-069:**

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 July 11, 2023**

**CARRIED.**

**7.2 Other Consent Items**

None

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

None

**9. REPORTS**

**9.1. LAND DIVISION (CONSENTS)**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**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.

**Resolution No. 2023-070:** Moved by Committee Member Dennis O'Connor and  
Seconded by Committee Member Paul Sadhra

**That the majority of the Committee does not support Severance Application B87-21, however if the application is approved by County of Wellington Land Division Committee the following conditions are requested:**

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That safe access to the retained lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the Owner enter into an easement agreement for the shared entrance for both the retained and severed parcels, in favour of the retained parcel, and that the easement agreement be registered on title to both parcels to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
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3. That the Owner obtain zoning compliance for the severed parcel for the reduced setback from the Natural Environment Zone to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**CARRIED**

**9.1.2 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.

**Resolution No. 2023-071:**

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

**That the Committee supports Severance Application B52-23 subject to the following condition(s):**

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
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file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

4. That the owner obtain zoning conformity for the barn located at 76 Gilmour Road for MDS1 setbacks to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**CARRIED.**

**9.1.23 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.

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

**Resolution No. 2023-072:**

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

**That the Committee supports Severance Application B52-23 subject to the following condition(s):**

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

**CARRIED.**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
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**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

John Sepulis advised the other members of the Committee that the Sub-Committee meetings will be held either before or after the Planning and Development Advisory Committee meeting.

**12. CLOSED SESSION – Pursuant to Section 239 of the *Municipal Act***

The Committee was in closed session from 7:57 p.m. to 8:26 p.m.

The Clerk stopped the recording and removed all public attendees from the webinar. The webinar was then 'locked' so no new participants are able to join.

**Resolution No. 2023-073:**

Moved by Committee Member Chris Pickard and  
Seconded by Committee Member Jeff Born

**That the Planning and Development Advisory Committee shall go into closed session under Section 239 of the Municipal Act for the purpose of a 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.**

**CARRIED.**

**Resolution No. 2023-074:**

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

**That the Committee move into open session at 8:26 p.m.**





THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
AUGUST 8, 2023 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**CARRIED.**

The Committee resumed into open session at 8:26 p.m.

**Resolution No. 2023-075:**

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

**That the Committee receives the 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; and that staff proceed as directed.**

**CARRIED**

**13. ADJOURNMENT**

**Resolution No. 2023-076**

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

**That the Planning and Development Advisory Committee hereby adjourns at 8:27 p.m.**

**CARRIED.**

August 11, 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: July 20, 2023*

### FILE NO. B62-23

**APPLICANT**

Flavia Damaren  
218 Hume Road  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 10  
Concession 10

Proposed severance is 45m fr x 180m = 0.8 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.3 hectares with 55.58m frontage, existing and proposed rural residential use with existing house, shop & pool.

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

**September 20, 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: July 20/23
File No. B62/23
Accepted as Complete on: July 20/23

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

2. (a) Name of Registered Owner(s) or Purchaser FLAVIA DAMAREN

Address 218 HUME ROAD, PUSLINCH N0B 2J0

Phone No. 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: ROD FINNIE

BOX 31, ERIN, ON N0B 1T0

Phone No. 519-833-2380 Email: RFINNIE@JRFINNIE.COM

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

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.

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

Local Municipality: TOWNSHIP OF PUSLINCH  
Concession 10 Lot No. 10  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_

Civic Address 218 HUME ROAD, PUSLINCH

(b) When was property acquired: 9 APRIL, 1979 Registered Instrument No. ROS215124

5. Description of Land intended to be SEVERED:

Metric  Imperial

Frontage/Width 45 AREA 0.8 Ha.  
Depth 180 Existing Use(s) RESIDENTIAL  
Existing Buildings or structures: NONE  
Proposed Uses (s): RESIDENTIAL

Type of access (Check appropriate space)

Existing  Proposed

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

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

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

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

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

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

Frontage/Width 55.58 AREA 3.3 Ha.

Depth 404 Existing Use(s) RESIDENTIAL

Existing Buildings or structures: HOUSE, SHOP, POOL

Proposed Uses (s): RESIDENTIAL

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

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): INDIVIDUAL

Pit Privy

Other (Specify):

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

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

---

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

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

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

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

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

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

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

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

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

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

SEE ADDENDUM

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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.

NOT WITHIN GREENBELT

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

SECONDARY AGRICULTURAL WITH GREENLANDS AND CORE GREENLANDS OVERLAY

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

28. What is the zoning of the subject lands? AGRICULTURAL WITH EP& NATURAL ENVIRONMENT OVERLAY

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

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

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

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

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

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

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

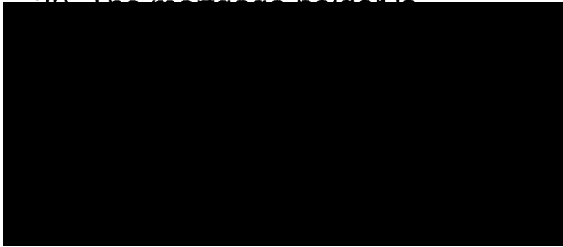
## SUPPLEMENTARY RESPONSES

24. Section 1.1.5.2 of the Provincial Policy Statements permits residential development including lot creation, that is locally appropriate. The lands on both sides of Hume Road have been divided previously into several residential parcels. Use of these lands for lot creation for residential use is appropriate to the area.

25. These lands are not within the Greenbelt. A Place to Grow (2019) mapping will come into effect when the changes to the natural heritage system and the agricultural system are incorporated into the County's Official Plan. S. 2.2.9.6 allows for the creation of new multiple lots for residential development subject to the lands being appropriately zoned and designated in the Official Plan as of June 16,2006.

26. The lands are designated Secondary Agricultural with a Greenlands and Core Greenlands overlay in the County Official Plan. Lot creation is permitted in Secondary Agricultural lands. The lands have been owned by the current occupants for more than 5 years.

29. The respondent holder is



e



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 [ ]

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

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

YES [] NO [ ]

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

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

\_\_\_\_\_  
\_\_\_\_\_

**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:**

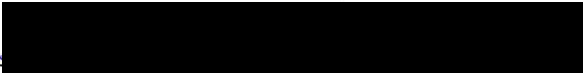
*The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.*

**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), FLAVIA DaMAREN the Registered Owners/Purchasers of PART OF LOT 10, CONCESSION 10 Of the TOWNSHIP OF PUSLINCH in the County/Region of WELLINGTON severally and jointly, solemnly declare that ROD FINNIE

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



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

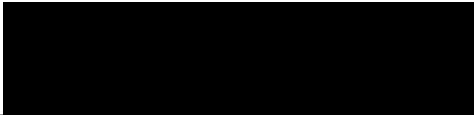
**APPLICANT'S DECLARATION**

**This must be completed by the Applicant for the proposed consent**

I, (we) ROD FINNIE of the TOWN OF ERIN In the County/Region of WELLINGTON Solemnly declare that all

the statements contained in this application for consent for (property description) PART OF LOT 10, CONCESSION 10, 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

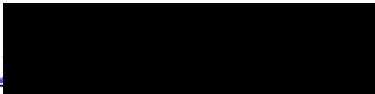
Town Of Erin In the

County/Region of Wellington

This 19 day of July 20 23

(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)



LISA CAMPION

Commissioner of Oaths  
County of Wellington

Printed Commissioner's, etc. Name

LAND DIVISION FORM – SEVERANCE

Revised August 2022

**LISA CAMPION, a Commissioner, etc.,  
County of Wellington, while Clerk  
for the Corporation of the Town of Erin**

**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, FLAVIA DaMAREN, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

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

July 17, 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

**Jana Poechman**

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Monday, July 24, 2023 11:43 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B62-23 - Screening Form  
**Attachments:** WHPA\_Map\_Hume\_218.pdf, WHPA\_Map\_Hume\_218\_Q.pdf

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

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we will provide comments on any future planning applications subject to this property, given the vulnerable areas.

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.

Thanks,

Kim Funk | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x283 | [kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

---

**From:** Jana Poechman <janap@wellington.ca>  
**Sent:** July 20, 2023 12:45 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B62-23 - Screening Form

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

Good Afternoon.

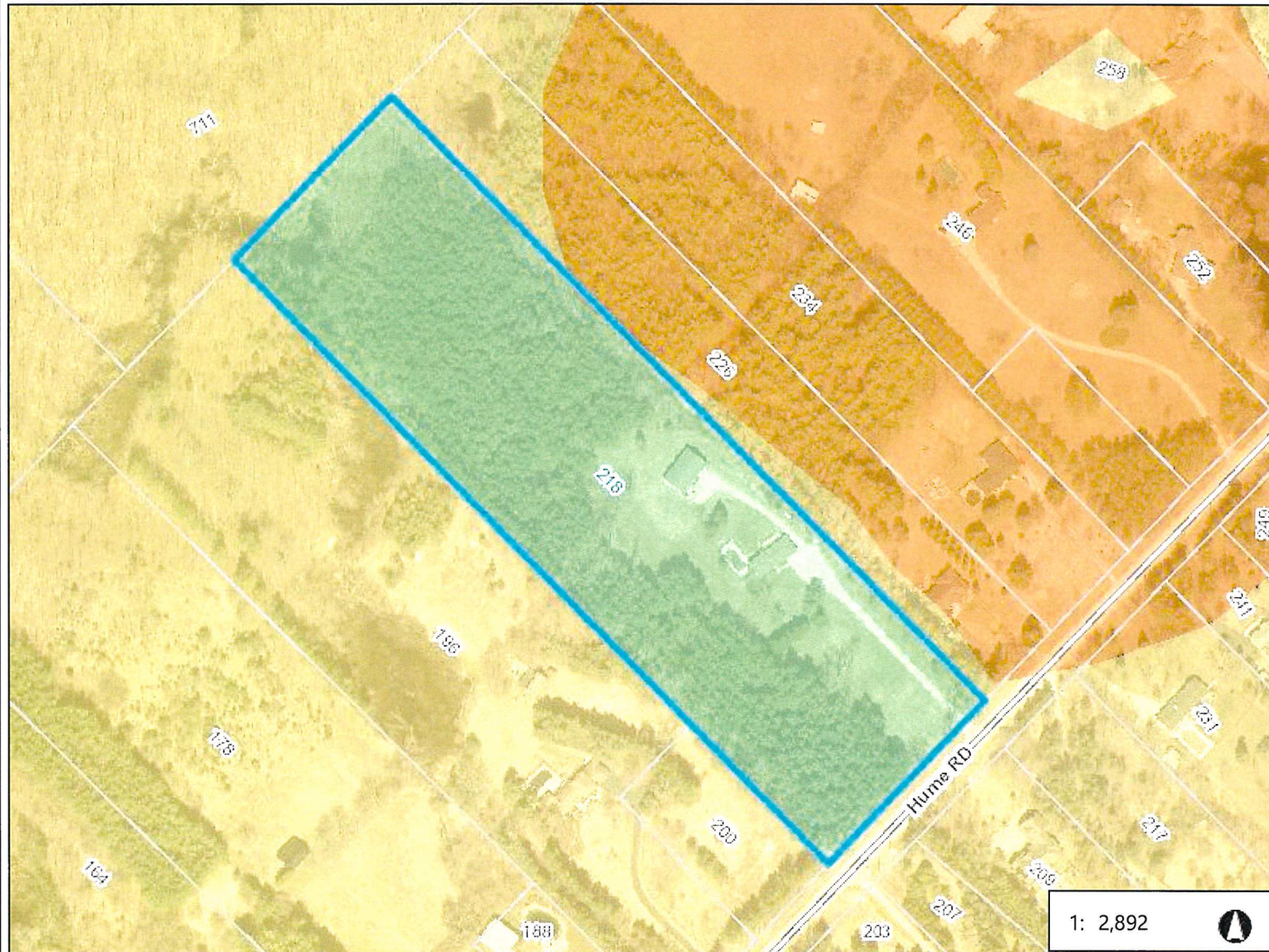
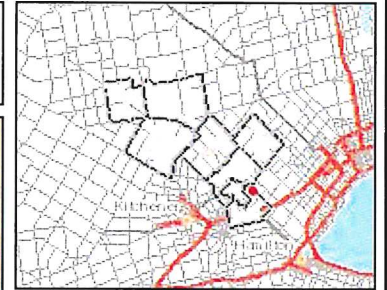
Please see the attached consent application for your review.

We plan to circulate August 10<sup>th</sup> if possible.

Thanks.  
Jana

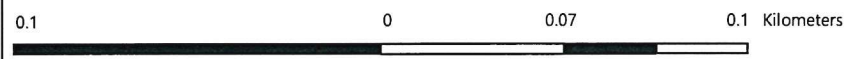
Jana Poechman  
Development and Administration Coordinator  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2170  
E [janap@wellington.ca](mailto:janap@wellington.ca)





**Legend**

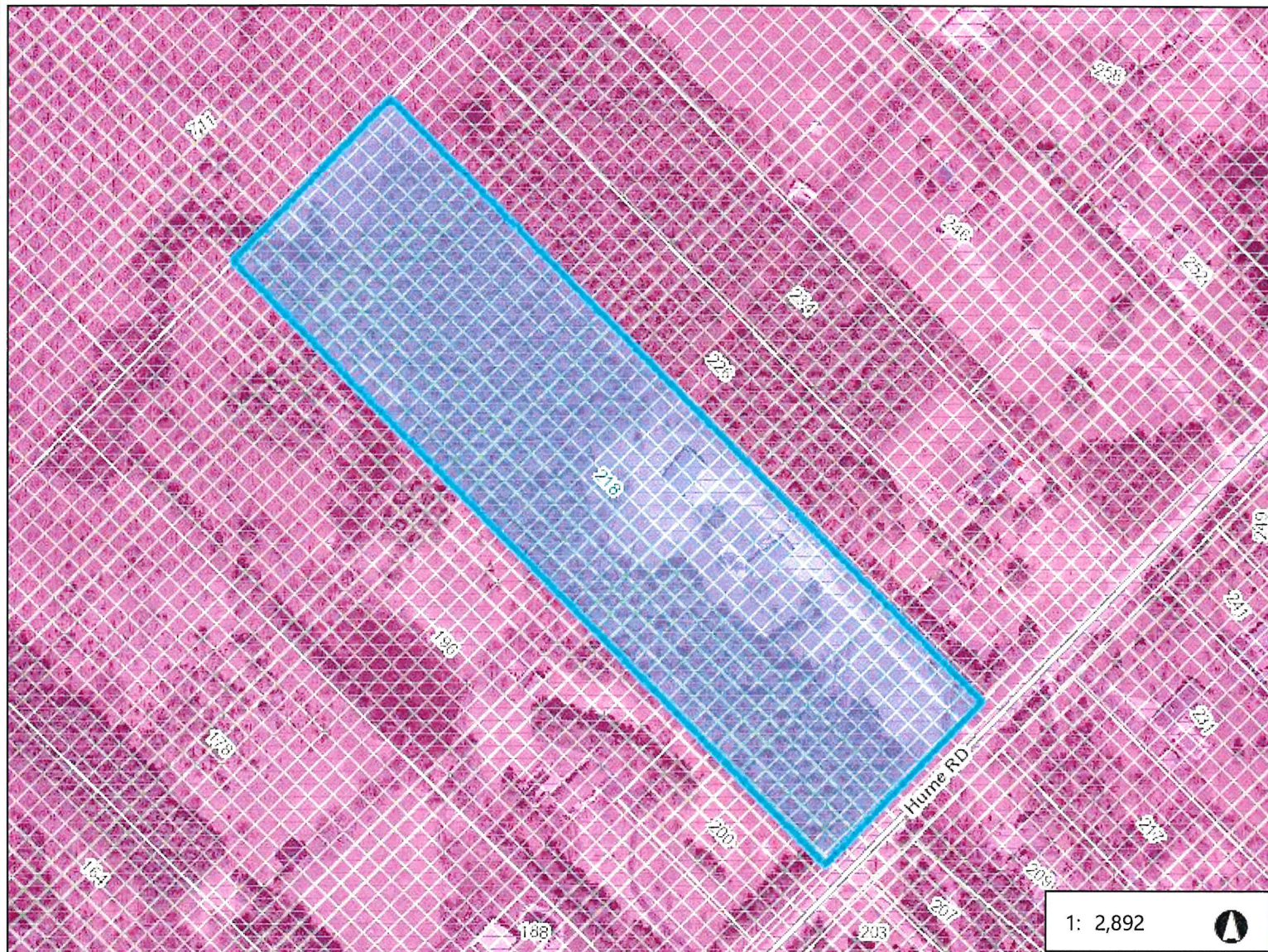
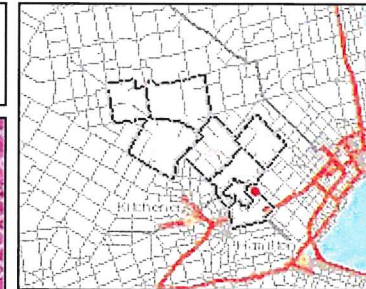
- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Waterbodies
- Watercourses
- Well Locations
  - Existing
  - Proposed
- Issue Contributing Area
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8, D; 8; 8, C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



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

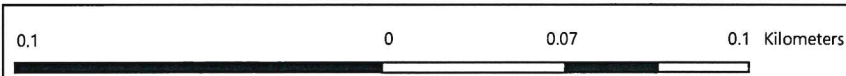
**Notes**





**Legend**

- Parcels**
- Roads**
  - Local Road
  - County Road
  - Highway
- Waterbodies**
- Watercourses**
- Well Locations**
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary**
- WHPA Q1\_Q2**
  - Approved
  - Draft
- SGRA**
- RoadsLookup**



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**Notes**





## Lynne Banks

---

**From:** Brent Smith  
**Sent:** Thursday, August 10, 2023 11:56 AM  
**To:** Lynne Banks  
**Cc:** Tom Mulvey  
**Subject:** Re: Consent Application - 218 Hume Rd

**Sensitivity:** Confidential

Hi Lynne

Puslinch Fire and Rescue Services reviewed the attached consent application on August 9, 2023 for 218 Hume Road. The department has no concerns with the application except reminding the applicant to maintain the driveway to the residence including ensuring any tree plantings will not slow down a response of emergency vehicles to the residence.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

Get [Outlook for Android](#)

---

**From:** Lynne Banks <lbanks@puslinch.ca>  
**Sent:** Thursday, August 10, 2023 7:03:47 AM  
**To:** Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>  
**Subject:** Consent Application - 218 Hume Rd

Attached please find a consent application for the above property, for your review and comment. Please provide comments by August 28<sup>th</sup>.

Thanks –

Lynne



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)



## Lynne Banks

---

**From:** Jacob Normore  
**Sent:** Thursday, August 10, 2023 10:22 AM  
**To:** Lynne Banks  
**Subject:** RE: Consent Application - 218 Hume Rd

**Sensitivity:** Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Kind Regards,



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

**PUSLINCH**

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Thursday, August 10, 2023 10:04 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Jacob Normore <[jnormore@puslinch.ca](mailto:jnormore@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>  
**Subject:** Consent Application - 218 Hume Rd  
**Sensitivity:** Confidential

Attached please find a consent application for the above property, for your review and comment. Please provide comments by August 28<sup>th</sup>.

Thanks –

Lynne



**PUSLINCH**  
EST. 1850

Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 226 Fax 519-736-5846 [www.puslinch.ca](http://www.puslinch.ca)