



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

Register in advance:

<https://us02web.zoom.us/j/86042817372?pwd=Q0RtSW0xb29vVWx1WHhVaVR4NGpKQT09>

Or join by phone:

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

Canada: +1 438 809 7799

or +1 587 328 1099

or +1 613 209 3054

or +1 647 374 4685

or +1 647 558 0588

or +1 778 907 2071

Webinar ID: 860 4281 7372

Passcode: 002414

International numbers available: <https://us02web.zoom.us/j/keGsQDXR2W>

## **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**



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

**7.1 Approval of Minutes ≠**

7.1.1 November 14, 2023

**7.2 Other Consent Items**

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

**9. Reports**

**9.1 Land Division (Consents)**

**9.1.1 Severance Application B110-22 - REVISED (D10-LAN) – Robert Land –** Part Lot 14, Concession 4, municipally known as 6841 Forestell Road, Township of Puslinch. ≠

Proposed severance is 53 metres frontage x 76 metres = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121 meters frontage, existing and proposed agricultural use with existing dwelling and Quonset hut.

**9.1.2 Severance Application B102-23 (D10) – Lisa & Terrence MacDonald –** Part Lot 23, Concession Gore, municipally know as 7094 Gore Road, Township of Puslinch. ≠

Proposed severance is 0.9 hectares with 18 metres frontage, vacant land for propose rural residential use with existing field, driveway and hydro line. Together with a proposed hydro easement over severed parcel in favour of the retained.

Retained parcel is 1.6 hectares with 10 metres frontage, existing and proposed rural residential use with existing dwelling and cell towers.

**9.1.3 Severance Application B35-23 (D10-MCQ) – Beverly McQuain –** Part Lot 32, Concession 8, 107 Queen Street, Morriston, N0B 2C0. ≠

Proposed lot line adjustment is 4980 square metres with 60 metres frontage, existing and proposed urban residential use with existing dwelling.

**9.2 Zoning By-Law Amendment Applications**



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

**10. Correspondence**

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

**11. New Business**

**12. Adjournment ≠**



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 14, 2023 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**MINUTES**

**DATE:** November 14, 2023  
**MEETING:** Following Committee of Adjustment

The November 14, 2023 Planning and Development Advisory Committee Meeting was held on the above date and called to order was held on the above date and called to order at 7:38 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  
Dennis O'Connor  
Chris Pickard  
Paul Sadhra  
Jeffrey Born

**ABSENT:**

None

**STAFF IN ATTENDANCE:**

Lynne Banks, Secretary/Treasurer  
Laura Emery, Communications and Committee Coordinator  
Asavari Jadhav, Planner, County of Wellington

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2023-098:**

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 14, 2023 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

**That the Committee approves the November 14, 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 October 10, 2023

**Resolution No. 2023-099:**

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 October 10, 2023.**

**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 B65-23 (D10-PIC) – Picard Peanuts Ltd. – c/o James Picard**  
– Part Lot 30, Concession 7, municipally known as 22 Queen St., Township of Puslinch. ≠  
Proposed lot line adjustment is 1878.87 square meters with no frontage (Part 1 on sketch), vacant land to be added to abutting commercial property – 20 Queen St.; Pang-Yu Holding Company Inc. (Part 3 on sketch).



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
NOVEMBER 14, 2023 PLANNING AND DEVELOPMENT  
ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

Retained parcel is 6256.57 square meters with 43.4 meters frontage, existing and proposed commercial use with existing retail store (Part 2 on sketch).

**Resolution No. 2023-100:**

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

**That the Committee supports Severance Application B65-23 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**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**

**Resolution No. 2023-101**

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

**That the Planning and Development Advisory Committee hereby adjourns at 7:54 p.m.**

**CARRIED.**

December 12, 2023

## NOTICE OF A REVISED APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

*REVISED APPLICATION SUBMITTED ON: December 8, 2023*

### FILE NO. B110-22

**APPLICANT**

Robert Land  
6841 Forestell Road  
Puslinch N1H 6J3

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 14  
Concession 4

Proposed severance is 53m fr x 76m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121m frontage, existing and proposed agricultural use with existing dwelling & Quonset hut.

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

**January 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.

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

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

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

**MAILED TO:**

Local Municipality – Puslinch                      County Planning                      Conservation Authority - GRCA  
Source Water Protection                      Neighbouring Municipality – City of Guelph  
Bell Canada (email)                      County Clerk                      Roads/Solid Waste                      Civic Addressing

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







December 8, 2023

31127-22

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch – B110-22**  
**6841 Forestell Road**  
**Part of Lot 14, Concession 4**  
**PIN 71209-0018**  
**Township of Puslinch**

Severance Application B110-22 was deferred at the September 2022 Land Division Committee Meeting to allow time to complete the Environmental Noise Assessment for the surrounding aggregate operation. This Report was completed and has been peer reviewed by Township and County Staff. Concerns have been addressed and Planning Staff have indicated that the severance application can be brought back to the Land Division Committee for consideration.

We kindly request that Application B110-22 be brought back to the next available Land Division Committee meeting to be considered.

Included with this letter is the revised Sketch which has been updated to include the distances from the existing barn at #4664 Wellington Road 35 to the 4 dwellings located closer than the Severed Parcel.

**Proposal:**

The proposal is to create a new rural residential parcel along Forestell Road with a frontage of 53±m, depth of 76±m, for an area of 0.4±ha where a dwelling is proposed. The parcel was configured to have the same depth as the adjacent rural residential parcel to the west (#6827). The site was evaluated, and a safe entrance is possible approximately 8m from the eastern boundary. The Zoning requirements are met for this parcel.

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

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

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

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

The Retained Parcel – known as #6841 Forestell Road (PIN 71209-0018) has a frontage of 121±m, depth of 786±m, for an area of 17.2±ha where the existing dwelling and Quonset hut remain. The old barn was demolished within the last couple of years. The existing driveway will remain and continue to provide safe access. The parcel was configured to have a frontage of at least 120m to meet the minimum zoning and the remaining zoning requirements are met.

The subject property is zoned Agricultural, and the Zoning requirements will be met for the Severed and Retained Parcels.

We evaluated barns in the area for Minimum Distance Separation (MDS I). There was previously a barn across the road at #6848 Forestell Road, however it was demolished in June 2022. The other barn we have evaluated is located at #4664 Wellington County Road 35. The barn is approximately 485±m from the severed parcel and there are 4 dwellings closer to the barn and therefore according to MDS Guideline #12, a reduced MDS setback would apply, and this barn is not a concern for this severance.

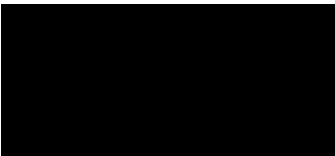
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot. A Noise Study was prepared to demonstrate this.
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Robert Land

August 12, 2022

## NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

*APPLICATION SUBMITTED ON: August 03, 2022*

### FILE NO. B110-22

**APPLICANT**

Robert Land  
6841 Forestell Road  
Puslinch N1H 6J3

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 14  
Concession 4

Proposed severance is 53m fr x 76m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 17.2 hectares with 121m frontage, existing and proposed agricultural use with existing dwelling & Quonset hut.

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

**September 21, 2022**

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

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Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

Local Municipality – Puslinch                      County Planning                      Conservation Authority - GRCA

Source Water Protection                      Neighbouring Municipality – City of Guelph

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4720
Fee Received: Aug 3/20
File No. B110-22
Accepted as Complete on: Aug 3/20

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

2. (a) Name of Registered Owner(s) or Purchaser Robert LAND

Address 6841 Forestell Road, Puslinch, ON, N1H 6J3

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)

[Redacted]

Phone No. [Redacted] Email: [Redacted]

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

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

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.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 1 (Please see information pages)

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 14

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

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

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

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

Civic Address 6841 Forestell Road

(b) When was property acquired: Nov. 2019  
Aug. 1972

Registered Instrument No. WC584023 (Estate Transfer)  
MS118524 (Original)

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 53 ±

AREA

0.4 ha ±

Depth 76 ±

Existing Use(s)

Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

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

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

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

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

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

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

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

Frontage/Width 121 / 227 ± AREA 17.2 ha ±

Depth 786 ± Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling and Quonset Hut

Proposed Uses (s): No Change

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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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.**

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

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

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

**This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.**

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

**There are Natural Heritage Features on the subject property, however they are on the Retained Parcel and not a concern for the severance.**

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

**The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.**

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

**N/A**

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

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

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

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

28. What is the zoning of the subject lands? **Agricultural, Natural Environment and EP Overlay**

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

If NO, a) has an application been made for re-zoning?

**YES [ ] NO [ ] File Number \_\_\_\_\_**

b) has an application been made for a minor variance?

**YES [ ] NO [ ] File Number \_\_\_\_\_**

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

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

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

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

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <b><u>10±m</u></b>	Length <b><u>18±m</u></b>	Area <b><u>180±m<sup>2</sup></u></b>	Use <b><u>Quonset Hut</u></b>
	Width _____	Length _____	Area _____	Use _____



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

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

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

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

**35. Source Water Protection Plan**

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

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

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

YES  NO

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

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

**Please see covering letter for more details.**

**NOTES:**

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

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

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

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

I, (we), Robert LAND the Registered Owners of  
Part of Lot 14, Concession 4, as in INST No. MS118524 Of the Township of Puslinch in the  
County/-Region of Wellington severally and jointly, solemnly declare that

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

Is authorized to act on my (our) behalf.

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

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

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

Part of Lot 14, Concession 4, as in INST No. MS118524 Of the Township of Puslinch

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

DECLARED before me at the

City Of

(Owner or Applicant)

Guelph In the

County/-Region of Wellington

This 29 day of July 20 22

(Owner or Applicant)

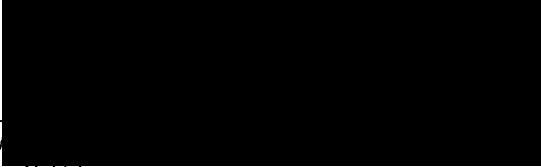
Commissioner of Oaths

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
Name  
Expires May 11, 2024

**APPLICANT'S CONSENT (FREEDOM OF INFORMATION):**

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

Signature of Owner



July 29, 2022

Date

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

Phone (519) 837-2600 Ext. 2170

**From:** [Andrew Hartholt](#)  
**To:** [Lynne Banks](#)  
**Subject:** RE: Consent Applicaition B110-22 - Land - 6841 Forestell Rd  
**Date:** Tuesday, December 12, 2023 1:47:47 PM  
**Attachments:** [image003.jpg](#)  
[image004.jpg](#)  
[image001.jpg](#)  
**Sensitivity:** Confidential

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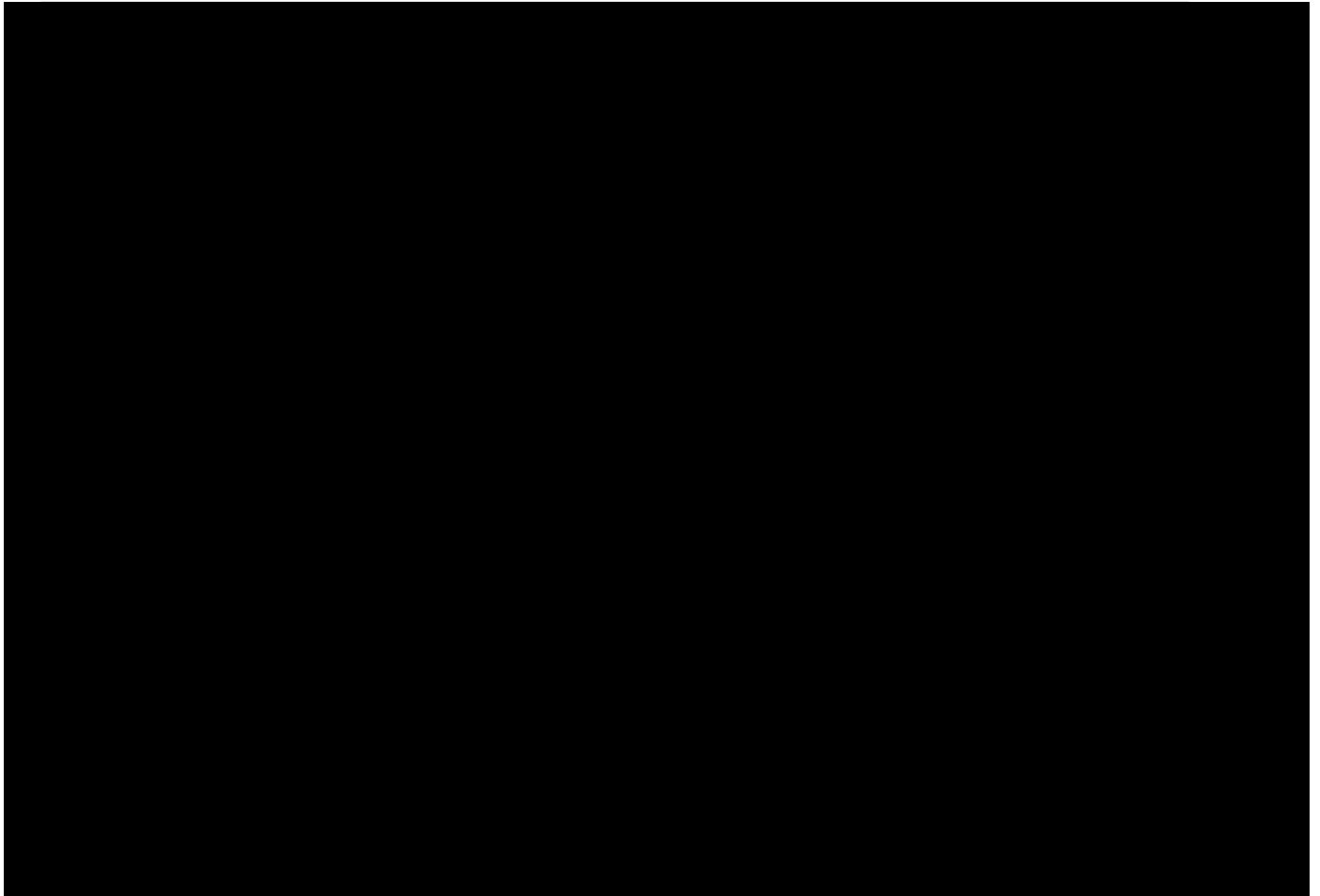
Lynne,

No concerns or comments from a building code perspective.

Andrew Email Signature



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



**From:** [Jacob Normore](#)  
**To:** [Lynne Banks](#)  
**Subject:** RE: Consent Applicaition B110-22 - Land - 6841 Forestell Rd  
**Date:** Tuesday, December 12, 2023 1:28:59 PM  
**Attachments:** [image003.jpg](#)  
[image004.jpg](#)  
[image001.jpg](#)  
**Sensitivity:** Confidential

---

Hi Lynne,

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

Kind Regards,

Email Signature - Jacob Normore



[Redacted content]

**From:** [Brent Smith](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Tom Mulvey](#)  
**Subject:** Re: Consent Application B110-22 - Land - 6841 Forestell Rd  
**Date:** Tuesday, December 12, 2023 1:49:14 PM  
**Attachments:** [image002.jpg](#)  
**Sensitivity:** Confidential

---

Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the above referenced application on Dec. 12, 2023. The department has no concerns with the proposal.

Thanks

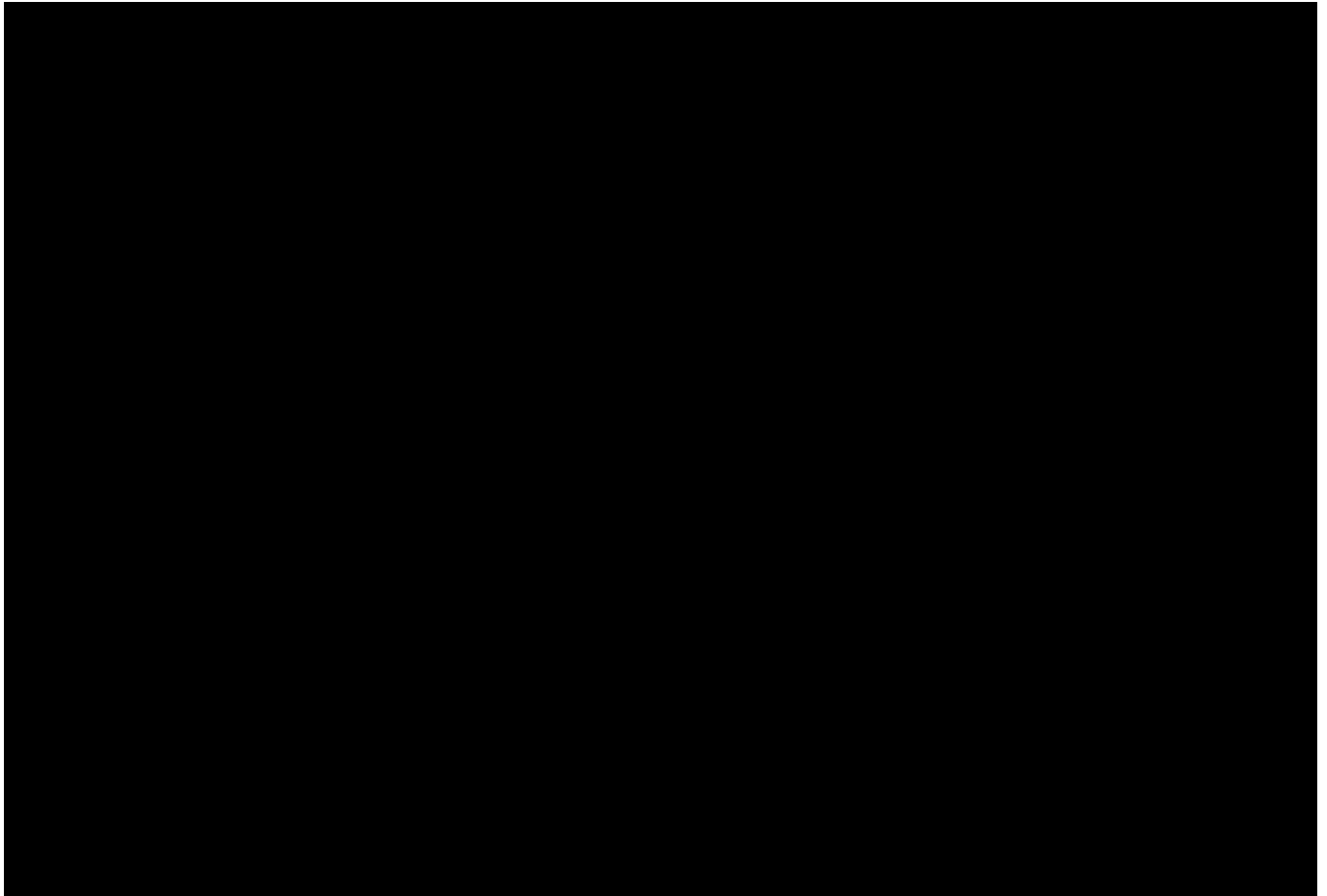
Brent Smith

CFPO

Puslinch Fire and Rescue Services

Get [Outlook for Android](#)

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December 8, 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: December 01, 2023*

### FILE NO. B102-23

#### **APPLICANT**

Lisa & Terrence MacDonald  
7094 Gore Road  
Puslinch NOB2J0

#### **LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 23  
Concession Gore

Proposed severance is 0.9 hectares with 18m frontage, vacant land for proposed rural residential use with existing field driveway and hydro line. Together with a proposed hydro easement over severed parcel in favour of the retained.

Retained parcel is 1.6 hectares with 10m frontage, existing and proposed rural residential use with existing dwelling and cell towers.

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

**January 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)837-2600x2170 Fax: (519)837-3875

#### **MAILED TO:**

Local Municipality - Puslinch                      County Planning                      Conservation Authority - Hamilton Conservation

Neighbouring Municipality - City of Hamilton

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

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

1. Approval Authority:

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

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

Required Fee: \$ 4960  
Fee Received: Dec 1/23  
File No. B12-23  
Accepted as Complete on: Dec 1/23

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

2. (a) Name of Registered Owner(s) or Purchaser Lisa MACDONALD & Terrence MACDONALD

Address 7094 Gore Road, Puslinch, ON, N0B2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

\_\_\_\_\_

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

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

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.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 1 (Please see information pages)

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

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

OR

To create a new lot for rural residential purposes

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

Proposed Hydro Easement on the Severed Parcel in favour of the Retained Parcel.

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

Future owner is not known



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

Local Municipality: Township of Puslinch

Concession Gore

Lot No. Part of Lot 23

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

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

Reference Plan No. 61 R-8883

Part No. 2 & 4

Civic Address 7094 Gore Road

(b) When was property acquired: January 2005

Registered Instrument No. WC89569

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 18/110±

AREA

0.9 ha ±

Depth 135 ±

Existing Use(s)

Rural Residential - Vacant

Existing Buildings or structures: Field driveway and Hydro line

Proposed Uses (s): Single detached dwelling & Proposed Hydro Easement in favour of Retained Parcel

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

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

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

[ ] Municipally owned and operated sanitary sewers

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

[ ] Pit Privy

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

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

Frontage/Width **10 / 122 ±** AREA **1.6 ha ±**

Depth **265 ±** Existing Use(s) **Rural Residential**

Existing Buildings or structures: **Dwelling & Cell Towers**

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

Type of access (Check appropriate space)	Existing [X]	Proposed [ ]
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input checked="" type="checkbox"/> Easement	<input type="checkbox"/> Other	<b>Shared easement as in INST MS110994</b>

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other \_\_\_\_\_

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): **Individual**

Pit Privy

Other (Specify): \_\_\_\_\_

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] 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 [X] NO [ ]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [ ] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [ ] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [ ] NO [X]
15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO [X]

**Name of Rail Line Company:** **Canadian Pacific Railway - Active**

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

---

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

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

---

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

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

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

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

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

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

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

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

YES [ ] NO [X] UNKNOWN [ ]

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

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

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

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

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

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

N/A

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

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

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

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

28. What is the zoning of the subject lands? Agricultural and Natural Environment

29. Does the proposal for the subject lands conform to the existing zoning? YES [ ] NO [X]  
A minor variance will be applied for pending severance approval

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

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

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

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

- Mortgage as in INST No. WC466535 with the Computer Share Trust Company of Canada
- Easement as in INST MS110994 for Shared Access; Part 3, 61R-8883

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

31. Type of Farm Operation conducted on these subject lands: None

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

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

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



December 1, 2023

32689-23

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch  
7094 Gore Road  
Part of Lot 23, Concession GORE  
Parts 2 & 4, 61R-8883  
PIN 71203-0078  
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, addresses of neighbouring properties, a cheque to the Hamilton Conservation Authority for \$1,233.96 and a cheque to the Wellington County \$4,960.00.

**Proposal:**

The proposal is to create a new rural residential parcel along Gore Road in Puslinch. The subject property at 7094 Gore Road (PIN 71203-0078) is flag shaped with a long driveway leading to the dwelling near the rear of the property. There is plenty of room in front of the dwelling to create a new 0.9 ha parcel. The lot will be used rural residential purposes with the intention to build a single-detached dwelling.

The Severed Parcel will have a frontage of 18±m, depth of 134±m, for an area of 0.9±ha where a single-detached dwelling is proposed. The driveway entrance site lines have been evaluated and reviewed with the Township Roads Department who confirmed that a safe entrance is possible along this frontage.

The Retained Parcel (#7094) will have a frontage of 10±m, depth of 265±m, for an area of 1.6±ha where the existing dwelling, septic, well and two cell towers will remain. The retained parcel has a shared driveway with the adjacent parcel to the west (#7088) which will remain and the reduced 10m frontage will not hinder the shared easement and safe access for this parcel.

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

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

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

---

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

---

Both the severed and retained parcels will have a frontage of less than the required 25m and a minor variance application will be submitted for to address the deficiency. The remaining zoning requirements are met for both the Severed and Retained Parcels.

The application also includes a request for an easement for the hydro line on the Severed Parcel, in favour of the Retained Parcel. The easement is required to continue the existing hydro services to the dwelling on the Retained Parcel (#7094). The proposed easement limit will be 2±m east of the hydro line and will have a width of approximately 8.5±m, depth of 135±m, for an area of 0.1±ha. The precise location and dimensions will be confirmed during our survey work for the Reference Plan.

There are many "flag-shaped" lots in the Township of Puslinch where there is a narrow strip leading to a larger "square" for the residential area. We have seen many of these types of parcels being approved over the last few years. This one is unique in that this will create two flag-shaped lots. The new parcel is well separated from the retained parcel with bush and a hill. The new parcel is also well-separated from the two residences in the front by a tree row. The proposed severance makes good use of a vacant area of land that is not used for anything.

The Retained Parcel is primarily within the Core Greenlands designation of the Official Plan and Natural Environment zoning. The proposed property line is 30m from the wetland to the west and the new parcel is well clear of the natural feature on the Retained parcel.

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

The severed lands are designated Secondary Agricultural.

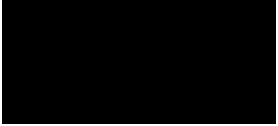
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available - sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met other than the lot frontage - a minor variance will be applied for to address this.
- MDS requirements are met as there are no barns within the area.

In summary this severance is practical and follows the relevant criteria for a severance.



Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



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

cc Andrew MacDonald  
cc Terrance & Lisa MacDonald

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

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 [ ]

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

Type	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]		Neighbours Lands [ ]
		River/Stream [ ]

35. **Source Water Protection Plan**

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

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

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

YES [X] NO [ ]

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

**Please see covering letter for more details.**

**NOTES:**

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



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

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed. If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Terrence MacDonald & Lisa MacDonald the Registered Owners/Purchasers of Part of Lot 23, Concession Gore, Parts 2 & 4, 61R-8883; S/T ROW MS1 10994 on Part 2, 61R-8883; T/W ROW MS1 10994 on Part 3, 61R-8883 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

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

Part of Lot 23, Concession Gore, Parts 2 & 4, 61R-8883; S/T ROW MS1 10994 on Part 2, 61R-8883; T/W ROW MS1 10994 on Part 3, 61R-8883 Of the Township of Puslinch

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

DECLARED before me at the City of Guelph Of Guelph In the County/Region of Wellington This 1 day of Dec 20 23 Owner/Purchaser or Applicant

Commissioner of Oaths

James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Printebx£kHMiMissfdngP'S(etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

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

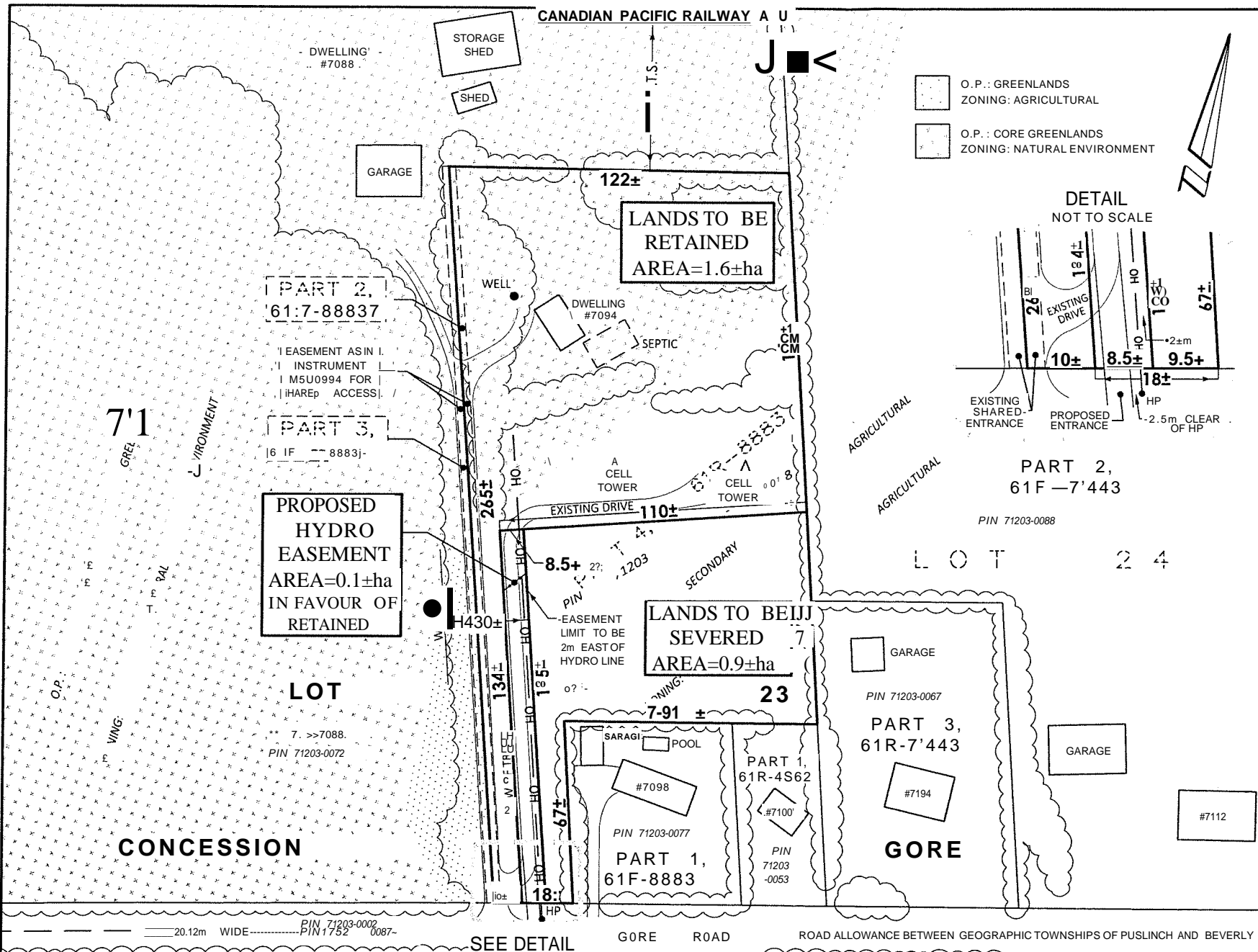
Date



*Dec 1, 2023*

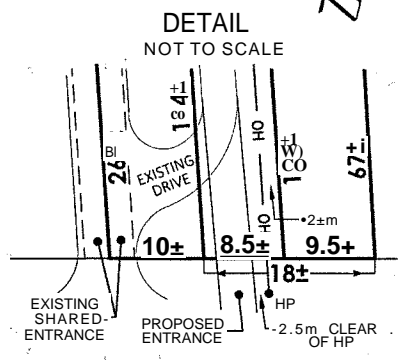
**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

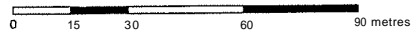
Phone (519) 837-2600 Ext. 2170

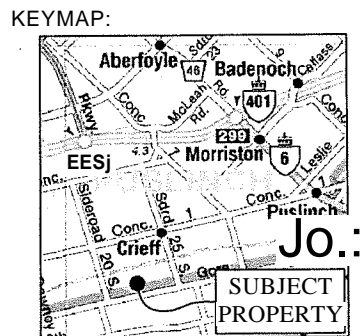


 O.P.: GREENLANDS  
 ZONING: AGRICULTURAL  
 O.P.: CORE GREENLANDS  
 ZONING: NATURAL ENVIRONMENT



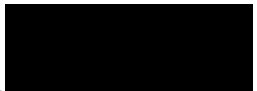
### SEVERANCE SKETCH PART OF LOT 23, CONCESSION GORE TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500  
  
 VAN HARTEN SURVEYING INC.



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

SURVEYOR'S CERTIFICATE:  
 THIS SKETCH WAS PREPARED  
 ON THE 1st DAY OF DECEMBER, 2023

  
 ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: AN   CHECKED BY: BP/JB   PROJECT No. 32689-23		
Dec 1, 2023 9:51:28 AM G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV PTLOT 23 (MACDONALD) 1 UTM 2010.dwg		
© 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT		

SEE DETAIL GORE ROAD ROAD ALLOWANCE BETWEEN GEOGRAPHIC TOWNSHIPS OF PUSLINCH AND BEVERLY

ZONING: AGRICULTURAL AZ  
 O.P. RURAL  
 LOT 23  
 CONCESSION TOWNSHIP OF BEVERLY CITY OF HAMILTON

ZONING: CONSERVATION  
 O.P. RURAL  
 LOT 22  
 CITY OF HAMILTON

ZONING: AGRICULTURAL AZ  
 O.P. RURAL  
 LOT 22  
 CITY OF HAMILTON

**From:** [Jacob Normore](#)  
**To:** [Lynne Banks](#)  
**Subject:** RE: Consent Application B102-23- 7094 Gore Rd  
**Date:** Wednesday, December 6, 2023 4:11:08 PM  
**Attachments:** [image003.jpg](#)  
[image004.jpg](#)  
[image001.jpg](#)  
**Sensitivity:** Confidential

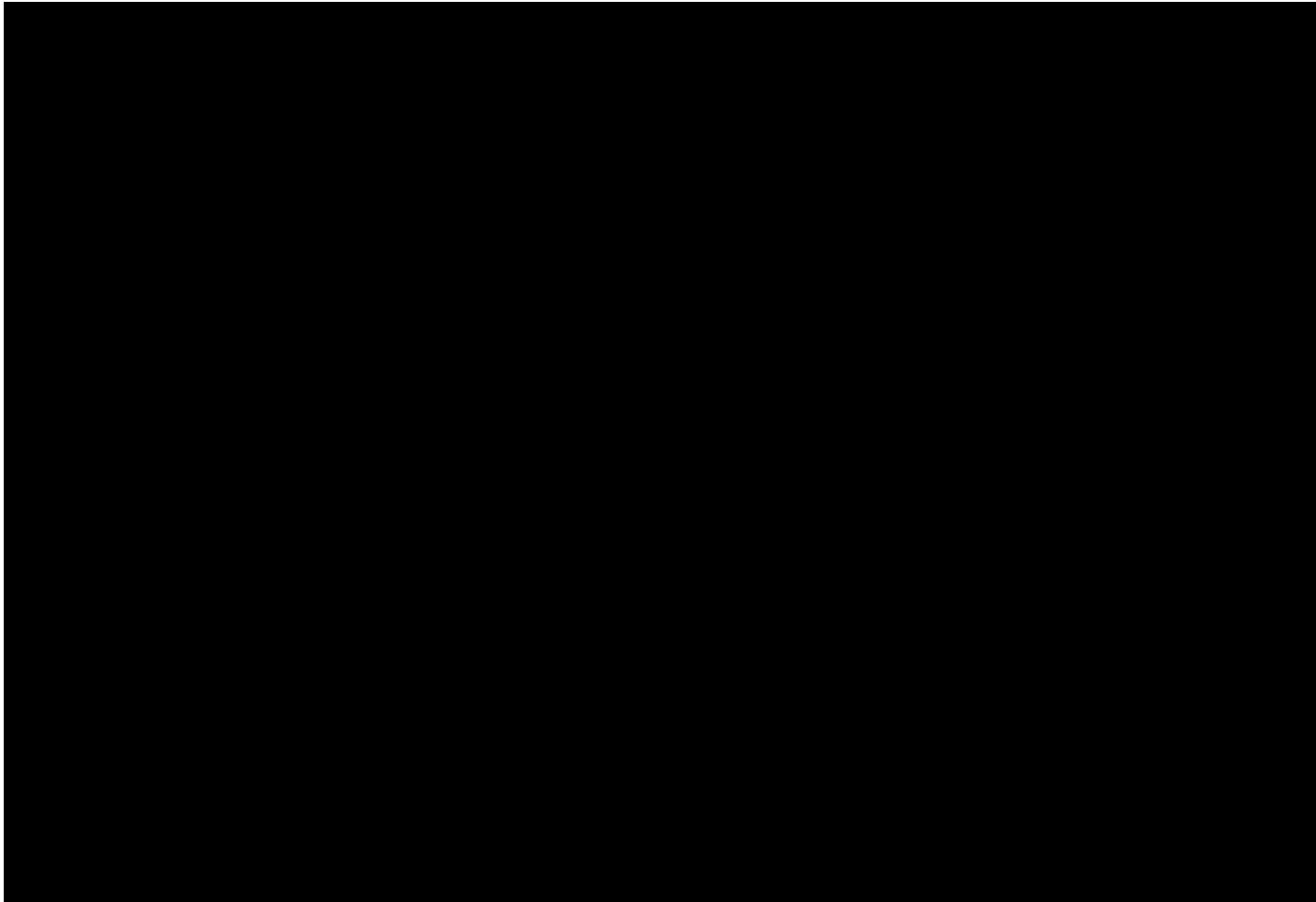
---

Hi Lynne,

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

Kind Regards,

Email Signature - Jacob Normore



**From:** [Brent Smith](#)  
**To:** [Lynne Banks](#)  
**Cc:** [Tom Mulvey](#)  
**Subject:** RE: Consent Application B102-23- 7094 Gore Rd  
**Date:** Wednesday, December 6, 2023 7:32:22 PM  
**Attachments:** [image001.jpg](#)  
[image003.jpg](#)  
**Sensitivity:** Confidential

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Hi Lynne,

Puslinch Fire and Rescue Services reviewed the above referenced consent application on Dec. 6, 2023. The department has no concerns with the proposal except reminding the applicant to remember to keep existing and future trees and tree limbs far enough back from the driveway/laneway to ensure that emergency vehicles can use the laneway should an emergency occur. Our fire trucks require a 5 m clear height above the roadway to ensure the truck can use the laneway without being stopped or damaged by trees or limbs.

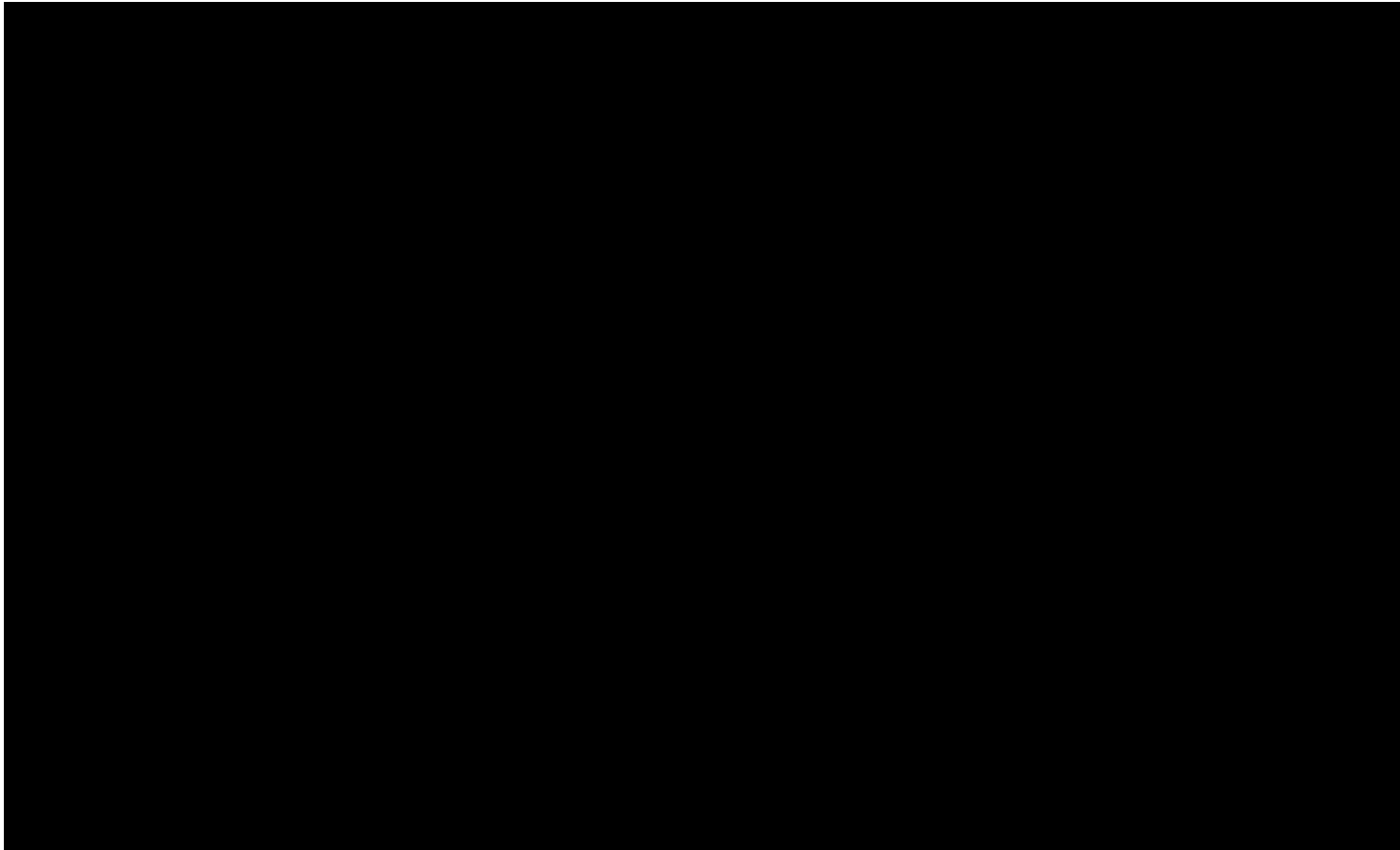
Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

---



May 12, 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: May 03, 2023*

### FILE NO. B35-23

#### APPLICANT

Beverly McQuain  
107 Queen Street  
Morrison N0B 2C0

#### LOCATION OF SUBJECT LANDS

Township of Puslinch (Morrison)  
Part Lot 32  
Concession 8

Proposed lot line adjustment is 4980 square metres with 60m frontage, existing urban residential land to be added to abutting parcel for future development – Tiffany Development Corp.

Retained parcel is 2716 square metres with 37m frontage, existing and proposed urban residential use with existing dwelling.

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

**June 28, 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 – Conservation Halton

Ministry of Transportation

Bell Canada (email) County Clerk

Roads/Solid Waste

Civic Addressing

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

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION B**

Required Fee: \$ 4960  
Fee Received: Apr 6/23

File No. B3523

Accepted as Complete on: May 4/23

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

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

**2(a) Name of Registered Owner(s) or Purchaser** Beverly McQuain

**Address** 107 Queen Street, Morriston, Township of Puslinch

**Phone No.** \_\_\_\_\_ **Email** \_\_\_\_\_

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

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

**Phone No.** \_\_\_\_\_ **Email:** \_\_\_\_\_

**(c) Name and Address of Owner's/Purchasers Authorized Agent:** GSP Group Inc. c/o Brandon Flewwelling  
72 Victoria Street South, Suite 201, Kitchener, ON N2G 4Y9

**Phone No.** 519 569 8883 **Email:** brandonf@gspgroup.ca

**(d) All Communication to be directed to:**

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

**(e) Notice Cards Posted by:**

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

**(f) Number of Certificates Requested** 2

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

**Conveyance to effect an addition to a lot**

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

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

Part 1, Plan 61R-22253, Part Lot 32, Concession 8

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

Local Municipality: Township of Puslinch
Concession 8 Lot No. Part Lot 32
Registered Plan No. Lot No.
Reference Plan No. 61R-22253 Part No. Part 1
Civic Address 103 Queen Street, Morriston, Township of Puslinch

(b) When was property acquired: Registered Instrument No.

5. Description of Land intended to be SEVERED: Metric [ ] Imperial [ ]
Frontage/Width 60m AREA 4980 sq. m
Depth 79m Existing Use(s) Residential
Existing Buildings or structures: N/A
Proposed Uses (s): Residential lot addition for future development consideration

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

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

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

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

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

6. Description of Land intended to be RETAINED: Metric [ ] Imperial [ ]
Frontage/Width 37m AREA 2716 sq. m
Depth 74m Existing Use(s) Residential
Existing Buildings or structures: 1 - Two storey residential dwelling
Proposed Uses (s): No change, ZBA to request office use permissions submitted concurrently



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

**Existing** [ ]

**Proposed** [ ]

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES**  **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. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? **YES** [ ] **NO**
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? **YES**  **NO** [ ]
11. Is there any portion of the land to be severed or to be retained located within a floodplain? **YES** [ ] **NO**
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? **YES** [ ] **NO**
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? **YES** [ ] **NO**
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? **YES** [ ] **NO**
15. Is there a noxious industrial use within 500 meters [1640']? **YES** [ ] **NO**
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? **YES** [ ] **NO**   
 Name of Rail Line Company: \_\_\_\_\_
17. Is there an airport or aircraft landing strip nearby? **YES** [ ] **NO**
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? **YES** [ ] **NO**

**19. PREVIOUS USE INFORMATION:**

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

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

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

If YES, what was the nature and type of the commercial use(s)  
former kennel and dog training business - no longer in operation

- 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 [ ] UNKNOWN [x]

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 [ ] UNKNOWN [x]

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.

Please see memo prepared by GSP Group

\_\_\_\_\_

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

\_\_\_\_\_

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).

Residential

\_\_\_\_\_

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

N/A

\_\_\_\_\_

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

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

27. What is the zoning of the subject lands? Agricultural (A - SP1)

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

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

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

29. 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, provide complete name and address of Mortgagee \_\_\_\_\_  
 \_\_\_\_\_

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

30. Type of Farm Operation conducted on these subject lands: NOT APPLICABLE

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

31. 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 \_\_\_\_\_

32. 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 [ ]

33. 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 [ ]

34. Source Water Protection Plan

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

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

# Planning Justification Report

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## 107 Queen Street Morriston

Broos Properties

Township of Puslinch

Zoning By-law Amendment &  
Consent Application

February 2023



# Planning Justification Report

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107 Queen Street, Morriston

Zoning By-law Amendment &  
Consent Application

Township of Puslinch

February 2023

**Prepared for:**

Broos Properties  
855 Springbank Avenue  
Woodstock, ON  
N4T 1T5

**Prepared by:**

GSP Group Inc.  
72 Victoria Street South, Suite 201  
Kitchener, ON  
N2G 4Y9



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# 1. Introduction

## 1.1 Background

GSP Group has been retained by Broos Properties and Mr. Beverly McQuain (the "Owner") to prepare a Planning Justification Report in support of applications for Zoning By-law Amendment and Consent for the property located at 107 Queen Street in Morriston, Township of Puslinch (the "Site").

The Owner is proposing to subdivide the existing property into two lots (one lot addition to the west and a retained lot). The lot addition will be added to additional lands owned by the applicant noted as Part 1, Plan 61R-22253. The retained lot will maintain the existing dwelling, with a request to allow for Business Professional Office as a permitted use and to permit a smaller lot size than is permitted in the zoning by-law. The retained lot will maintain existing access to Queen Street.

The Site is currently designated "Residential" under Schedule A7-2 in the Wellington County Official Plan. The "Country Residential Area" policies (section 9.9.2) permits single detached dwellings at low densities. The retained lot is privately serviced.

The Site is currently zoned Agricultural "A – SP1" Zone in the Township of Puslinch Zoning By-law. A zoning by-law amendment is required to rezone the Site to a site-specific UR (Urban Residential) Zone to permit the proposed lot sizes and to permit a professional office as an additional permitted use.

A consent application is required to sever the lot addition and to define the retained lot.

## 1.2 Purpose and Scope

This report has been prepared in support of the Zoning By-law Amendment and Consent Applications required to facilitate the Proposed Development. The objectives of this report are as follows:

- To provide a description of the Site's existing conditions and its context within Morriston and the immediately surrounding neighbourhood (Section 2);
- To describe the Proposed Development (Section 3)
- To outline the proposed planning applications for the Proposed Development (Section 4);
- To provide an overview and analysis of the relevant Provincial and Municipal planning policy and regulatory context relevant to the proposed application (Section 5);



- To provide a Public Consultation Strategy (Section 6); and,
- To provide a planning opinion and justification supporting the proposed applications based on site suitability and land use policy and regulatory considerations (Section 7).

## 2. Site Context

### 2.1 Site Description and Surrounding Land Uses

The Site is 7687.3 sq. m in size and is located at the south end of Morriston along the north side of Queen Street. (Figure 1). Surrounding the Site are existing residential uses along Queen Street, agricultural uses to the southeast and southwest and a new residential subdivision - Stewart's Landing to the northwest. Immediately north of the Site is vacant land within the settlement limits of Morriston intended for future residential development.

The Site is within the Morriston Settlement Area and is currently occupied by a single detached dwelling and former kennel. Direct driveway access to Queen Street is provided.

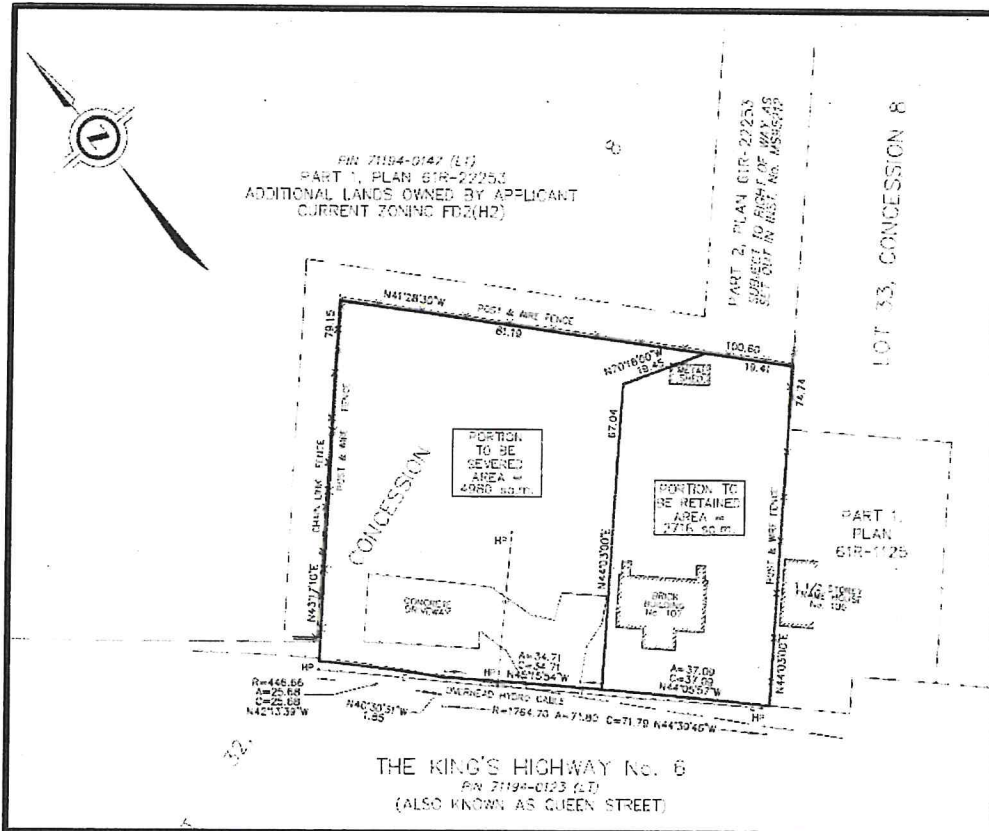
The site is not regulated by Conservation Halton.



### 3. Proposed Development

#### 3.1 Land Use

A Consent application is proposed to create one new lot (retained) and a lot addition to be added to the land to the northwest. The existing house on the retained lot will remain for the time being with site specific zoning permissions requested to allow a professional office as an additional permitted use. (Figure 2).



Lot	Frontage	Area
Retained	37 m	2716 sq. m
Lot Addition	60.3m	4980 sq. m

#### 3.2 Access

The retained lot will have direct driveway access to Queen Street (Highway 6), the existing concrete driveway on the lot addition will be removed.

### 3.3 Site Servicing

The retained lot will continue to be serviced with private sanitary and water services. Details of the proposed service locations will be provided with future building permit applications.

## 4. Proposed Applications

### 4.1 Zoning By-law Amendment

The Site is currently zoned "Agricultural" (A-SP1) Zone in the Township of Puslinch Zoning By-law. A Zoning By-law Amendment is required to site specifically permit the proposed retained lot size and to permit the Professional Office permissions on the retained lot. The lot addition will remain zoned Future Development (FD2). The site-specific Zoning By-law Amendment will permit a minimum lot area of 2716 sq. m. for the retained lot. Specifically, the requested zoning is outlined as follows:

Regulation	Required in Zoning By-law	Proposed
Lot Frontage	18 m	Retained Lot: 37 m Lot Addition: 60 m
Lot Area	4000 sq. m (min)	Retained Lot: 2716 sq. m Lot Addition: 4980 sq. m
Permitted Uses	Residential Uses	Retained Lot: All Uses permitted in UR Zone and a Professional Office.

### 4.2 Consent Application

As outlined in Section 3.1 a consent application will subdivide the existing lot into one new lot (retained) inclusive of the existing red brick building and a lot addition to be added to the land to the northwest.

## 5. Planning Policy Framework

### 5.1 Planning Act

The *Planning Act* R.S.O. 1990, c. P.13 ("*Planning Act*") establishes the policy-led land use planning system for Ontario that outlines matters of provincial interest as part of municipal planning decisions and provides for statutory planning processes in Ontario.

Section 2 of the *Planning Act* identifies the breadth of matters considered as being provincial interest which a municipality must "have regard to" in carrying out its responsibility under the *Planning Act*. These matters are general in nature and broad in range. These matters are captured in more detail through the policy statements and provincial plans issued under the Section 3 of the *Planning Act* and through the County of Wellington Official Plan which are reflected in subsequent sections of this Planning Justification Report.

Section 3(5) of the *Planning Act* requires that the decisions of municipal councils regarding the exercise of authority concerning planning matters, including decisions on *Planning Act* applications:

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.

The 2020 Provincial Policy Statement was issued under Section 3(5) and is applicable and relevant to the consideration of the proposed application. The 2020 Growth Plan for the Greater Golden Horseshoe, 2017 Greenbelt Plan, 2017 Oak Ridges Moraine Conservation Plan, and 2017 Niagara Escarpment Plan were also issued under Section 3(5).

Section 51 of the *Planning Act* sets out the requirements for the legal division of land and/or property, such as an application for Consent (Section 53). Specifically, Section 51(24) outlines the criteria which the approval authority "shall have regard to" when making decisions on the legal division of land and/or property. The applicable criteria and the justification are outlined in the table below.

### 5.2 Provincial Policy Statement

The Provincial Policy Statement ("PPS") provides land use planning policy on matters of Provincial interest. The 2020 PPS received royal assent and is in effect as of May 1, 2020. The overriding vision of the PPS states that "*the long-term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for*

*people of all ages, a clean and healthy environment, and a strong and competitive economy”.*

The 2020 PPS continues to direct the majority of development to existing serviced settlements and has imposed boundaries around settlement areas to limit sprawl, protect farmland, increase servicing efficiency, and reduce greenhouse gas emissions.

The below PPS policies are a summary of policies relevant to the Site and the Proposed Applications:

### **Community Design**

Section 1.1.1 of the PPS seeks the establishment of “healthy, livable, and safe communities” through:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*

Section 1.1.3 directs development to settlement areas and promote intensification.

Consistency: The proposed application is consistent with Sections 1.1.1 and 1.1.3 of the PPS in that the Proposed Development would assist in establishing a healthy, livable and safe community as part of the Community of Morriston. In respect to the above policies, the proposed development:

- Severs an oversized, underutilized parcel of land for potential future development.
- Has an efficient layout and can be efficiently serviced with private services.
- Contributes to meeting long-term residential needs for residents of Morriston.
- Protects the environment, public health, and safety.

## **Housing**

Section 1.4 of the PPS requires planning authorities to provide for a range and mix of housing options and densities to meet projected requirements of current and future residents.

Planning authorities are to permit all housing options required to meet the well-being of current and future residents and to promote densities for new housing which efficiently uses land, resources, infrastructure, and public service facilities. Development standards for new development are required to minimize the cost of housing and facilitate compact form which maintaining appropriate levels of public health and safety.

Consistency: The Proposed Development is consistent with the Housing policies of the PPS. The severance takes an oversized and underutilized lot and makes it available for potential future developments that can provide additional housing options to residents. The Proposed Development is efficient and compact, retaining one single detached dwelling and adding a lot addition that could facilitate additional development opportunities in the future.

## **Sewage, Water and Stormwater**

Section 1.6.6.4 of the PPS permits development of individual on-site sewage services and individual on-site water services where conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

Consistency: The development is consistent with the servicing policies of the PPS. The retained lot will maintain the existing private services.

## **Protecting Public Health and Safety**

Section 3.0 of the PPS directs development away from natural or human-made hazard lands, including floodplains, areas of steep slope, areas subject to erosion or dynamic beach hazards, mine hazards, oil, gas, and salt hazards, former resource extraction use, and contaminated areas.

Consistency: The Subject Property is not within any identified floodline areas and does not contain any other natural hazards.

### **5.3 A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe (the "Growth Plan") is the Province's growth strategy for the Greater Golden Horseshoe region. The 2019 Growth Plan came into effect on May 16, 2019 and was most recently amended in August 2020. The Growth Plan builds on the PPS with more specific land use planning policies as "a framework for

*implementing the Government of Ontario's vision for building stronger, more prosperous communities by managing growth in the region to 2031". Section 3(5) of the Planning Act specifically requires that municipal council decisions regarding the exercise of authority concerning planning matters "shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be".*

### **Managing Growth**

Section 2.2.1 of the Growth Plan directs development to serviced settlement areas to promote the achievement of complete communities. A diverse mix of land uses is encouraged, as is a mix of housing options that includes affordable housing. Proximity to transit, active transportation, parks, and food options is promoted.

Conformity: The Proposed Development conforms to Section 2.2.1 of the Growth Plan. The Site is within a settlement area and severs an oversized and underutilized lot that can be used in future development to provide additional housing options proximate to the core area of Morriston and existing residential areas.

### **Housing**

Section 2.2.6 of the Growth Plan directs municipalities to support housing choice and intensification targets, with affordable housing specifically identified.

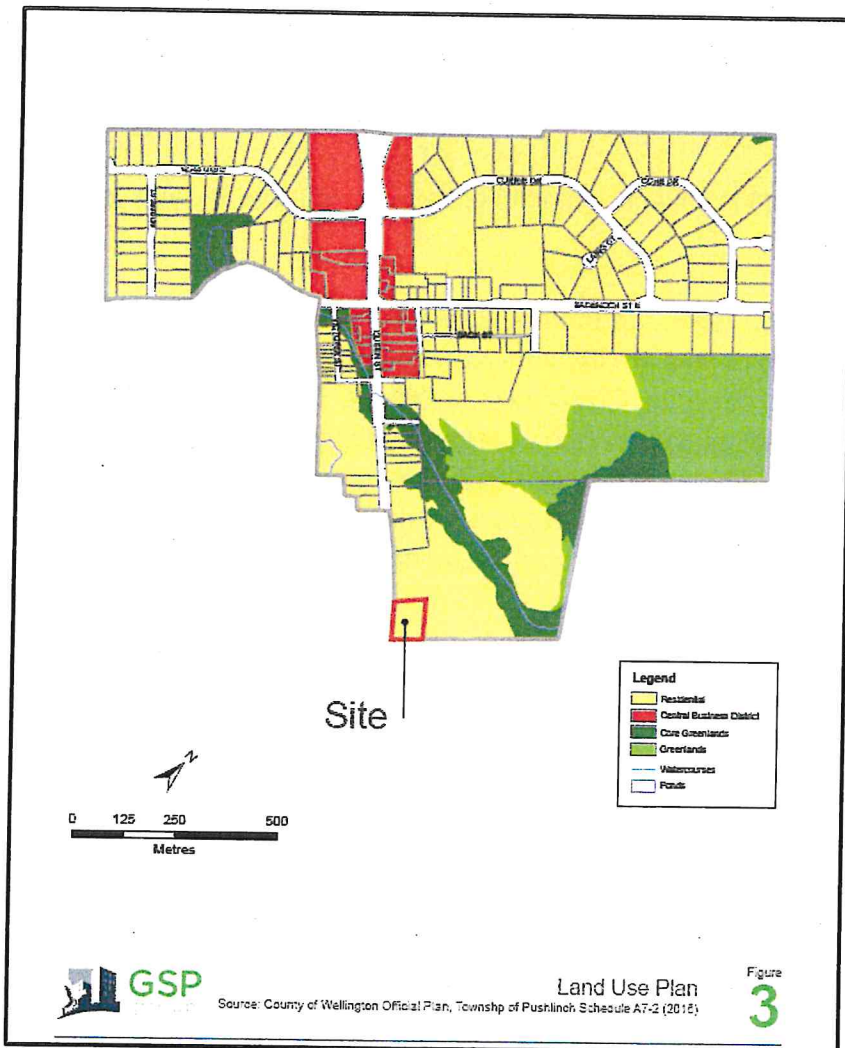
Conformity: The Proposed Development conforms to the Housing policies of the Growth Plan as it proposes intensification on an existing oversized and underutilized parcel of land.

## **5.4 Wellington County Official Plan**

The County of Wellington Official Plan was adopted by the Wellington County in September 1998 and received final approval from the Ontario Municipal Board in April 1999. The County Official Plan provides direction for the physical development of the County and the local municipalities and for the long-term protection of County resources. The overall purpose of the Official Plan is to "ensure that existing and future residents have access to an adequate supply and variety of: jobs, homes, shopping services, leisure activities, educational opportunities, cultural facilities; and that the people of the County enjoy: clean air, clean water, healthy communities, natural heritage, cultural heritage, public health and public safety."

### **Residential Area**

The Site is within the "Residential" area on Schedule A7-2 of the County Official Plan.



The Built-Up Area is intended to accommodate a minimum of 20 percent of all residential development (Policy 3.3.1). Wellington County's objectives for residential development are outlined in Section 8.3.2.:

- a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;
- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;
- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character;
- d) to support the development, at appropriate locations and densities, of

- residential facilities that meet the housing needs of persons requiring specialized care;
- e) to ensure that adequate infrastructure will be available to all residential areas;
- f) to minimize potential compatibility issues between residential and other land uses;
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;
- h) to support the establishment of certain non-residential uses in appropriate locations of the municipality
- i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment;
- j) to monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.



Response: The Proposed Development conforms to the Residential area policies of the Wellington County Official Plan.

The Proposed Development is not anticipated to cause any negative impacts to surrounding natural areas.

A range and mix of housing types are promoted by the County Official Plan. Policy 8.3.1. states that single-detached homes are the dominant housing type in urban centres and that this situation is expected to continue. Objective g) in Policy 8.3.2. also states that the County wants to encourage intensification provided development proposals maintain the character and stability of existing neighbourhoods, with objective h) supporting the establishment of non-residential uses in appropriate locations in the municipality. Wellington may also permit residential conversions or home occupations that do not substantially alter the appearance of the existing residences.

Response: The retained lot containing a single detached dwelling and an office and the lot addition on underutilized land conforms to the Housing policies of the Wellington County Official Plan. The Proposed Development is an appropriate density and maintains the character of the surrounding neighbourhood, and the lot addition can be incorporated into future residential developments.

#### **Wellington County Official Plan Conclusions**

The Proposed Development is consistent with the policy framework provided by the Wellington County Official Plan. The Proposed Development is located within an existing settlement area and proposes development that intensifies and underutilized piece of land and provides a mix of uses on the site that are permitted under the Official Plan.

### **6.5 Township of Puslinch Zoning By-law**

The Site is currently zoned "Agricultural – SP-1" (A) Zone in the Township of Puslinch Zoning By-law (Figure 4). A site-specific zoning by-law amendment is requested to rezone the property to a Site Specific Urban Residential (UR) Zone to permit the proposed development (lot size and additional permissions for a professional office as an additional permitted use).

The existing A zone permits a single detached dwelling on site. The SP-1 Special Provision permits a Kennel on the property. A review of the requested Site-specific zoning regulations is undertaken on the following page.



		Lot Addition: N/A	No
<b>Minimum Interior Side Yard</b>	2 m	Retained Lot: 2 m	No
		Lot Addition: N/A	No
<b>Minimum Rear Yard</b>	6 m	Retained Lot: 46m (+/-)	No
		Lot Addition: N/A	No
<b>Maximum Building Height</b>	11 m	1 storey	No

## 7. Public Consultation Strategy

In accordance with the *Planning Act*, the Township of Puslinch provides public notice of the Zoning By-law Amendment application and the County of Wellington Land Division Committee provides notice of the Consent Applications. Notifications of both applications are provided in the prescribed manner and Statutory Public Meetings will be held to hear the applications. Any individuals or property owners that request further notification regarding the applications would be formally notified by the municipality as to the time and location of when the applications will be considered. We will provide comments at the public meeting and will be available to answer any questions as needed.

## **8. Justification**

The proposed applications are appropriate as they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, and conform to the County of Wellington Official Plan.

A summary of the relevant policy themes as they relate to the Proposed Development is provided below:

### **8.1 Proposed Use and Location are Appropriate**

The use of the Site for residential development is already established. The lot adjustment will provide opportunity for modest intensification in the future on the lot addition lands and is appropriate and compatible with surrounding land uses. The development provides appropriate housing types in this area of the community in accordance with Provincial and local policies. The Site is located within the settlement boundary of Morriston.

### **8.2 Built Form and Density is Appropriate and Desirable**

The form of the Proposed Development is consistent with Provincial and County policies.

### **8.3 Site-specific Zoning Provisions are Appropriate**

The Zoning By-law amendment seeks to rezone the site from an existing A-SP1 Zone to a Site-Specific UR Zone. The site-specific zoning provisions are appropriate and are in keeping with the general regulations provided in the UR Zone.

## 9. Conclusion

GSP Group Inc. was retained by Broos Properties and Mr. Beverly McQuain to prepare a Planning Justification Report in support of a Zoning By-law Amendment and Consent Application for the property at 107 Queen Street in Morriston. The applications will facilitate the creation of a new lot addition to Plan 61R-22253 along with the retention of the existing dwelling on a retained lot.

This Planning Justification Report concludes that the applications are appropriate, in the public interest, and represent good planning for the following reasons:

- They are consistent with the policies of the Provincial Policy Statement;
- They conform to the Growth Plan for the Greater Golden Horseshoe;
- They conform to the Wellington County Official Plan;
- They comply to the intent of the Township of Puslinch Zoning Bylaw;
- The development is compatible with the surrounding neighbourhood;
- The development is appropriate within this settlement area context.

It is therefore our opinion that the proposed applications are appropriate, in the public interest, and represent good planning and should be approved.

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

YES [] NO []

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

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

N/A

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

Please GSP Group Planning Report

**NOTES:**

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

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

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

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

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

I, (we), Beverly McQuain the Registered Owners/Purchasers of  
107 Queen Street, Morriston Of the Township of Puslinch in the  
County/Region of Wellington severally and jointly, solemnly declare that  
GSP Group Inc.

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

[Redacted Signature]

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

**AGENT'S  
APPLICANT'S DECLARATION**

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

I, (we) Brandon Flewwelling of the  
City of Kitchener In the County/Region of  
Waterloo Solemnly declare that all

the statements contained in this application for consent for (property description) 107 Queen Street, Morriston

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

DECLARED before me at the  
CITY OF KITCHENER of  
In the

County/Region of WATERLOO

This 3<sup>RD</sup> day of MAY 20 23

[Redacted Signature]

AGENT  
(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)

Natasha Wilson, a Commissioner, etc.,  
Province of Ontario, for GSP Group Inc.  
Expires August 25, 2024.

Commissioner of Oaths

Printed Commissioner's, etc. Name



AGENT'S  
~~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, Brandon Flewwelling, the <sup>Agent</sup>~~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.



Agent(s)

MAY 3, 2023

Date

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

Phone (519) 837-2600 Ext. 2170

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

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

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

**SECTION A**

Fee Received: Apr 6/23

File No. BSS-23

Accepted as Complete on: May 4/23

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

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

2. (a) Name of Registered Owner(s) or Purchaser Tiffany Development Corp.

Address 855 Springbank Ave. Woodstock, ON N4T 1T5

Phone [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: GSP Group Inc. c/o Brandon Flewwelling

72 Victoria St. S. Suite 201, Kitchener, ON N2G 4Y9

Phone No. 519 569 8883 Email: brandonf@gspgroup.ca

(d) All **Communication** to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 2 (Please see information pages)

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

Local Municipality: Township of Puslinch

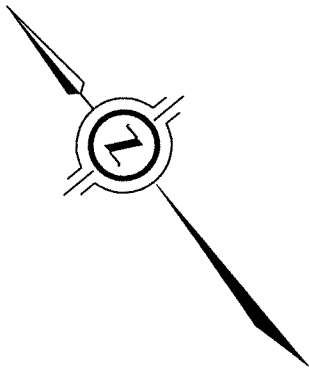
Concession 8 Lot No. 32

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

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

Civic Address 107 Queen Street, Morriston

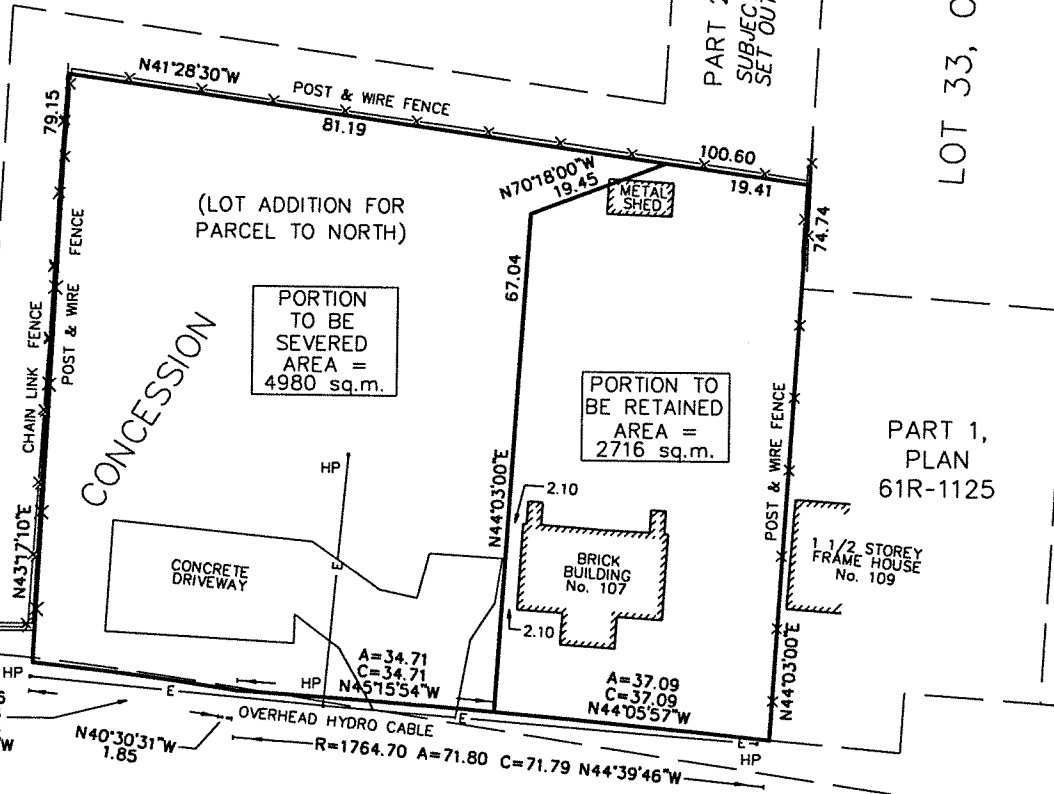
(b) When was property acquired: 1969 Registered Instrument No. \_\_\_\_\_



PIN 71194-0147 (LT)  
 PART 1, PLAN 61R-22253  
 ADDITIONAL LANDS OWNED BY APPLICANT  
 CURRENT ZONING FD2(H2)

PART 2, PLAN 61R-22253  
 SUBJECT TO RIGHT OF WAY AS  
 SET OUT IN INST. No. MS95212

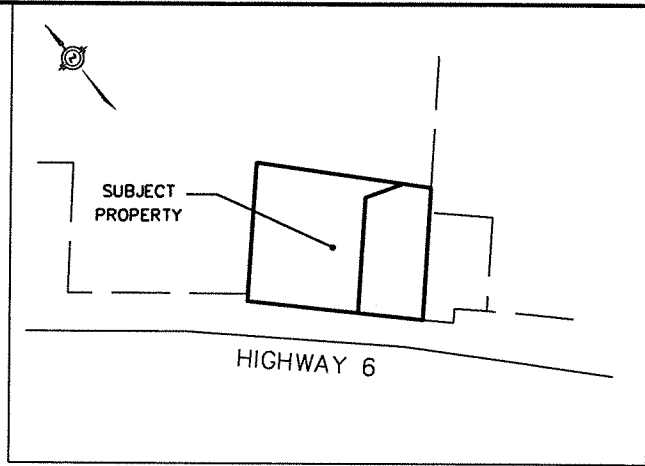
LOT 33, CONCESSION 8



32,

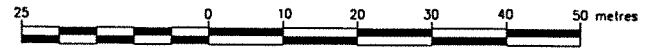
THE KING'S HIGHWAY No. 6  
 PIN 71194-0123 (LT)  
 (ALSO KNOWN AS QUEEN STREET)

LOT



KEY PLAN (NOT TO SCALE)

SKETCH FOR SEVERANCE APPLICATION  
**PART OF LOT 32**  
**CONCESSION 8**  
 TOWNSHIP OF PUSLINCH  
 COUNTY OF WELLINGTON  
 SCALE 1 : 750



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.

	<b>J.D. BARNES LIMITED</b> SURVEYING MAPPING GIS LAND INFORMATION SPECIALISTS 4373 KING ST. E., #100, KITCHENER, ON, N2P 2E9 T: (519) 578-2220 F: (519) 650-5625 www.jdbarnes.com	
	DH	DRAWN
	JE	CHECKED
	DATED: 11/4/2022	
Ret. No. 21-40-036-02		

G:\21-40-036\02 Drawing\21-40-036-02-SEV.dgn

PLOTTED 5/3/2023

**From:** [Brent Smith](#)  
**To:** [Lynne Banks](#)  
**Subject:** RE: Consent Application Resubmission - B35-23  
**Date:** Wednesday, December 6, 2023 7:41:38 PM  
**Sensitivity:** Confidential

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Hi Lynne,  
Puslinch Fire and Rescue Services reviewed the consent application for the above referenced property on Dec. 6, 2023. Please be advised that the department has no concerns with the proposal as outlined.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

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[REDACTED]