



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –  
7404 WELLINGTON ROAD 34, PUSLINCH  
APRIL 9, 2024  
7:00 p.m.

Register in advance:

[https://us02web.zoom.us/webinar/register/WN\\_-zhZBSN5SLSvDmjzVrPbYA](https://us02web.zoom.us/webinar/register/WN_-zhZBSN5SLSvDmjzVrPbYA)

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

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## **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 March 12, 2024 Planning & Development Advisory Committee Minutes**
  - 7.2 Other Consent Items**



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE TOWNSHIP MUNICIPAL OFFICE –  
7404 WELLINGTON ROAD 34, PUSLINCH  
APRIL 9, 2024  
7:00 p.m.

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

**9. Reports**

**9.1 Land Division (Consents)**

**9.1.1 Severance Application B12-24 (D10-ONT) – 2222703 Ontario Limited – Part Lot 1, Concession 1, municipally known as 7 Holly Trail, Township of Puslinch. #**

Proposed easement over Part 1 to mutually benefit owners of 41, 43, 45, 47, 49 & 55 Holly Trail. Exclusive use of Parts 2-7 for individual waterfront access.

**9.2 Zoning By-Law Amendment Applications**

**9.3 Staff Reports**

**10. Correspondence**

**11. New Business**

**12. Adjournment #**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 12, 2024 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** March 12, 2024

**MEETING:** Following Committee of Adjustment

The March 12, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:19 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

**1. CALL THE MEETING TO ORDER**

**2. ROLL CALL**

**ATTENDANCE:**

**PRESENT:**

Councillor John Sepulis, Chair  
Chris Pickard  
Paul Sadhra  
Amanda Knight

**ABSENT:**

Jeffrey Born

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Sarah Huether, Interim Deputy Clerk  
Mehul Safiwala, Junior Planner  
Zachary Prince, Senior Planner, County of Wellington

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2024-013:**

Moved by Committee Member Amanda Knight and  
Seconded by Committee Member Chris Pickard



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 12, 2024 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**That the Committee approves the March 12, 2024 Agenda and receives the reports 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 February 13, 2024

**Resolution No. 2024-014:**

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

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held February 13, 2024.**

**CARRIED**

**7.2 Other Consent Items**

None

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

None

**9. REPORTS**

**9.1. LAND DIVISION (CONSENTS)**

**9.1.1 Severance Application B7-24 (D10-BRU) – Mary & John Brunsveld – Part Lot 15, Concession 1, municipally known as 4120 Wellington Rd. 35, Township of Puslinch. #**

Proposed severance is 1.35 hectares with 78m frontage, existing and proposed rural residential use with existing dwelling, barn for storage, drive shed & silos.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 12, 2024 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Retained parcel is 47.7 hectares with 385m frontage, existing and proposed agricultural use with existing farm equipment shop.

**Resolution No. 2024-015:**

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

**That the Committee supports Severance Application B7-24 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 the owner obtain zoning compliance for the proposed severed parcel to prohibit livestock in the barn located on the property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner obtain zoning compliance for the proposed retained parcel to prohibit a main residence to be built on the property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the owner obtain building code compliance for the both the proposed retained and severed parcels and obtain all required studies and building permits; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
5. 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  
MARCH 12, 2024 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**9.1.2 Severance Application B8-24 (D10-COX) - Brian and Janice Cox – Part Lot 19, Concession 9, municipally know as 4501 Victoria Rd. S., Township of Puslinch. ≠**

Proposed lot line adjustment is 0.38 hectares with no frontage, vacant land to be added to abutting rural residential lot - Troy & Elspeth Cox.

Retained parcel is 38.5 hectares with 338m frontage, existing and proposed agricultural use with existing dwelling, shop & shed.

**Resolution No. 2024-016:** Moved by Committee Member Amanda Knight and  
Seconded by Committee Member Chris Pickard

**That the Committee supports (revised) Severance Application B8-24 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 the owner obtain zoning compliance and compliance with all other Township regulatory By-laws, for the proposed merged parcel; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch 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**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
MARCH 12, 2024 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

**11.1 Planning and Development Advisory Committee Report 2024-001 - 2022-2026  
Planning and Development Advisory Committee Goals and Objectives - Update #**

**Resolution No. 2024-017:**

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

**That Report 2024-001 be approved.**

**CARRIED.**

**12. ADJOURNMENT**

**Resolution No. 2024-018**

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

**That the Planning and Development Advisory Committee hereby adjourns at 7:38 p.m.**

**CARRIED.**



## **REPORT D10-2024-006**

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TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: April 9, 2024

SUBJECT: Consent Application D10/ONT (2222703 Ontario Ltd.)  
Part of Lot 1, Concession 1  
County File No. B12-24

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### **RECOMMENDATION**

**That Report D10-2024-006 entitled Consent Application D10/ONT be received; and**

**Whereas the Township has reviewed the proposal to establish easements in favour of six property owners to allow unrestricted access to their associated water frontage and docks, for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and**

**Whereas the request for consent to convey easements in favour of the owners at 41, 43, 45, 47, 49 and 55 Holly Trail to allow exclusive access, use and enjoyment rights, as well as, exclusive access from/to Puslinch Lake, connected to their associated water frontage and docks. The reference plan proposes easements for access over Part 1 to all six properties, which will create six individual easements as shown in Table 1 of the report.**

**Therefore, the Planning and Development Advisory Committee in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:**

**That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:**



1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; 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.

**Subject Property Key Map**



**Summary of Agency/Staff/Public Comments:**

1. Township Planning comments (Based on the sketch):

*Table 1*

Property	Part	Easement Frontage/Width (at the lake)	Area	Depth	Existing Use	Existing Building/ Structures	Proposed Use
55 Holly Tr	Part 2	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
49 Holly Tr	Part 3	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
47 Holly Tr	Part 4	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same

45 Holly Tr	Part 5	6.1 m	2 m2	0.3 m	Access to dock & lake frontage	Dock access	Same
43 Holly Tr	Part 6	6.1 m	2 m2	0.3 m	Access to dock & lake frontage	Dock access	Same
41 Holly Tr	Part 7	6.1 m	2 m2	0.3 m	Access to dock & lake frontage	Dock access	Same

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington preliminary planning comments: The County of Wellington’s Preliminary Planning Opinion Report is attached to this report as schedule “D”.
2. Safe Access: Staff note that safe access is not applicable to this application.
3. Source Water comments: No concern.
4. Building comments: No comments.
5. By-law Enforcement Comments: No comments or concerns.
6. Fire Prevention Comments: No concerns.
7. Public Comments: No comments received by the report publication deadline.

**Conclusion**

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

**Engagement Opportunities**

Planning and Development Advisory Committee Meeting  
 Public Comment Period  
 Township Active Planning Map

**Attachments**

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Schedule "D" County of Wellington Preliminary Planning Opinion Report

**Respectfully submitted,**

**Reviewed by:**

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**Mehul Safiwala**  
**Junior Planner**

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**Justine Brotherston**  
**Municipal Clerk**

March 8, 2024

## 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: February 26, 2024*

### FILE NO. B12-24

**APPLICANT**

222703 Ontario Limited  
7 Holly Trail  
RR#2  
Cambridge ON N3C 2V4

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 1  
Concession 1

Proposed easement over Part 1 to mutually benefit owners of 41, 43, 45, 47, 49 & 55 Holly Trail. Exclusive use of Parts 2-7 for individual waterfront access.

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

**April 17, 2024**

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: \$ 5160
Fee Received: Feb 22/24
File No. B2-24
Accepted as Complete on: Feb 26/24

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

2. (a) Name of Registered Owner(s) or Purchaser 2222703 Ontario Limited
Address 7 Holly Trail, RR #2, Cambridge, Ontario N3C2V4

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: J.D. Barnes Limited
257 Woodlawn Road West, Unit 101, Guelph, Ontario N1H 8J1

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

(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 (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[ ]

OR
EASEMENT [X] 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.
Please see attached information

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

Local Municipality: Township of Puslinch

Concession 1 Lot No. Part Lot 1

Registered Plan No. Plan 395 & Plan 400 Lot No. \_\_\_\_\_

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

Civic Address after 55 Holly Trail

(b) When was property acquired: November 24, 2009 Registered Instrument No. WC263240

5. Description of Land intended to be SEVERED: See Attached Information Metric [ ] Imperial [ ]

Frontage/Width \_\_\_\_\_ AREA \_\_\_\_\_

Depth \_\_\_\_\_ Existing Use(s) \_\_\_\_\_

Existing Buildings or structures: \_\_\_\_\_

Proposed Uses (s): \_\_\_\_\_

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

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

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

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

None Required

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

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

None Required

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

6. Description of **Land** intended to be **RETAINED**: All of the lands  
Noted above Metric [ ] Imperial [ ]

Frontage/Width \_\_\_\_\_ AREA \_\_\_\_\_

Depth \_\_\_\_\_ Existing Use(s) \_\_\_\_\_

Existing Buildings or structures: \_\_\_\_\_

Proposed Uses (s): \_\_\_\_\_

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 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 checked="" type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing [ ] Proposed [ ] (check appropriate space) None Required

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

Type of sewage disposal - Existing [ ] Proposed [ ] (check appropriate space) None Required

Municipally owned and operated sanitary sewers  
 Septic Tank (specify whether individual or 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 [ ] NO [X]  
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

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

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

This application is to provide an easement to existing owners over land to access their individual docks.

The PPS does not speak specifically to this type of easements

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.

The Growth Plan does not speak to easements

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).

Recreational - Special Policy Area 9.8.2 (The predominate use within the Puslinch Lake area include low density residential, public open space

and recreational, etc. The proposed easements will grant existing land owners the right to continued access and use of their docks.



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).

The Township of Puslinch relies on the County of Wellington Official Plan policies

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? Natural Environment (NE) and Rural Residential (RR)

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

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

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES [ ] NO [X]**  
 If the answer is YES, please provide a copy of the relevant instrument.  
 For mortgages just provide complete name and address of Mortgagee.

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

31. **Type of Farm Operation** conducted on these subject lands:  
 Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

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

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
 Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Retained 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 [ ]	

February 22, 2024

Project: 23-14-017

Ms. Deborah Turchet  
Secretary-Treasurer  
Land Division Committee  
Wellington County Administration Centre  
74 Woolwich Street  
GUELPH, Ontario N1H 3T9

**RECEIVED**  
FEB 22 2024

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: Proposed Easements  
Holly Trail  
Part of Lot 11, Plan s 400  
Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. The purpose of the application to establish easements in favour of the owners at 41, 43, 45, 47 49 and 55 Holly Trail to allow these owners unrestricted access to their associated water frontage and docks.

Enclosed is a cheque in the amount of \$5,160.00 payable to the County of Wellington to cover the County's application fee and a cheque in the amount of \$465.00 to the Grand River Conservation Authority to cover their processing fees. Also included with this submission is a consent sketch, a preliminary Reference Plan outlining the exact transactions and a completed Drinking Water Source Protection Screening Form.

The subject lands are currently owned by 2222703 Ontario Limited. I have attached a copy of their deed (WC263240). The owners of 41, 43, 45, 47 49 and 55 Holly Trail have crossed over the subject lands to access part of the waterfront and docks historically associated with these properties.

The purpose of these easements is to allow each owner as noted in the schedule below, exclusive access, use and enjoyment rights, including exclusive access and egress from/to Puslinch Lake as well as having their own docks which will be connected to their associated Part.

The easements to the owners of 41, 43, 45, 47 49 and 55 Holly Trail from 2222703 Ontario Limited are as follow:

1. 2222703 Ontario Limited grants easement for access over Parts 1 and 2 to Tome Santos Rosa and Dawn Marie Rosa (55 Holly Trail – Part Lot 11, Plan 400 & Part Lot 19, Plan 395)
2. 2222703 Ontario Limited grants easement for access over Parts 1 and 3 to Melissa Karyn Smith (49 Holly Trail – Part Lot 19 & 19, Plan 395)
3. 2222703 Ontario Limited grants easement for access over Part 1 and 4 to Heidi Diana Marr & Adam Murray Jones (47 Holly Trail – Lot 17 Plan 395)
4. 2222703 Ontario Limited grants easement for access over Parts 1 and 5 to Christopher Percival (45 Holly Trail – Lot 16, Plan 395)
5. 2222703 Ontario Limited grants easement for access over Part 1 and 6 to Micheal Bruce Wolf & Meredith Ashley Wolf (43 Holly Trail – Lot 15, Plan 395)
6. 2222703 Ontario Limited grants easement for access over Parts 1 and 7 to James Peter Horton & Jennifer Corinne Horton. (41 Holly Trail – Lot 14, Plan 395)

**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

I have also attached a copy of the PINs for the properties owned by 41, 43, 45, 47 49 and 55 Holly Trail to assist in your review of the applications.

The Township is preparing the list of property owners within 60 metres of the application and will forward it directly to your attention.

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)

A large black rectangular redaction box covers the signature area. A handwritten mark, possibly a checkmark or the letter 'J', is visible above the box. To the right of the box, the initials 'P.P.' are printed in a bold, black, sans-serif font.

Attachments

Copy: Gord Maxwell, Maxwell Law

Holly Trail Easement Application

2222703 Ontario Limited owns Part 1 through 7 on the attached plan.

**Question 3 a)**

There will be 6 property owners who will receive the benefit of the easement application as follows:

1. 2222703 Ontario Limited grants easement for access over Parts 1 and 2 to Tome Santos Rosa and Dawn Marie Rosa (55 Holly Trail – Part Lot 11, Plan 400 & Part Lot 19, Plan 395)
2. 2222703 Ontario Limited grants easement for access over Parts 1 and 3 to Melissa Karyn Smith (49 Holly Trail – Part Lot 19 & 19, Plan 395)
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6. 2222703 Ontario Limited grants easement for access over Parts 1 and 7 to James Peter Horton & Jennifer Corinne Horton. (41 Holly Trail – Lot 14, Plan 395)

**Question 5**

Description of Land intended to be SEVERED:    Metric [ x]    Imperial [ ]

Part	Frontage/Width (at lake)	Area	Depth	Existing Use	Existing Buildings/Structures	Proposed Use
Part 1	2.9 m	1134 m <sup>2</sup>	0.3 m	Vacant land Access to lake	None	Same
Part 2	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
Part 3	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
Part 4	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
Part 5	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
Part 6	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same
Part 7	6.1 m	2 m <sup>2</sup>	0.3 m	Access to dock & lake frontage	Dock access	Same

# MAXWELLLAW

Gordon P. Maxwell Barrister and Solicitor

Delivered by Email

February 23<sup>rd</sup>, 2024

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

Attention: Deborah Turcotte

Re: **2222703 Ontario Limited**  
**Waterfront Easements**  
**My File No.: 21-366**

---

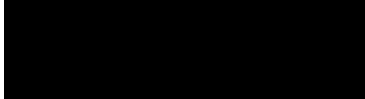
Further to our telephone conversation this morning, be advised that I am the Solicitor for the above noted applicant.

Should the relief requested be granted, I anticipate there will be two types of registrations required. The first registration will be to provide an easement over part 1 of the draft reference plan to all of the property owners listed in section 3a) of our application.

The second type of registration will be six separate registrations to each of the owners listed in section 3a) for their exclusive waterfront access. In total there will be a necessity for 7 registrations.

I hope that this clarifies this matter. Do not hesitate to contact me should you require anything else.

Yours truly,



Gordon P. Maxwell  
GPM/ed  
Encls.

20 Norwich Street East, Guelph, Ontario N1H 2G6  
tel: 519 836-2091 [gord@maxweLLLaw.ca](mailto:gord@maxweLLLaw.ca) fax: 519 836 1783

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 [X] 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 [X] NO [ ]

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

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), 2222703 Ontario Limited the Registered Owners/Purchasers of  
\_\_\_\_\_ Of the Township of Puslinch in the  
County/Region of Wellington severally and jointly, solemnly declare that  
J.D. Barnes Limited

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

[Redacted Signature]

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

*president I have authority to bind  
the Corporation*

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker (J.D. Barnes Limited) 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) \_\_\_\_\_

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.

[Redacted Signature]

DECLARED before me at the \_\_\_\_\_  
City \_\_\_\_\_ Of \_\_\_\_\_ (Owner/Purchaser or Applicant)  
\_\_\_\_\_ Of \_\_\_\_\_  
Guelph \_\_\_\_\_ In the  
County/Region of Wellington

This 2nd day of February 2024

[Redacted Signature]

Kerry Francis Hillis, a Commissioner, etc.,  
Province of Ontario (Owner/Purchaser or Applicant)  
Expires April 11, 2025  
Kerry Francis Hillis, a Commissioner, etc.,  
Province of Ontario, for J.D. Barnes Limited.  
Expires April 11, 2025

Commissioner of Oaths  
County of Wellington

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)

Feb. 12, 2014  
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:** Wednesday, February 28, 2024 7:38 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B12-24 - Screening Form

**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 may provide comments on any future applications subject to this property, given the vulnerable areas.

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

Thanks,

Kim

**From:** Jana Poechman <janap@wellington.ca>  
**Sent:** Tuesday, February 27, 2024 4:59 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B12-24 - 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.**

Hello.

Please see the attached screening form for your review.

We plan to circulate March 7<sup>th</sup> if possible.

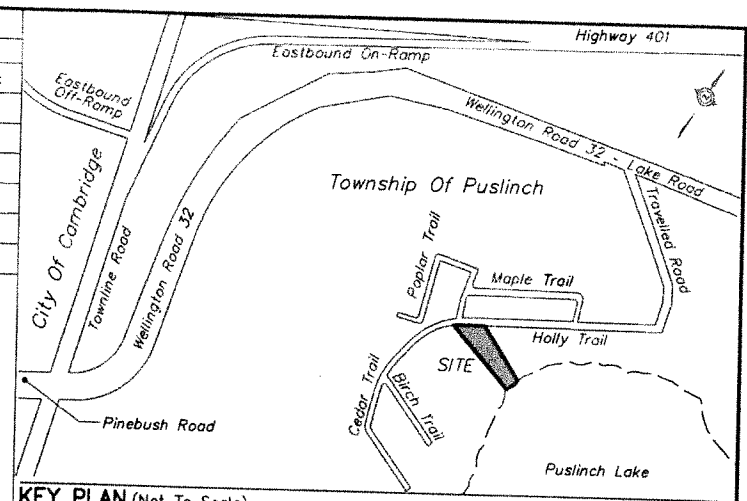
Thanks.

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)

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PART	LOT	PLAN	PIN	AREA
1				1134 sq m.±
2				2 sq m.±
3				2 sq m.±
4	PART OF LOT 11	REGISTERED PLAN 400	PART OF 71207-0380 (LT)	2 sq m.±
5				2 sq m.±
6				2 sq m.±
7				2 sq m.±



KEY PLAN (Not To Scale)

**PLAN**  
 PREPARED FOR CONSENT APPLICATION (EASEMENTS)  
**TOWNSHIP OF PUSLINCH**  
 COUNTY OF WELLINGTON

SCALE 1 : 500

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

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

**NOTE:**  
 SUBJECT PARCEL IS WITHIN GRCA REGULATED LIMIT  
 GRCA - DENOTES GRAND RIVER CONSERVATION AUTHORITY  
 THE PARCEL IS TO BE ACCESSED BY NOTED PROPERTIES ( 1 TO 6, INCLUSIVE)

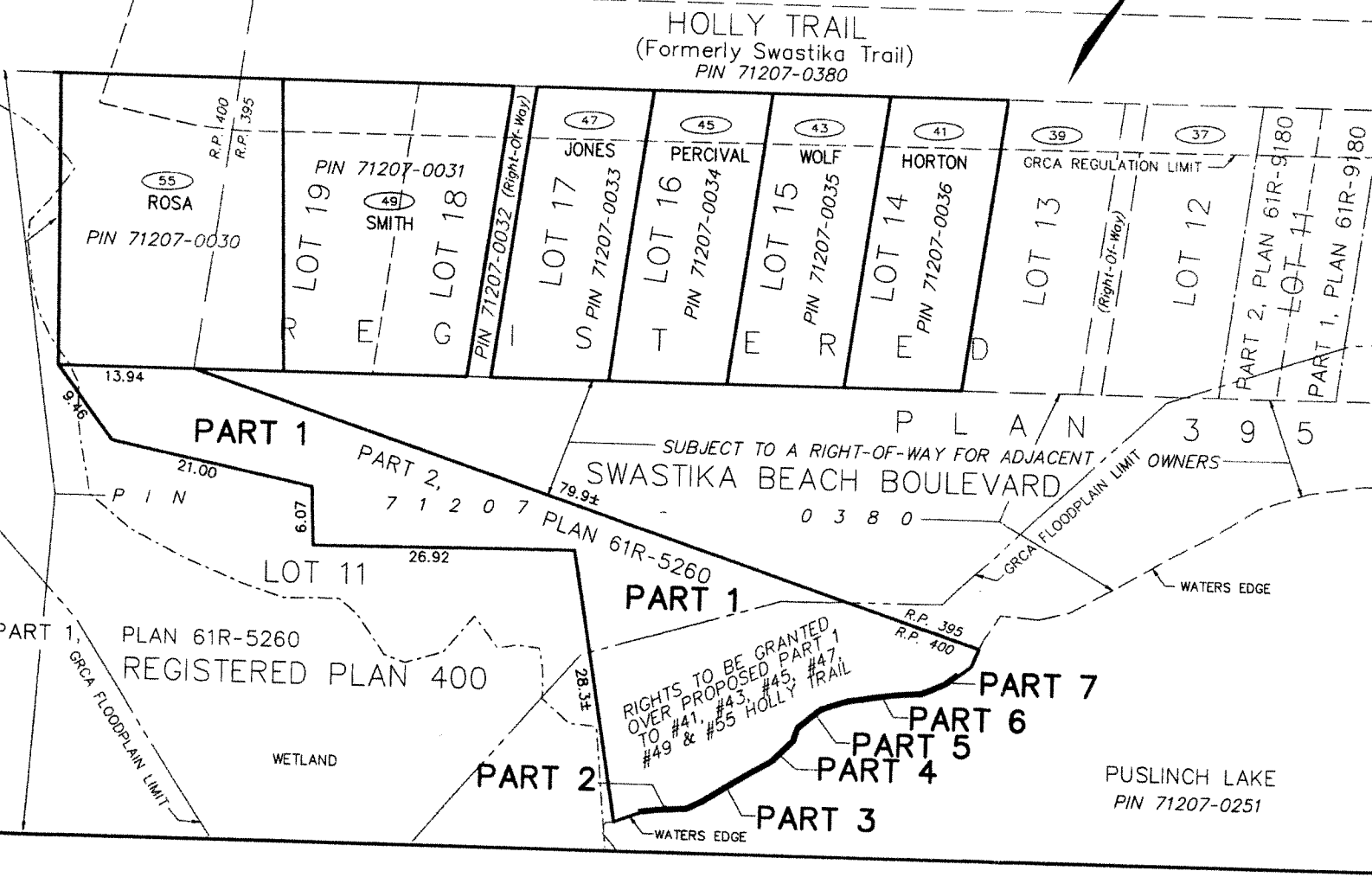
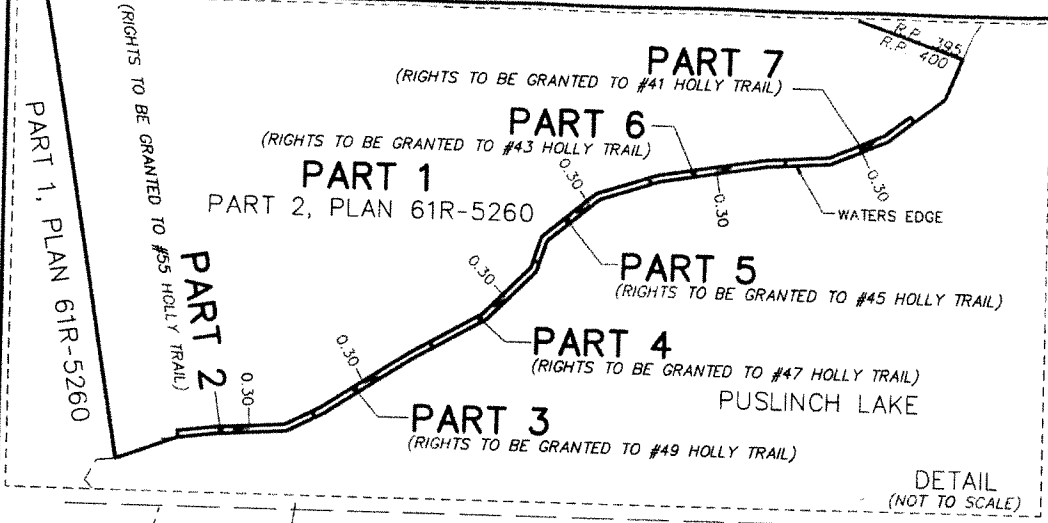
345 - MUNICIPAL ADDRESS  
 THIS SKETCH WAS PREPARED FOR PAUL WYSZYNSKI AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

FEBRUARY 12, 2024  
 DATE

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

DRAWN BY: RPA	CHECKED BY: KFH	REFERENCE NO.:
PLOTTED: 2/12/24		23-14-017-00-SEV
		DATED: FEBRUARY 12, 2024



2024

## Mehul Safiwala

---

**From:** Brent Smith  
**Sent:** Thursday, March 14, 2024 10:34 AM  
**To:** Lynne Banks  
**Subject:** RE: Consent Application B12-24 (easement) - 2222703 Ontario Limited

**Sensitivity:** Confidential

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the above referenced consent application on March 14, 2024. The department has no concerns with the application.  
Thanks  
Brent

---

**From:** Lynne Banks <lbanks@puslinch.ca>  
**Sent:** Tuesday, March 12, 2024 9:37 AM  
**To:** Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Meagan Ferris <meaganf@wellington.ca>; Zachary Prince <zacharyp@wellington.ca>; Asavari Jadhav <asavarij@wellington.ca>  
**Cc:** Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>  
**Subject:** Consent Application B12-24 (easement) - 2222703 Ontario Limited  
**Sensitivity:** Confidential

Good Morning –

Attached please find a consent application (for the purpose of an easement) for your review and comments. This application will be discussed after our preconsultation meeting on Thursday, March 21<sup>st</sup>. Please provide any comments prior to that date.

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)

## Mehul Safiwala

---

**From:** Andrew Hartholt  
**Sent:** Tuesday, March 26, 2024 9:59 AM  
**To:** Mehul Safiwala  
**Subject:** RE: Consent Application B12-24 (easement) - 2222703 Ontario Limited

**Sensitivity:** Confidential

Hey Mehul,

No comments from a building code perspective.



Andrew Hartholt  
Chief Building Official  
Township of Puslinch  
7404 Wellington Rd 34, Puslinch ON N0B 2J0  
519-763-1226 ext. 229 [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:** Mehul Safiwala <[msafiwala@puslinch.ca](mailto:msafiwala@puslinch.ca)>  
**Sent:** Tuesday, March 26, 2024 9:48 AM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Jacob Normore <[jnormore@puslinch.ca](mailto:jnormore@puslinch.ca)>  
**Subject:** FW: Consent Application B12-24 (easement) - 2222703 Ontario Limited  
**Sensitivity:** Confidential

Hello everybody,

I'm waiting for your comments to put in my report, if you please provide your comments by noon that would be appreciated.

Thanks,



Mehul Safiwala  
Junior Planner  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 233 Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

*My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.*

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, March 12, 2024 9:37 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Jacob Normore <[jnormore@puslinch.ca](mailto:jnormore@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Meagan Ferris <[meaganf@wellington.ca](mailto:meaganf@wellington.ca)>; Zachary Prince <[zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)>; Asavari Jadhav <[asavarij@wellington.ca](mailto:asavarij@wellington.ca)>  
**Cc:** Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Mehul Safiwala <[msafiwala@puslinch.ca](mailto:msafiwala@puslinch.ca)>  
**Subject:** Consent Application B12-24 (easement) - 2222703 Ontario Limited  
**Sensitivity:** Confidential

Good Morning –

Attached please find a consent application (for the purpose of an easement) for your review and comments. This application will be discussed after our preconsultation meeting on Thursday, March 21<sup>st</sup>. Please provide any comments prior to that date.

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)

## Mehul Safiwala

---

**From:** Jacob Normore  
**Sent:** Tuesday, March 26, 2024 9:50 AM  
**To:** Mehul Safiwala  
**Subject:** RE: Consent Application B12-24 (easement) - 2222703 Ontario Limited

**Sensitivity:** Confidential

Hi Mehul,

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

Sincerely,

  
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)

---

**From:** Mehul Safiwala <[msafiwala@puslinch.ca](mailto:msafiwala@puslinch.ca)>  
**Sent:** Tuesday, March 26, 2024 9:48 AM  
**To:** Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Jacob Normore <[jnormore@puslinch.ca](mailto:jnormore@puslinch.ca)>  
**Subject:** FW: Consent Application B12-24 (easement) - 2222703 Ontario Limited  
**Sensitivity:** Confidential

Hello everybody,

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Thanks,

  
Mehul Safiwala  
Junior Planner  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 233 Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)

*My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.*

---

**From:** Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)>  
**Sent:** Tuesday, March 12, 2024 9:37 AM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Brent Smith <[bsmith@puslinch.ca](mailto:bsmith@puslinch.ca)>; Jacob Normore <[jnormore@puslinch.ca](mailto:jnormore@puslinch.ca)>; Andrew Hartholt <[ahartholt@puslinch.ca](mailto:ahartholt@puslinch.ca)>; Meagan Ferris <[meaganf@wellington.ca](mailto:meaganf@wellington.ca)>; Zachary Prince <[zacharyp@wellington.ca](mailto:zacharyp@wellington.ca)>; Asavari Jadhav <[asavarij@wellington.ca](mailto:asavarij@wellington.ca)>  
**Cc:** Justine Brotherston <[jbrotherston@puslinch.ca](mailto:jbrotherston@puslinch.ca)>; Mehul Safiwala <[msafiwala@puslinch.ca](mailto:msafiwala@puslinch.ca)>  
**Subject:** Consent Application B12-24 (easement) - 2222703 Ontario Limited  
**Sensitivity:** Confidential

Good Morning –

Attached please find a consent application (for the purpose of an easement) for your review and comments. This application will be discussed after our preconsultation meeting on Thursday, March 21<sup>st</sup>. Please provide any comments prior to that date.

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)



**Application** | B12/24  
**Location** | Part Lot 1 Concession 1  
 TOWNSHIP OF PUSLINCH  
**Applicant/Owner** | 2222703 Ontario Limited

**PRELIMINARY PLANNING OPINION:** This proposal is for an easement on subject property legally known as Part Lot 1 Concession 1 to benefit the owners of 41, 43, 45, 47, 49 and 55 Holly Trail. This easement will establish exclusive access over the subject lands to access parts of the waterfront and docks historically associated with the properties.

Property	Easement		Area	Frontage/width at lake
55 Holly trail	Part 1	Part 2	2 m <sup>2</sup>	6.1 m
49 Holly trail	Part 1	Part 3	2 m <sup>2</sup>	6.1 m
47 Holly trail	Part 1	Part 4	2 m <sup>2</sup>	6.1 m
45 Holly trail	Part 1	Part 5	2 m <sup>2</sup>	6.1 m
43 Holly trail	Part 1	Part 6	2 m <sup>2</sup>	6.1 m
41 Holly trail	Part 1	Part 7	2 m <sup>2</sup>	6.1 m

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That any concerns of the Conservation Authority are adequately addressed.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** No issues.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated as RECREATIONAL, CORE GREENLANDS and GREENLANDS within the County of Wellington Official Plan and is subject to Special Policy Area 9.8.2. Identified features include Provincially Significant Wetlands, Life Science ANSI and Grand River Conservation Authority Regulated Wetlands and Flood Plain.

The Special Policy Area 9.8.2 for the Puslinch Lake Area acknowledge the history of the area and establishes policies for development such as lot creations and changes of use.

The matters Section 10.1.3 were considered.

**WELL HEAD PROTECTION AREA:** The subject lands are located within Issue contribution area (chloride), Well Head Protection Area B with vulnerability score of 8.

**LOCAL ZONING BY-LAW:** The subject lands are zoned Resort Residential (RR) Zone and Natural Environmental (NE) Zone and is within Environmental Protection Overlay. Further zoning compliance will be reviewed by the local municipality.

**SITE VISIT INFORMATION:** The subject property was not visited and photographed at the of issuing these comments.



Asavari Jadhav  
 Planner  
 April 2, 2024