



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 13, 2024 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: August 13, 2024

MEETING: Directly following Committee of
Adjustment Meeting

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Roll Call
3. Moment of Reflection
4. Confirmation of the 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 ≠



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7404 WELLINGTON RD 34, PUSLINCH

7.1. May 14th, 2024 Planning and Development Advisory Committee Minutes

8. Notice of Public Meetings/Hearings

9. Reports

9.1. Land Division (Consents)

9.1.1. Severance Application B62-24 – Nichols, Brian – 6637 Roszell Rd

Proposed severance is 0.44 hectares with 47m frontage, existing and proposed rural residential use with existing barn.

Retained parcel is 3.1 hectares with 60m frontage, existing and proposed rural residential use with existing dwelling

9.1.2. Severance Application B61-24 – Fletcher, Phillip & Sheila – 6683 Ellis Rd

Proposed lot line adjustment is 0.34 hectares with no frontage, outdoor storage area with cell tower to be added to abutting parcel – Collaborative Structures Capital Holdings Ltd.

Retained parcel is 0.81 hectares with 70m frontage, existing and proposed rural residential use with existing dwelling & shed.

9.1.3. Severance Application B53-24 – Sims, William & Margaret – 4238 Concession 7

Proposed severance is 0.44 hectares with 53m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 20.1 hectares with 68m frontage, existing and proposed agricultural use with existing dwelling and garage

9.2. Zoning By-law Amendment Applications

9.3. Staff Reports

10. Correspondence

11. New Business

12. Adjournment ≠



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MINUTES

DATE: May 14, 2024
MEETING: Following Committee of Adjustment

The May 14, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:19 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Jeffrey Born
Amanda Knight
Chris Pickard
Paul Sadhra

ABSENT:

None

STAFF IN ATTENDANCE:

Justine Brotherston, Interim Clerk
Laura Emery, Communications & Committee Coordinator
Mehul Safiwala, Junior Planner
Zachary Prince, Senior Planner, County of Wellington

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-023:

Moved by Committee Member Amanda Knight and



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Seconded by Committee Member Chris Pickard

That the Committee approves the May 14, 2024 PDAC Agenda and receives the reports as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

John Sepulis –Councillor Sepulis declared a potential pecuniary interest related to item 9.1.4 as I have a lot located on Wellington County Road 34 approximately 500m away from the proposed severance. I have a potential pecuniary interest as the creation of the new lot may have an affect on the value of my lot.

Paul Sadhra – Paul Sadhra declared a potential pecuniary interest related to item 9.1.4 as I live at, and have interest in. 7000 Wellington Rd. 34 which is within 500 meters of this property.

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

April 9, 2024

Resolution No. 2024-024:

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

That the Planning and Development Advisory Committee approves the Minutes from the meeting held April 9, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

Public Information Meeting to be held on June 12, 2024 at 7:00 p.m in Council Chambers for



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Zoning By-law Application D14-AZI, for the property municipally known as 6706 Gore Road, Township of Puslinch.

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

9.1.1 Severance Application B03-21 (D10-MCC) – Daniel McMaster – Part Lot 6, Concession 1, municipally known as 4445 Wellington Rd. 32, Township of Puslinch. #

Proposed severance is 69.44m frontage x 116.77m = 0.81 hectares, existing woodlot, recreation for proposed rural residential use.

Retained parcel is 39 hectares with 228.43 meters frontage on Wellington Rd 34 and 862.58 meters on Wellington Rd 32, existing and proposed agricultural and rural residential use with existing dwelling, bank barn, drive shed, garage & shop.

Resolution No. 2024-025:

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

That the Committee supports Severance Application B103-21 (revised) subject to the following condition(s):

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



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3. That zoning compliance for both the proposed retained and severed parcels is achieved to the satisfaction of the Township; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That 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.
5. That servicing can be accommodated to the satisfaction of the Township for the severed parcel; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

CARRIED

9.1.2 Severance Application B28-24 (D10-SCR) –Wythe & Rosemary Scrivener – Part Lots 21 and 22, Concession 9, municipally known as 4438 Watson Rd. S, Township of Puslinch.
≠

Proposed severance is 38.9 hectares with 599.26 meters frontage, existing and proposed natural habitat with large shed for proposed conservation.

Retained parcel is 7.51 hectares with 304.46 meters frontage,, existing and proposed rural residential use with existing dwelling, garage/workshop & shed.

Resolution No. 2024-026:

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

That the Committee supports Severance Application B28-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands.



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2. That safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

4. That any fees incurred by the Township of Puslinch for the review of this application and supporting materials will be the responsibility of the applicant to be formally outlined through a development agreement as required; 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.

5. That any concerns of the Conservation Authority are adequately addressed to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

CARRIED

9.1.3 Severance Application B32-24 (D10-SLO) – John Sloat – Part 9, EOBL, municipally known as 480 Arkell Road, Township of Puslinch. ≠

Proposed severance is 28 meters frontage x 150 meters = 0.42 hectares, existing and proposed rural residential use with dwelling and shed.

Retained parcel is 2.33 hectares with 19 meters frontage, vacant land for proposed rural residential use.

Resolution No. 2024-027:

Moved by Committee Paul Sadhra and

Seconded by Committee Member Jeffrey Born

That the Committee supports Severance Application B32-24 subject to the following condition(s):



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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; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the owner obtain zoning compliance for the proposed retained parcel for the reduced lot frontage; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the Guelph Junction Railway located near the property, advising any potential purchaser of 24 hour and weekend railway operations, no whistle cessation in place, possible early morning maintenance and capital projects occurring pending freight train schedule and advise of no trespassing on railway property; and further, that the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That any fees incurred by the Township of Puslinch for the review of this application and supporting materials will be the responsibility of the applicant to be formally outlined through a development agreement as required; 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.
5. That servicing can be accommodated for the retained parcel to the satisfaction of the Township; and further, that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

9.1.4 Severance Application B39-24 (D10-MOO) – Terry Moore – Part Lot 20, Concession 20, municipally known as 4432 Sideroad 20 N, Township of Puslinch. #

Proposed severance is 1.4 hectares with 79.5 meters frontage, vacant land for proposed rural residential use.



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Retained parcel is 2.6 hectares with 69.5 meters frontage, existing and proposed rural residential use with existing dwelling, pool & sheds.

- John Sepulis turned the Chair over to Chris Pickard and refrained from discussions on the matter.
- Paul Sadhra refrained from discussions on the matter.

Resolution No. 2024-028:

Moved by Committee Jeffrey Born and
Seconded by Committee Member Amanda Knight

That the Committee supports Severance Application B39-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the owner obtain zoning compliance for both the proposed retained and severed parcels to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That servicing can be accommodated for the severed parcel to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That the owner demonstrate that they are in compliance with the Township's Swimming Pool Enclosure By-law 2018-018 to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition



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5. That any fees incurred by the Township of Puslinch for the review of this application and supporting materials will be the responsibility of the applicant to be formally outlined through a development agreement as required; 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

9.2.1 Zoning By-law Amendment Application D14-AZI – Usman Aziz, 6706 Gore Road, Concession Gore Front Part Lot 9 RP 61R-7925 Part of Part 3, Township of Puslinch.≠

Resolution No. 2024-029:

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

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

Comments: The Committee has difficulty supporting the Zoning By-law Amendment application unless, or until, the noise issues are clarified.

CARRIED

10. CORRESPONDENCE

None

11. NEW BUSINESS

11.1 Report - PDAC – 2024-002 – Finance and Budget Training
Report - CofA – 2024-002 – Finance and Budget Training

Resolution No. 2024-030

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

That Reports PDAC – 2024-002 and CofA – 2024-002 – Finance and Budget Training are received as presented.

CARRIED.



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12. ADJOURNMENT

Resolution No. 2024-031

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourns at 8:41 p.m.

CARRIED.



REPORT D10-2024-011

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

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: August 13th, 2024

SUBJECT: Consent Application D10/NIC (Nichols)
6637 Roszell RD
Part of Lot 3, Concession 4
County File No. B62-24

RECOMMENDATION

That Report D10-2024-011 entitled Consent Application D10/NIC be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Roszell Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed rural residential lot of 0.44 ha, 47 m of frontage, depth of 125 m with existing barn and septic; and the retained parcel being 3.1 ha, 60 m of frontage on Roszell Road, with an existing dwelling;

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

That the Township of Puslinch Planning and Development Advisory Committee recommends deferral of the application until the following conditions are satisfied:

- 1. That Owner provide written comments from the Grand River Conservation Authority with respect to the impacts of the Regulated Flood Plain on the proposed severance.**

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	3.1 ha	0.44 ha	2.6 ha
Minimum Lot Frontage	25 m	60 m	25 m	72.5 m
Minimum Distance Separation (MDS I)	N/A	N/A	218 m	190 m
Zoning Compliance – Permitted Uses	Existing - Single Detached Dwelling	No Change	Agriculture	Single Detached Dwelling

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits specifically within a flood plain, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.

2. County of Wellington Preliminary Planning comments: No comments received at the time of report publication deadline.
3. Safe Access: The Township's Public Works department has confirmed that safe access is achievable.
4. Source Water comments: No concerns.
5. Building comments: Spatial separations calculations required for proposed building and barn to be addressed through the building permit process. A drawing demonstrating the full extent of proposed driveway to demonstrate no negative impact on the proposed septic system envelope.
6. By-law Enforcement comments: No comments or concerns at this time.
7. Fire Prevention comments: No concerns.
8. Public comments: No comments received by the report publication deadline.

Conclusion

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

Engagement Opportunities

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

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments
Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

July 12, 2024

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 03, 2024

FILE NO. B62-24

APPLICANT

Brian Nichols
6637 Roszell Road
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 3
Concession 4

Proposed severance is 0.44 hectares with 47m frontage, existing and proposed rural residential use with existing barn.

Retained parcel is 3.1 hectares with 60m frontage, existing and proposed rural residential use with existing dwelling.

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

August 21, 2024

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

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

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

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

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

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

RECIPIENTS:

Local Municipality – Puslinch

County Planning

Conservation Authority - GRCA

Source Water Protection

Bell Canada (email)

County Clerk

Roads/Solid Waste

Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5160
Fee Received: July 3/24
File No. B62-24
Accepted as Complete on: July 3/24

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

2. (a) Name of Registered Owner(s) or Purchaser Brian Andrew Nichols

Address 6637 Roszell Road, Puslinch, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 1 (Please see information pages)

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 3

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-9748

Part No. 1

Civic Address 6637 Roszell Road, Puslinch

(b) When was property acquired: August 2004 (original)
June 2019 (transfer)

Registered Instrument No. WC73100
WC570095

5. Description of Land intended to be SEVERED:

Metric [] Imperial []

Frontage/Width 47 ±

AREA 0.44 ha ±

Depth 125 ±

Existing Use(s) Rural Residential

Existing Buildings or structures: Barn

Proposed Uses (s): Rural residential- No Change

Type of access (Check appropriate space)

Existing []

Proposed []

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

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

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

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

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

- Municipally owned and operated sanitary sewers
- Septic Tank (specify whether individual or communal): Individual
- Pit Privy
- Other (Specify): Existing septic to be decommissioned and relocated to Retained Parcel and a new septic is proposed for the severed parcel

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

Frontage/Width	<u>60 ±</u>	AREA	<u>3.1 ha ±</u>
Depth	<u>437 ±</u>	Existing Use(s)	<u>Rural Residential - Vacant</u>

Existing Buildings or structures: **Single detached dwelling**

Proposed Uses (s): **Rural Residential – 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): **Existing septic for dwelling is to be decommissioned and relocated to Retained Parcel and a new septic is proposed for the severed parcel**

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 meters [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company:

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

Previous Lot Line Adjustment for Agricultural purposes – September 2020 by WC612551 and File B13-20.

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 Features located on the property, but there is adequate room for the construction of a single detached dwelling outside of the features.

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

The subject property is designated as Secondary Agricultural, Prime Agriculture, and Core Greenlands in the Official Plan. The proposed Severed Parcel is not being used as part of a farming operation and is currently cut grass with a few trees. The new lot would be an infill lot in between two existing residences making it an ideal location for the creation of a rural residential lot.

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 [X] NO []

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

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

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

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

- Mortgage as in INST No. WC570096 with The Bank of Nova Scotia

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

	Width	Length	Area	Use
<u>Retained</u>				
	Width	Length	Area	Use
<u>Severed</u>	Width <u>12±m</u>	Length <u>18±m</u>	Area <u>216±m²</u>	Use <u>Barn</u>
	Width	Length	Area	Use

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) 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 [] NO [X]

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/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), Brian Andrew NICHOLS the Registered Owners/Purchasers of Part of Lot 3, Concession 4; Part 1, 61R-9748 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

X

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 3, Concession 4; Part 1, 61R-9748 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 2 day of July 2024 Owner/Purchaser or Applicant Printed

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

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



July 3, 2024

33474-24

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 Applications & Sketch
6637 Roszell Road
Part of Lot 3, Concession 4
Part 1, 61R-9748
PIN 71212-0123
Township of Puslinch**

RECEIVED

JUL 03 2024

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, PIN Reports and Map, the required deeds, MDS Farm Data Sheet, a cheque to the Grand River Conservation Authority for \$465.00 and a cheque to Wellington County for \$5,160.00.

Proposal:

The subject property at #6637 Roszell Road (PIN 71212-0123) has an existing dwelling and barn and the proposal is to sever a portion of land from it to create a new rural residential parcel.

The Severed Parcel has a width of 47±m, depth of 125±m, for an area of 0.44ha where a single-detached dwelling is proposed. The existing barn located on the parcel will either be removed or renovated to an accessory building via a change of use permit. The existing septic bed for the dwelling is located on the Severed Parcel, and it will be decommissioned and relocated onto the Retained Parcel as a condition of the severance. The Severed Parcel has been evaluated and safe access can be provided. The zoning requirements are met in terms of lot frontage and area.

The Severed Parcel consists of cut grass and open space. It is a natural fit for an in-fill parcel as it is located between two rural residences and it is not used for farming, making it an ideal location for a severance.

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

The Retained Parcel (#6637) will have a frontage of 60±m, depth of 437±m, for an area of 3.1±ha where the existing dwelling will remain, along with the ponds and bush area. A new septic will be installed to service the existing dwelling and the existing entrance will continue to provide safe access. The Zoning requirements are met for this parcel.

The subject property is zoned Agricultural (A) and Natural Environment. The zoning requirements are met for the Severed and Retained Parcels when reviewing the Reduced Lot Regulations for Agricultural zoning.

MDS:

We reviewed the Minimum Distance Separation (MDSI) guidelines and evaluated the barn across the road from the subject property at #6618 Roszell Road. Using Type B calculations, we found the minimum distance is 428m and the distance to a proposed severance is approximately 190±m (the barn will be surveyed in to confirm the distance).

Type B is applied when the severance results in four or more lots for development outside of a settlement area, and the MDS distance doubles. If Type A were used in this circumstance, the required distance would be 214m and MDS would be very close to being met.

Given that there are currently 5 rural residential parcels located within the area of the severance, adding one more dwelling within this vicinity will not hinder the nearby farm due to the existing cluster of dwellings with at least 3 being closer to the existing barn.

We recommend that a minor variance be applied to address the deficiency.

Aggregate Operation:

There is an existing Extractive use for the property across the road at #6618 Roszell Road operated by St. Mary's. This gravel pit has been operating for many years and it is our understanding that it may be winding down in the near future. There are number of residential parcels located closer to or very similar, to the operation. The parcels are located beside or across from the subject property, also further south-west on Roszell Road and south-east on Concession Road 4. We provide the opinion that any possible negative impact of the gravel pit has been well examined and clearly proven to not have a negative impact on the proposed severance. At most, we suggest a warning clause be registered on title, or that it be added to any future Purchase of Sales Agreement as a precaution for any possible noise.

Review of Policies:

This is a unique situation where the subject property is in an area designated as Prime Agricultural and Core Greenlands in the County of Wellington Official Plan and Severances for new rural residential parcels are generally not permitted in Prime Agricultural areas.

The property is also unique in that it borders the Prime Agricultural and Secondary Agricultural designations with Core Greenlands in between as shown below in Figure 1.

The Retained Parcel is primarily within the Core Greenlands designation of the Official Plan. However, the area shown as Core Greenlands on the Map is actually a Floodplain. Using the GRCA Website for Flood Line information, we found that the flood is about 10m into the Retained Parcel and does not affect the Severed Parcel (see Sketch for Floodline). The environmental feature will not be fragmented and the severance will be completely out of the flood plain and thus out of the core greenlands designation.

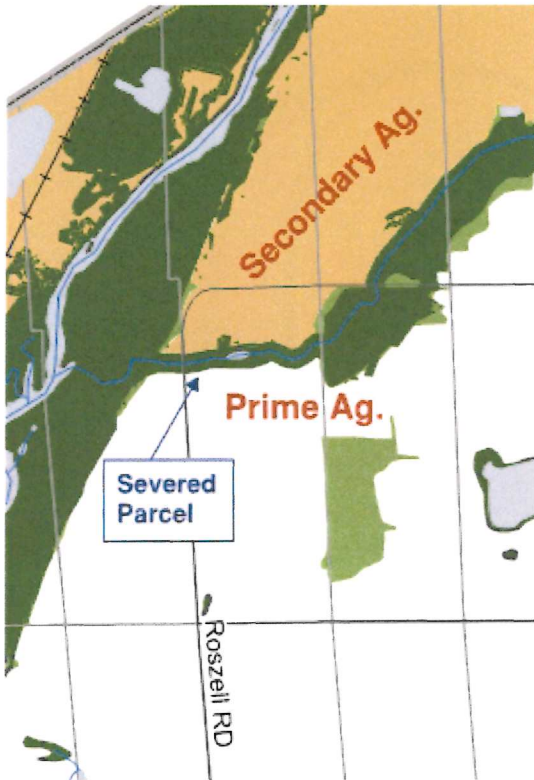


Figure 1: Official Plan Map

Although the parcel is in Primary Agricultural, it is a Secondary Agricultural parcel in form and in function.

The Severed Parcel is technically within the Prime Agricultural designation; however, it is not currently – nor will ever be used as part of an agricultural operation. The agricultural field that surrounds the subject property was previously merged with the large farm parcel to the south and the severed parcel is used as side yard area for the existing dwelling. The creation of a new lot is an in-fill type of lot among a number of existing dwellings that functions more like a rural residential cluster and certainly not a disruption of prime agricultural land.

The severance is logical as it is located within a cluster of rural residential properties that have previously been severed, many of which are also within the Prime Agricultural designation. There are two similar sized residential parcels directly south, two across the road and the Retained Parcel. Around the corner on Forestell Road are another two rural residential parcels. Figure 2 below identifies seven rural residential parcels in the Roszell / Forestell vicinity, that are situated between the Prime and Secondary Agricultural designations.



Figure 2: Aerial Map of Rural Residential Parcels

The Wellington County Land Division Committee has, over the years, approved a few rural residential severances where there was a cluster of homes and the severance was approved due to its practical merit. Aspects of the practical merit include the following:

1. The land is not used and will never be used for agricultural operations so there is no loss in farmland.
2. A new lot makes use of an open area that is generally not used for anything but cut grass.
3. This is a good in-fill opportunity which is a key aspect to the governing Planning Policies.
4. MDS cannot be met to the barn across the road, however there are three parcels closer and there will be no impact on agricultural operations in the area other than one more home of rural residents.

Figure 3 below shows an example of the Committee's approval of in-fill parcel in a rural residential cluster for a property in the Township of Centre Wellington, on Gerrie Road. In this case, 0.8ha parcel was split into two 0.40ha parcels and this parcel was among a cluster of another 5 rural residential parcels. This severance (Application B35-21) was approved by the Committee in July 2021.

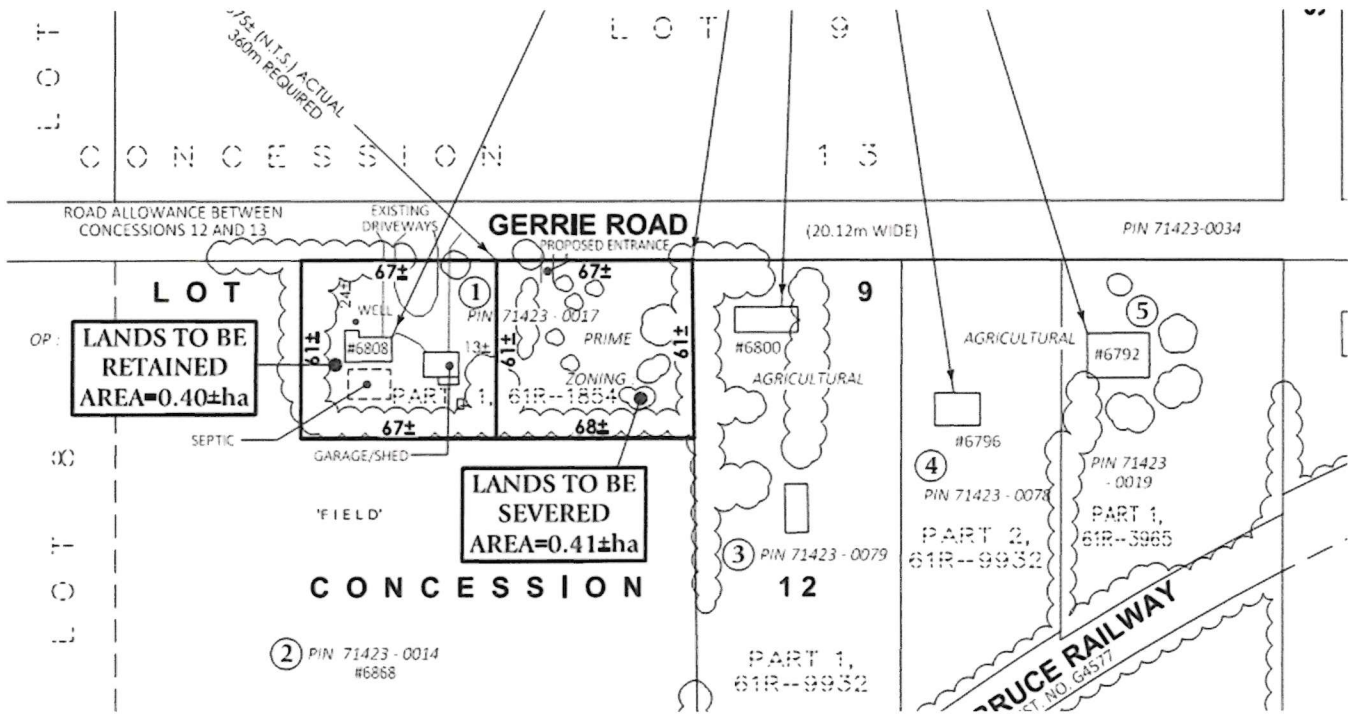


Figure 3: Rural In-Fill Example in Centre Wellington

Another relevant example of the Committee's approval of two in-fill parcels in a rural residential cluster in Puslinch is presented in Figure 4. The parcels are designated Prime Agricultural in the Official Plan. The blue box represents the approved severance, and the red box represents the retained lands for each application. Application (B128-18) was approved January 2020 and Application B138/17 was approved May 2015 (B138/14).

PIN 71213-0002(LT) ROAD ALLOWANCE BETWEEN CONCESSIONS 4 AND 5 (LAIRD ROAD)

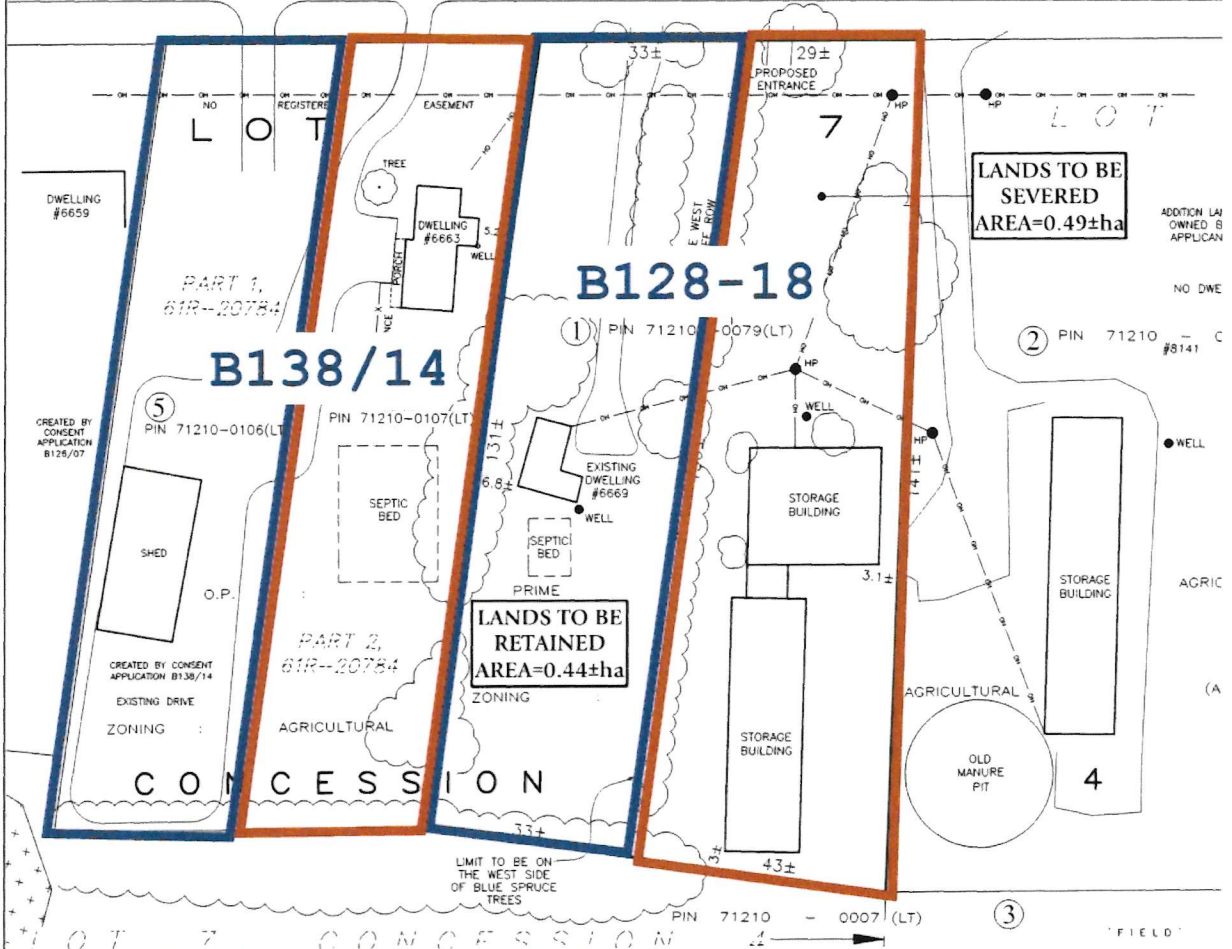


Figure 4: Rural In-Fill Severance Example in Puslinch

We recognize that the Prime Agricultural designation in the County of Wellington Official Plan for this property does not permit severances for new rural residential parcels. Although this property is designated as Prime Agricultural in the County of Wellington Official Plan, this severance follows the guidelines for rural residential parcels that would be permitted in Secondary Agricultural areas. These characteristics include the following:

- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available and existing – site lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.

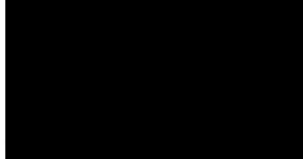


- Zoning requirements are met.
- A minor variance will be required to address the MDS for the barn across the road.

In summary, this severance is an example of very practical severance that makes use of 0.44 ha vacant area to create a new parcel in the midst of other existing rural residential parcels along Roszell Road.

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 Brian Nichols



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

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility GLEN MCKITTRICK

Contact Information

Email _____ Telephone _____
 Civic Address 6618 ROSZELL RD Municipality PUSLICH
 Lot 2 Concession 4 Division _____
 Lot Size (where livestock facility is located) _____ hectares 94 acres

Signature of Livestock Facility Owner _____ Date JUNE 25/24

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 7,500 ft²/m² _____ ft²/m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	50	V2
	Feeders (7 - 16 months)	30	V1
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
Medium-framed; 39 - 148 kg (e.g. Guernseys)			
Small-framed; 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	100	VI
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle	300	VI
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner
 E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
 E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130

C O N C E S S I O N 4

L O T 3

TRAVELLED ROAD KNOWN AS **FORESTELL ROAD**

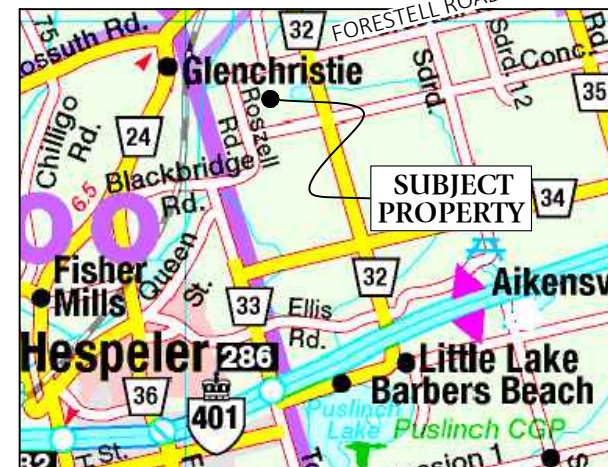
SEVERANCE SKETCH PART OF LOT 3, CONCESSION 4 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 2000



VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

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

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 24th DAY OF JULY, 2024



JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com	info@vanharten.com
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DRAWN BY: AN	CHECKED BY: JB	PROJECT No. 33474-24
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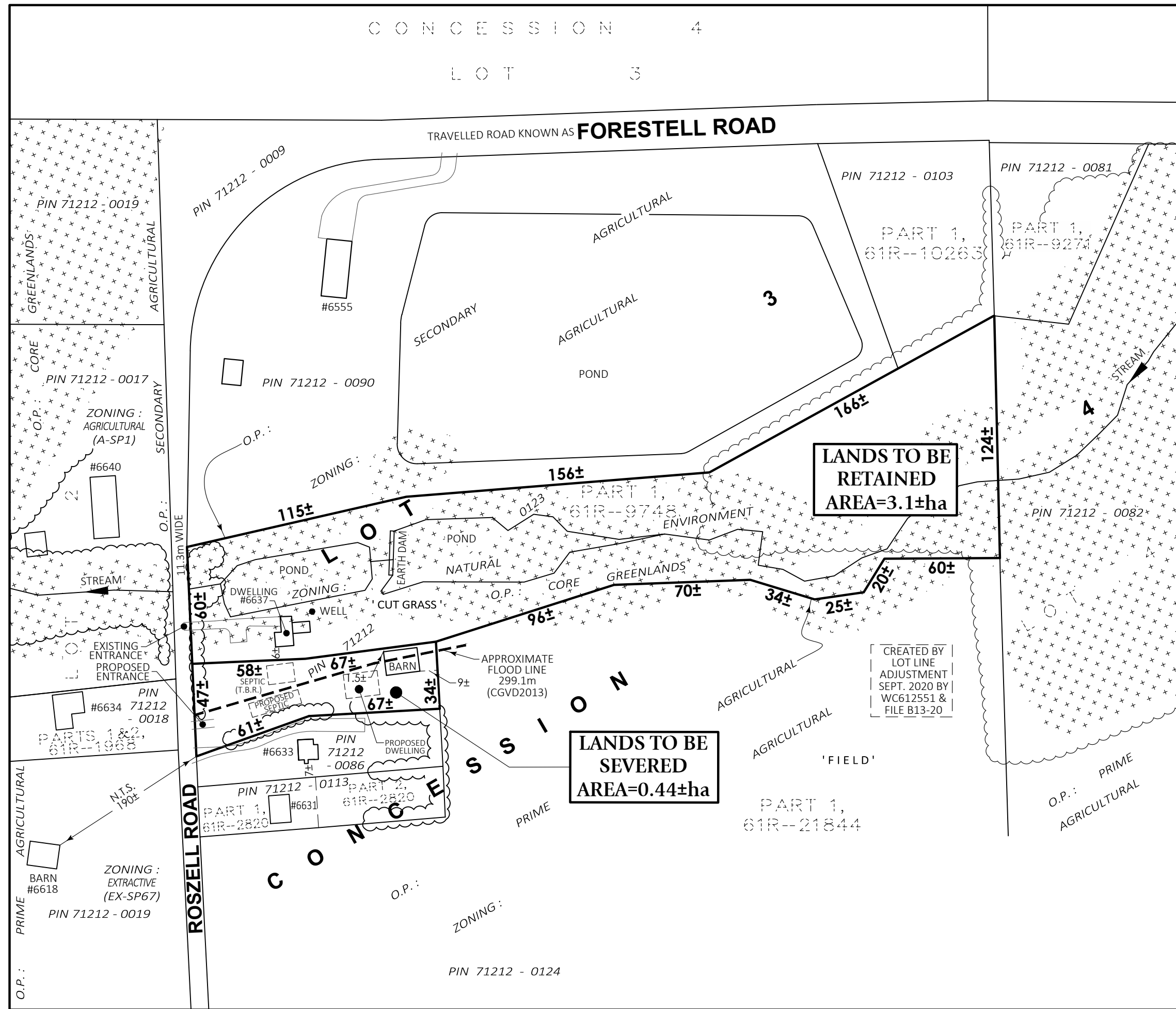
Jul 24, 2024-11:06:18 AM
G:\PUSLINCH\Con4\ACAD\SEV LOT 3 (33747-24 NICHOLS) 2 UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

**LANDS TO BE
RETAINED
AREA=3.1±ha**

**LANDS TO BE
SEVERED
AREA=0.44±ha**

CREATED BY
LOT LINE
ADJUSTMENT
SEPT. 2020 BY
WC612551 &
FILE B13-20



C O N C E S S I O N

L O T

C O N C E S S I O N

L O T

C O N C E S S I O N

L O T

ROZZELL ROAD

O.P.: 11.3m WIDE

PIN 71212 - 0124

PART 1, 61R--21844

PART 1, 61R--10263

PART 1, 61R--9274

PART 1, 61R--9748

PIN 71212 - 0082

PART 1, 61R--2820

PART 2, 61R--2820

PARTS 1&2, 61R--1968

PIN #6634 71212 - 0018

PIN #6633 71212 - 0086

PIN #6631 71212 - 0113

PIN #6618 71212 - 0019

PIN #6640 71212 - 0017

PIN #6555 71212 - 0009

PIN 71212 - 0103

PIN 71212 - 0081

PIN 71212 - 0009

PIN 71212 - 0019

PIN 71212 - 0090

PIN 71212 - 0017

ZONING: AGRICULTURAL

ZONING: AGRICULTURAL

ZONING: AGRICULTURAL

ZONING: AGRICULTURAL

ZONING: AGRICULTURAL

ZONING: PRIME

ZONING: PRIME

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ZONING: EXTRACTIVE (EX-SP67)

ZONING: EXTRACTIVE (EX-SP67)

ZONING: EXTRACTIVE (EX-SP67)

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ZONING: EXTRACTIVE (EX-SP67)

ZONING: EXTRACTIVE (EX-SP67)

ZONING: CORE GREENLANDS

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ZONING: CORE GREENLANDS

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ZONING: CORE GREENLANDS

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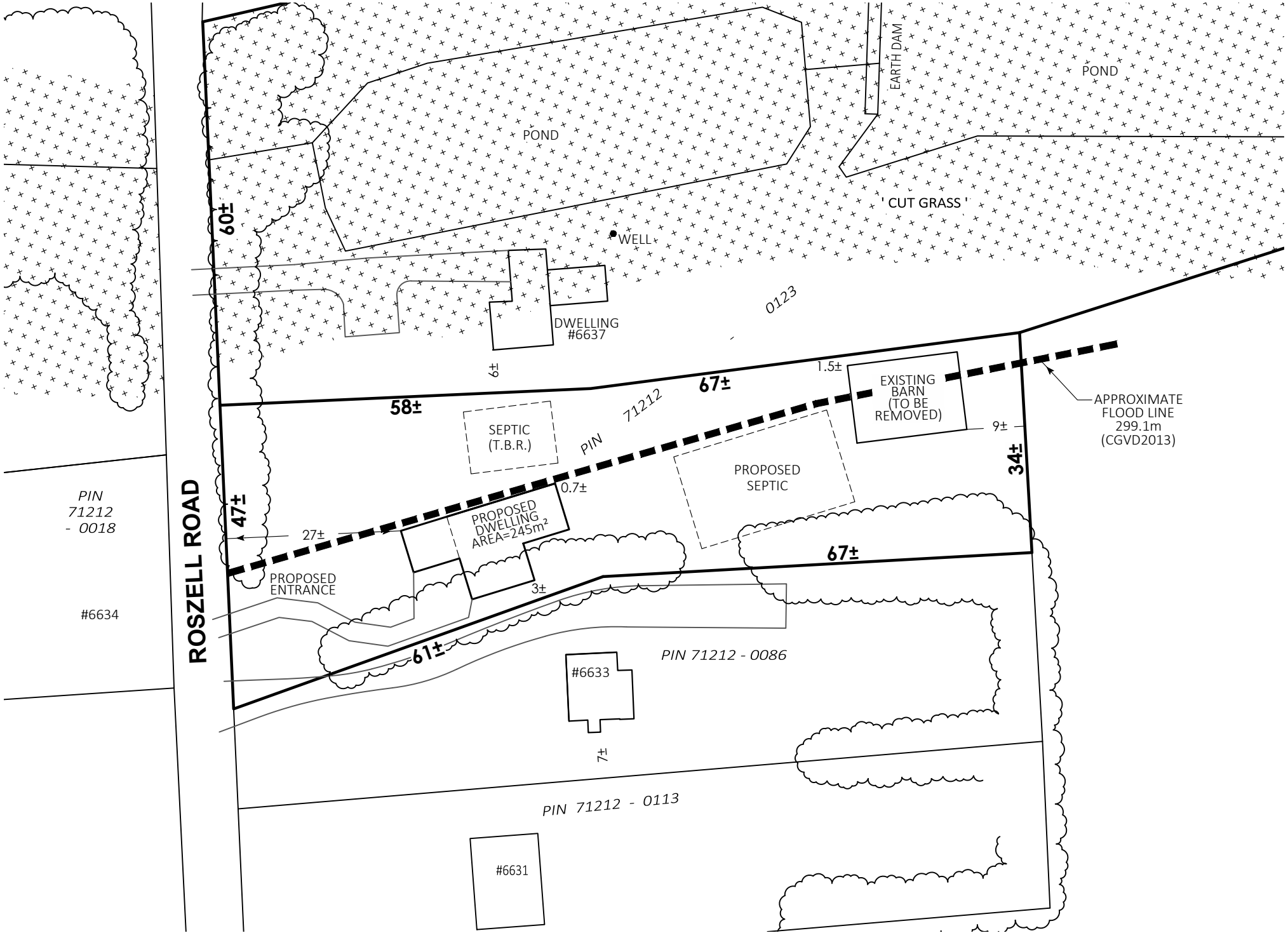
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ZONING: GREENLANDS



Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, July 3, 2024 12:57 PM
To: Jana Poechman; Source Water
Cc: wellington+314898@lswims.ca
Subject: RE: B62-24 - Screening Form

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

Hi Jana,

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

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

Thanks,

Kim

From: Jana Poechman <janap@wellington.ca>
Sent: Wednesday, July 3, 2024 11:47 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B62-24 - Screening Form

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

Good Morning,

Attached is a screening form for your review for B62-24.

We plan to circulate July 11th if possible.

Thanks.
Jana

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

“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately.”

Mehul Safiwala

From: Andrew Hartholt
Sent: Friday, July 26, 2024 1:13 PM
To: Lynne Banks
Subject: RE: Consent Application B 62-24 - 6637 Roszell Rd - Nichols

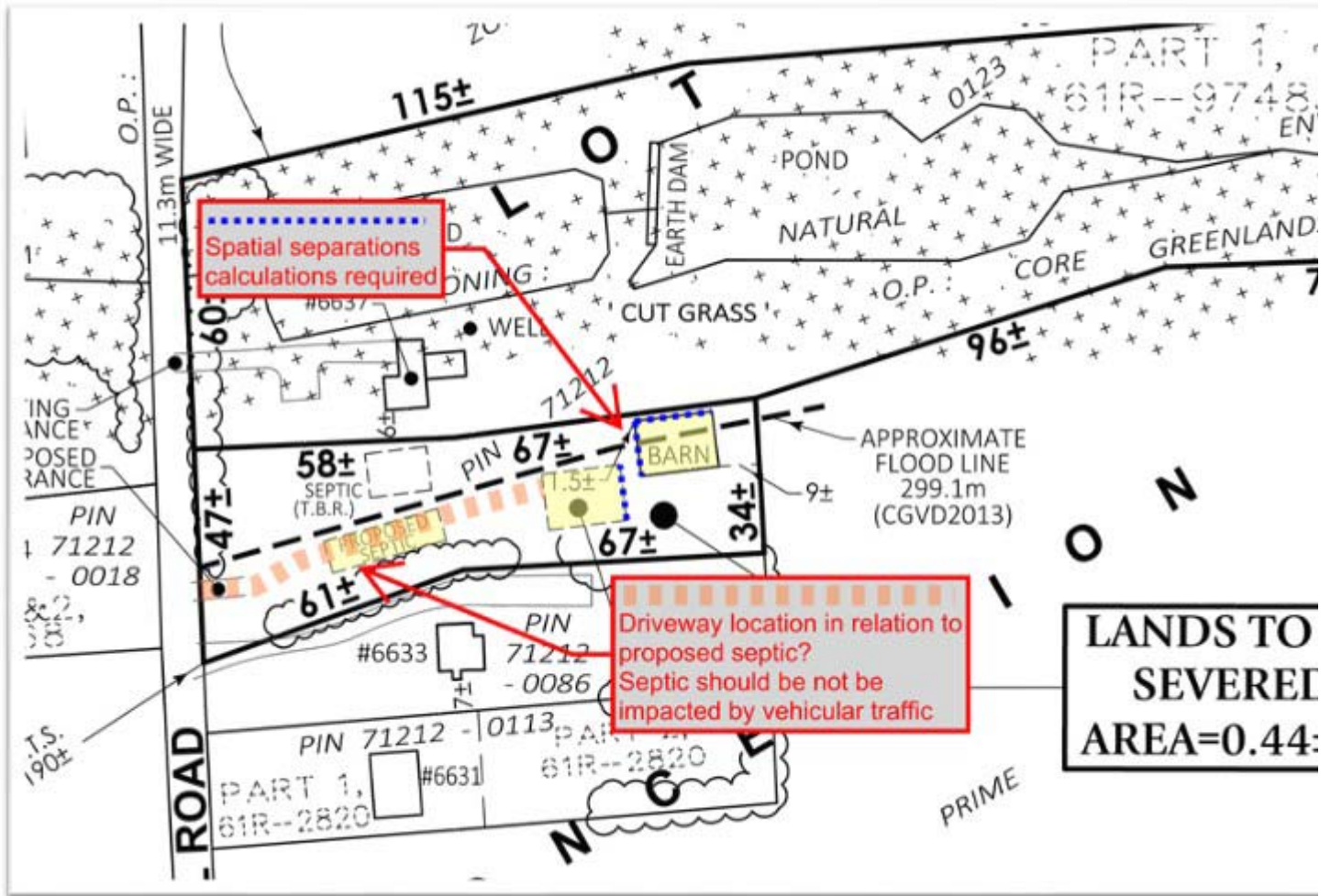
Sensitivity: Confidential

Hey Lynne,

See below for my updated comments.

If the consent is to move forward. The building department would require the following:

1. A building permit is required to relocate the septic system onto the retained property and decommission the original.
2. We would require spatial separation calculations for the barn to remain on the severed portion. A qualified BCIN designer should perform the spatial separation analysis. The existing structure will likely not meet the spatial separation limits and require upgrades for fire resistance rating and non-combustible cladding system based on the current limiting distance of approximately 1.5m. A Separate building permit would be required for any upgrades needed.
 - a. Spatial separation requirements may be reduced or eliminated if the existing farm building is converted to residential accessory use. This option would require a “change of use” building permit. The “change of use” permit would require an evaluation by an engineer to determine whether the existing structure is suitable for residential accessory use. Structural upgrades may be necessary as a result of the engineer's assessment.
 - b. Demolition of buildings is also an option if none of the above are feasible. A demolition permit is encouraged if the applicant pursues this option.
3. **Update:** For the new building envelope location, spatial separation calculations are required to address the distance between the barn and the proposed house. Notes 2a & 2b above are also options.
4. **Update:** To demonstrate that the proposed driveway will not negatively impact the proposed septic system envelope, show the full extent of the proposed driveway leading up to the proposed dwelling and the distance from the septic system envelope.



Andrew Hartholt
 Chief Building Official
 Township of Puslinch
 7404 Wellington Rd 34, Puslinch ON N0B 2J0
 519-763-1226 ext. 229 www.puslinch.ca

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

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 26, 2024 10:58 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>
Cc: Mehul Safiwala <msafiwala@puslinch.ca>
Subject: FW: Consent Application B 62-24 - 6637 Roszell Rd - Nichols
Sensitivity: Confidential

Hi Everyone –

Further to my email below, Van Harten has provided an updated sketch for the above consent application. The sketch was revised after the GRCA provided additional information to Van Harten that the location of the flood line has changed relative to the floodline presentation on their website. He was given the contour information to use and has provided the updated the severance sketch to show the revised floodline. They also moved the proposed house envelope and proposed septic to show these features outside of the floodplain.

Please review and advise if you have any additional/revised comments by July 31st.

Thanks – Lynne



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

From: Lynne Banks

Sent: Friday, July 12, 2024 9:04 AM

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

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Subject: Consent Application B 62-24 - 6637 Roszell Rd - Nichols

Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



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

Mehul Safiwala

From: Jacob Normore
Sent: Monday, July 15, 2024 8:49 AM
To: Lynne Banks
Subject: RE: Consent Application B 62-24 - 6637 Roszell Rd - Nichols

Sensitivity: Confidential

Hi Lynne,

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

Sincerely,



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

PUSLINCH

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B 62-24 - 6637 Roszell Rd - Nichols
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



PUSLINCH

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

Mehul Safiwala

From: Brent Smith
Sent: Friday, July 12, 2024 1:17 PM
To: Lynne Banks
Subject: RE: Consent Application B 62-24 - 6637 Roszell Rd - Nichols

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Service have no concerns with the consent application for 6637 Roszell road as outlined.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B 62-24 - 6637 Roszell Rd - Nichols
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



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

Mehul Safiwala

From: Mike Fowler
Sent: Friday, July 12, 2024 9:10 AM
To: Lynne Banks
Subject: RE: Consent Application B 62-24 - 6637 Roszell Rd - Nichols

Sensitivity: Confidential

Public works has no concerns or comments.

Thanks.



Mike Fowler
Director of Public Works, Parks and Facilities
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B 62-24 - 6637 Roszell Rd - Nichols
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne


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



REPORT D10-2024-012

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

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: August 13th, 2024

SUBJECT: Consent Application D10/FLE (Fletcher)
6681 Ellis RD
Part of Lot 8, Concession 2
County File No. B61-24

RECOMMENDATION

That Report D10-2024-012 entitled Consent Application D10/FLE be received; and

Whereas the Township has reviewed the proposal to sever a vacant parcel and to be added to adjacent agricultural lot through lot line adjustment for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed parcel which is currently used by adjacent property (6683 Ellis Rd) for storage of 0.34 ha to be added to adjacent parcel municipally known as 6683 Ellis Road, resulting in the merged parcel to be a total area of 1.34 ha; and the retained parcel being an area of 0.81 ha with 70 m of frontage, with an existing single detached dwelling and shed;

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

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That Owner apply for, and receive approval of, a Zoning By-law amendment application for the proposed severed parcel to site-specific zoning A (SP77) to the satisfaction of the Township of Puslinch; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That the Owner apply for, and receive approval of, a site plan agreement amendment to include the outdoor storage and structure(s) on the proposed severed parcel as part of the site plan agreement for the property located at 6683 Ellis Road, to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Lot Area	Lot Frontage	Existing use (E)/Proposed use (P)
Required (retained parcel)	0.4 ha	25 m	Single Detached Dwelling (E)
Proposed (retained parcel)	0.81 ha	70 m	Single Detached Dwelling (E)
Adjustment (severed parcel)	0.34 ha	N/A	Outdoor Storage (E)
Proposed (merged parcel)	1.34 ha	67.6 m	Office building, Shop, Outdoor Storage (E)

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: The Township did not receive County's comments by the report publication deadline.
3. Safe Access: Safe access is not applicable as a new entrance is not required for this application.
4. Source Water comments: Restricted Land Use notice issued.
5. Building comments: No comments or concerns.
6. By-law Enforcement comments: No comments or concerns at this time.
7. Fire Prevention comments: No concerns.
8. Public comments: No comments received by the report publication deadline.

Conclusion

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

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

July 12, 2024

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 03, 2024

FILE NO. B61-24

APPLICANT

Philip & Sheila Fletcher
6683 Ellis Road
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 8
Concession 2

Proposed lot line adjustment is 0.34 hectares with no frontage, outdoor storage area with cell tower to be added to abutting parcel – Collaborative Structures Capital Holdings Ltd.

Retained parcel is 0.81 hectares with 70m frontage, existing and proposed rural residential use with existing dwelling & shed.

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

August 21, 2024

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

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

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

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

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

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

RECIPIENTS:

Local Municipality – Puslinch

County Planning

Conservation Authority - GRCA

Source Water Protection

Bell Canada (email)

County Clerk

Roads/Solid Waste

Civic Addressing

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

Required Fee: \$ 5160
Fee Received: July 3/24

File No. Bbl-24

Accepted as Complete on: July 3/24

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 Philip J. Fletcher & Sheila E. Fletcher

Address 6683 Ellis Road, Cambridge, ON, N3C 2V4

Phone No. [REDACTED] Email: [REDACTED]

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

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

Phone No. _____ Email: _____

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

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

Phone No. [REDACTED] Email: [REDACTED]

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested: 1

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

Conveyance to effect an addition to a lot

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

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

Part of Lot 8, Concession 2, Part 2, 61R-11142 (PIN 71208-0149)

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

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 8

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-11142

Part No. 1

Civic Address 6681 Ellis Road

(b) When was property acquired: January 1973

Registered Instrument No. MS124476

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 70.4 ±

AREA

0.34 ha ±

Depth 52.5 / 44.7 ±

Existing Use(s)

Outdoor storage area

Existing Buildings or structures: Cell Tower

Proposed Uses (s): To be added to #6683 Ellis Road (PIN 71208-0149) for lot line adjustment and additional rear yard.

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

Entrance from lands to be added to

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): Well lands to be added to

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

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

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 70 ±

AREA

0.81 ha ±

Depth 114 to 117 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

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

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

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

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

Name of Rail Line Company: _____

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

Office Building – “Collaborative Structures Limited” on the Lands to be Added to (#6683)

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

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

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

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

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

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

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

Previous Severance for Secondary Agriculture purposes – September 2009 by INST WC261548; being Part 2, 61R-11142. File Number B60/09.

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

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

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

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

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

There are no Natural Heritage System features.

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

The subject property is designated as Secondary Agriculture. This proposal follows the guidelines set out in Section 10.4.1 for parcels designated as Secondary Agricultural that state that lot line adjustments are permitted where no adverse effect on agriculture will occur.

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 and Agricultural (sp77)**

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

If NO, a) has an application been made for re-zoning?
YES NO File Number _____

b) has an application been made for a minor variance?
YES NO File Number _____

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

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

- **Severed Parcel: Mortgage as in INST. WC260299 with the Royal Bank of Canada**
- **Added to Parcel: Mortgage as in INST. WC636941 with the Business Development Bank of Canada**

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

30. **Type of Farm Operation** conducted on these subject lands: **N/A**

Type: Dairy Beef Cattle Swine Poultry Other

31. **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 <u>8±m</u>	Length <u>13±m</u>	Area <u>104±m²</u>	Use <u>Shed</u>

32. **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"/>

33. Are there any drainage systems on the retained and severed lands? **Unknown** 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"/>



July 2, 2024

33381-24

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
6681 & 6683 Ellis Road
Part of Lot 8, Concession 2
Parts 1 & 2, 61R-11142
PIN 71208-0150 & 71208-0149
Township of Puslinch**

RECEIVED
JUL 03 2024
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above-mentioned properties. Included with this submission are copies of the Severance Sketch, completed application form, the required deeds, PIN report and map, addresses of neighbouring properties, Sourcewater Protection Form, a cheque to the GRCA for \$465.00 and a cheque to Wellington County for \$5,160.00.

Proposal:

The proposal of this lot line adjustment is to sever a small 0.34±ha portion of vacant land from #6681 Ellis Road (PIN 71208-0150) and merge it with the adjacent parcel at #6683 Ellis Road (PIN 71208-0149) to slightly reconfigure the lands and allow for additional yard space and storage area for #6683.

The Severed Parcel is located to the rear of the property, the north boundary follows an existing fence line. The parcel contains an existing cell tower and a storage area currently used by Collaborative Structures Limited (CSL). It will have a width of 70±m, depth of 52±m, for an area of 0.34±ha.

The Retained Parcel (#6681) has a frontage of 70±m, a depth of 117±m, for an area of 0.81±ha where the existing dwelling and shed will remain.

The Lands to be Added to (#6683) contains an existing building known as Collaborative Structures Limited and has a frontage of 67±m, and a depth of 147±m for an area of 1.0±ha. The merged parcel will have a total area of 1.34 ha.

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



The Severed / Retained Parcel (#6681) has a zoning of Agricultural and the zoning requirements are met for the existing dwelling and shop, that will remain.

The Lands to be Added to (#6683) has a specialized zone of Agricultural (SP77) which permits a building contractor's office with site-specific provisions. The Zoning requirements are met for the merged parcel in terms of lot frontage and area and the existing uses will remain.

In summary, the proposal is for a boundary adjustment which will allow for the rear area currently used by CSL to be transferred to the CLS property.

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 Drew Fletcher of Collaborative Structures Limited
cc Philip and Sheila Fletcher

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) **YES [X] NO []**

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

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

YES [] NO [X]

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

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

None

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

Please see covering letter.

NOTES:

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

OWNER'S/PURCHASER'S AUTHORIZATION:

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

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

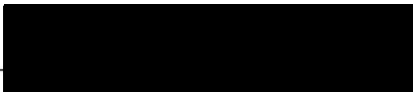
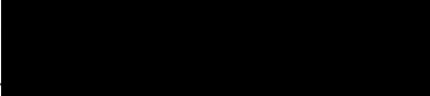
If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Shelia E. Fletcher & Philip J. Fletcher the Registered Owners/Purchasers of
Part of Lot 8, Concession 2; Part 1, 61R-11142 Of the Township of Puslinch

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

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

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

X  X 

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

City of Guelph In the County/Region of

Wellington Solemnly declare that all

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

Part of Lot 8, Concession 2; Part 1, 61R-11142 Of the Township of Puslinch

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

DECLARED before me at the

City of

(Owner/Purchaser or Applicant)


Guelph In the

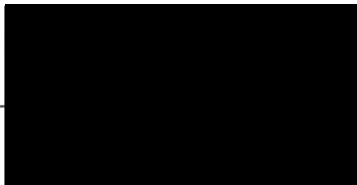


County/Region of Wellington

This 2 day of July 20 24

(Owner/Purchaser or Applicant)



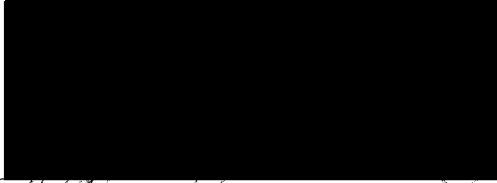


Commissioner of Oaths

Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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

June 18, 2024

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: July 3/24
File No. 261-24
Accepted as Complete on: July 3/24

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 Collaborative Structures Capital Holdings Limited
c/o Drew Fletcher**

Address 6683 Ellis Road, Cambridge, ON, N3C 2V4

Phone No. [Redacted] Email: [Redacted]

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

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

Phone No. _____ Email: _____

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

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

Phone No. [Redacted] Email: [Redacted]

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested: 1 (Please see information pages)

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 2

Lot No. Part of Lot 8

Registered Plan No. _____

Lot No. _____

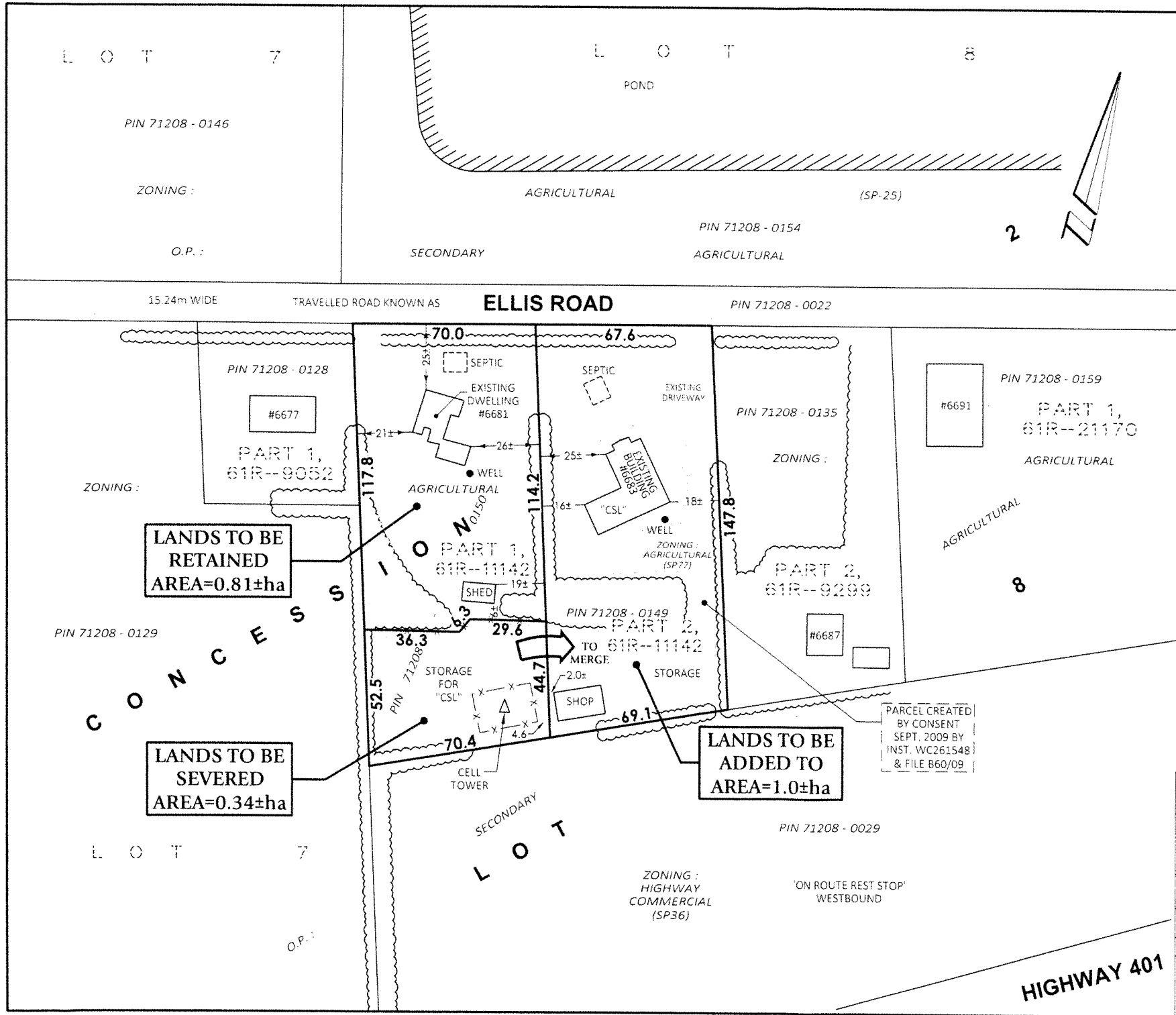
Reference Plan No. 61R-11142

Part No. 2

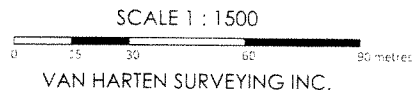
Civic Address 6683 Ellis Road

(b) When was property acquired: October 2020

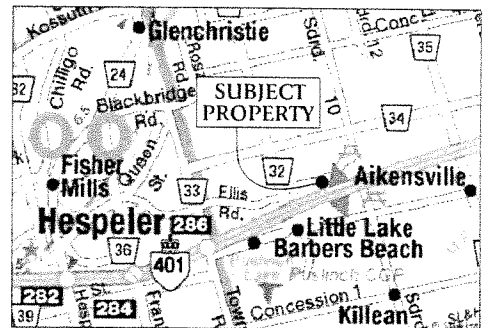
Registered Instrument No. WC614375



SEVERANCE SKETCH
PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & AGRICULTURAL (SP77).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. "CSL" = COLLABORATIVE STRUCTURES LIMITED.

SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 2nd DAY OF JULY, 2024

JEFFREY E. BUISMAN
 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: JB	PROJECT No. 33381-24
Jul 2, 2024 10:06:31 AM G:\PUSLINCH\Con2\Acad\SEV PTLT 8 (33381-24 CSL) UTM 2010.dwg		
© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT		

HIGHWAY 401

Mehul Safiwala

From: Jacob Normore
Sent: Monday, July 15, 2024 8:57 AM
To: Lynne Banks
Subject: RE: Consent Application B61-24 - 6681 Ellis Road - Fletcher

Sensitivity: Confidential

Hi Lynne,

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

Sincerely,



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

PUSLINCH

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B61-24 - 6681 Ellis Road - Fletcher
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



PUSLINCH
EST. 1850

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

Mehul Safiwala

From: Brent Smith
Sent: Friday, July 12, 2024 11:36 AM
To: Lynne Banks
Subject: RE: Consent Application B61-24 - 6681 Ellis Road - Fletcher

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services have no concerns with the application for 6681 Ellis Road.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B61-24 - 6681 Ellis Road - Fletcher
Sensitivity: Confidential

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Thanks - Lynne



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

Mehul Safiwala

From: Mike Fowler
Sent: Friday, July 12, 2024 9:09 AM
To: Lynne Banks
Subject: RE: Consent Application B61-24 - 6681 Ellis Road - Fletcher

Sensitivity: Confidential

Public works has no concerns or comments.

Thanks.



Mike Fowler
Director of Public Works, Parks and Facilities
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B61-24 - 6681 Ellis Road - Fletcher
Sensitivity: Confidential

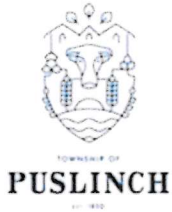
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Thanks - Lynne



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



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

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

Notice Number: PUS-S59-24-005

Description and Date of Application/Supporting Documents: Lot Line Adjustment, July 3, 2024 / Application form, screening form, WHPA Maps

Applicant: Jeff Buisman

Email: Jeff.Buisman@vanharten.com

Roll Number: 230100000200700 **WHPA:** WHPA-D, HVA, ICA, WHPA-Q1, WHPA-Q2

Vulnerability Score: 6, 4, Chloride **Threats:** Application Of Road Salt, Storage Of Road Salt, Storage Of Snow

Property Address: 6681 Ellis Rd **Town:** Puslinch

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

Postal Code: N3C 2V4

Source Protection Plan: Grand River **Drinking Water System:** Region of Waterloo

Property Owner Information

Name: Philip Fletcher

Mailing Address: 6681 Ellis Rd

Town: Cambridge

Province: Ontario **Postal Code:** N3C 2V4

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

Township of Puslinch
c/o Wellington Source Water Protection
Risk Management Office, 1 MacDonald Square, Elora, ON, N0B 1S0
1-844-383-9800 sourcewater@centrewellington.ca wellingtonwater.ca

RECEIVED
JUL 09 2024

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

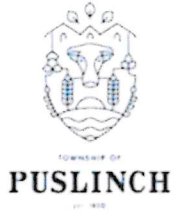


proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

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

Rationale: This Notice pertains to a Lot Line Adjustment application submitted for 6681 Ellis Rd. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. Please note that the addition of the parking lot/storage area to the property at 6683 Ellis Rd may require a Risk Management Plan for winter maintenance activities. If required, this will be negotiated with the property owner.

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



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

If you require further information, please contact the undersigned.

Signature:

Date:

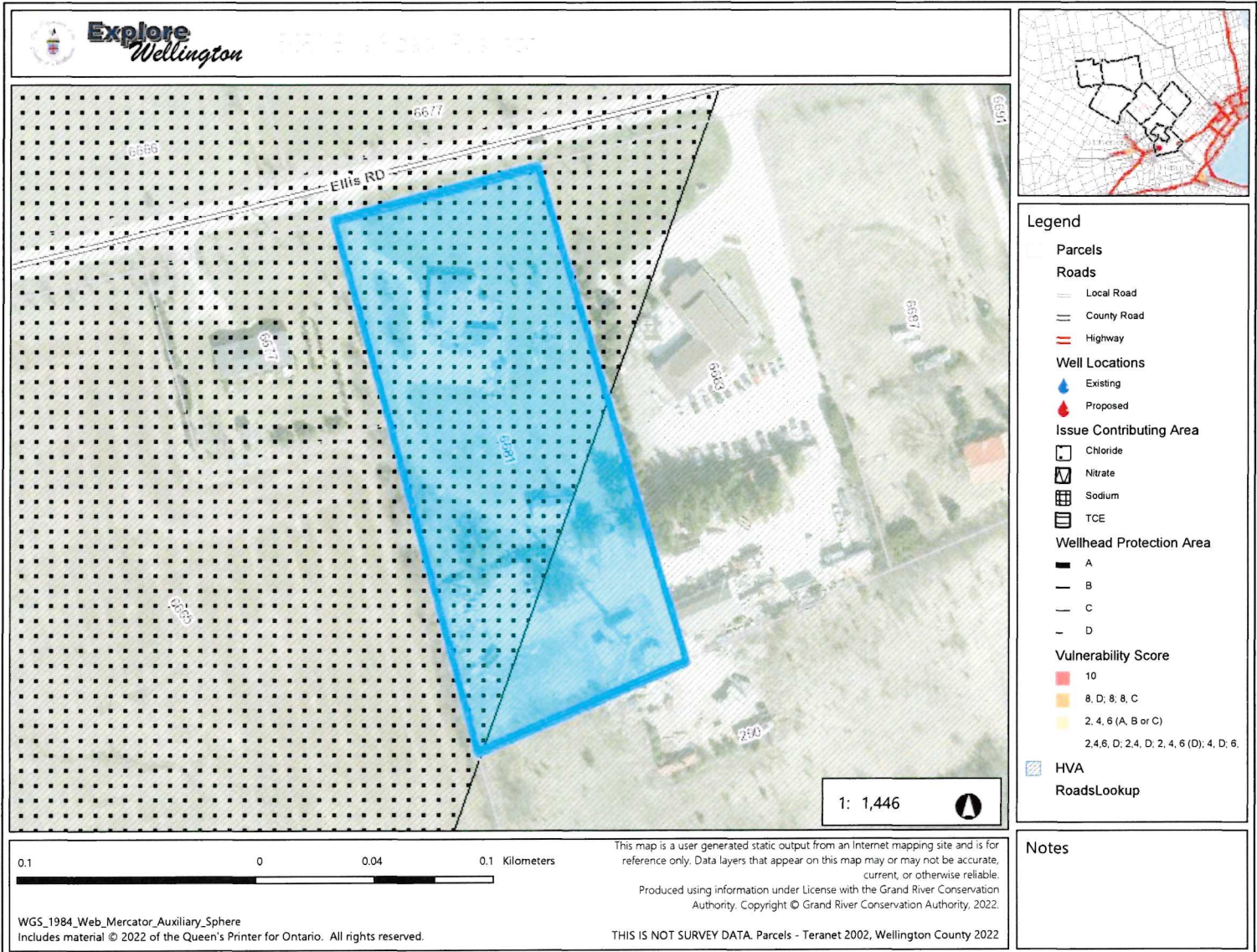


09 Jul 2024

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

Attachment(s): WHPA Map(s)

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





REPORT D10-2024-013

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

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: August 13th, 2024

SUBJECT: Consent Application D10/SIM (Sims)
4238 Concession 7
Part of Lot 29, Concession 1
County File No. B53-24

RECOMMENDATION

That Report D10-2024-013 entitled Consent Application D10/SIM be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Concession 1 for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 0.44 ha, 53 m of frontage, depth of 85 m; and the retained parcel being 20.1 ha, 68 m of frontage on Concession 1 Road, with an existing dwelling and detached garage;

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

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

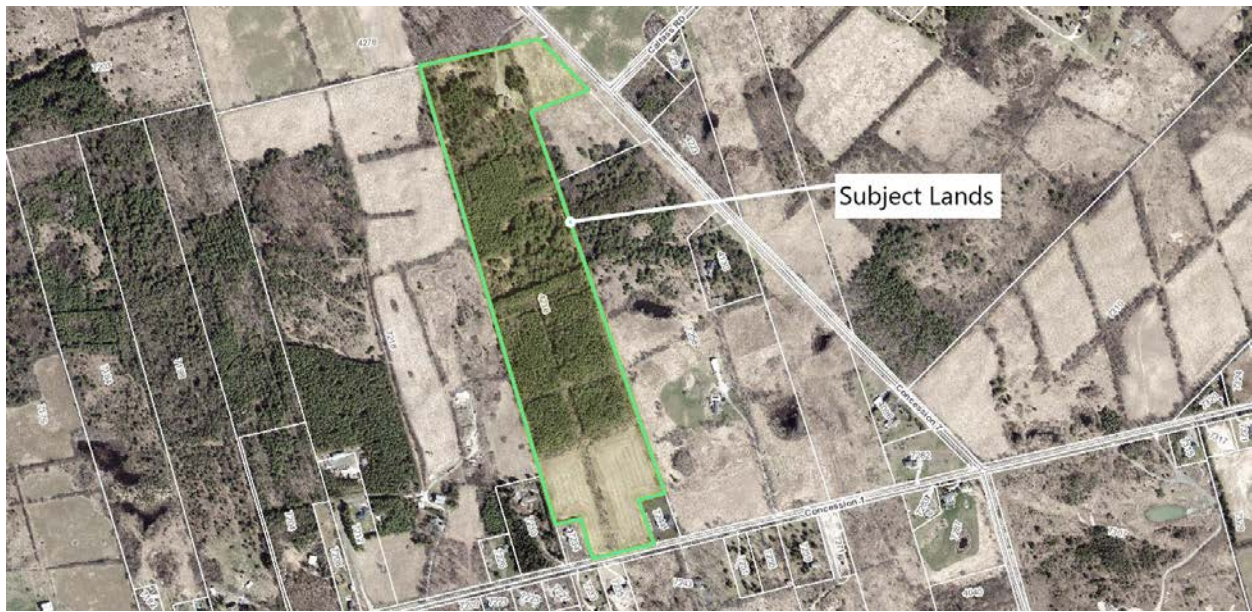
2. That the owner obtain zoning conformity, including but not limited to item 2.1 to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That servicing can be accommodate to the satisfaction of the Township for the severed parcel; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	20.1 ha	0.4 ha	0.44 ha
Minimum Lot Frontage	120 m	68 m	25 m	53 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Existing - Single family dwelling	No change	Permitted – Single family dwelling	Single Detached Dwelling

1. Conservation Authority: Township staff note that the subject property is within the Hamilton Conservation Authority (Hamilton CA) and Grand River Conservation Authority (GRCA) regulation limits, however the Township did not receive a copy of Hamilton CA and GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: The Township did not receive County’s comments by the report publication deadline.
3. Safe Access: The Township’s Public Works Department has confirmed that safe access is achievable.
4. Source Water comments: No comments received.
5. Building comments: No comments or concerns.
6. By-law Enforcement comments: No comments or concerns at this time.
7. Fire Prevention comments: No concerns.
8. Public comments: No comments received by the report publication deadline.

Conclusion

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

Engagement Opportunities

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

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments
Schedule "D" County of Wellington Preliminary Planning Opinion Report

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Municipal Clerk

July 12, 2024

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 02, 2024

FILE NO. B53-24

APPLICANT

William & Margaret Sims
4238 Concession 7
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 29
Concession 1

Proposed severance is 0.44 hectares with 53m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 20.1 hectares with 68m frontage, existing and proposed agricultural use with existing dwelling and garage.

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

August 21, 2024

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

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

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

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

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

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

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority – Hamilton Conservation

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5160
Fee Received: July 2/24
File No. RS3-24
Accepted as Complete on: July 2/24

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

2. (a) Name of Registered Owner(s) or Purchaser William Alexander Sims & Margaret Dale Sims

Address 4238 Concession 7, Morriston, ON, N0B 2C0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. [REDACTED]

Email: [REDACTED]

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 1 (Please see information pages)

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

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

To create a new lot for rural residential purposes

OR

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

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 29

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-21945

Part No. 1 to 6

Civic Address 4238 Concession 7

(b) When was property acquired: December 1977

Registered Instrument No. ROS196164

5. Description of Land intended to be SEVERED:

Metric Imperial

Frontage/Width 53 / 51 ±

AREA 0.44 ha ±

Depth 85 ±

Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – future dwelling

Type of access (Check appropriate space)

Existing

Proposed

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

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

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

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

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

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

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

Frontage/Width 68 & 136 ± AREA 20.1 ha ±

Depth 1002 ± Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling and Garage

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 meters [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

Transferee's Name: William & Margaret Sims, March 16, 2021 – Lot Line Adjustment by INST WC648111 and File No. B30-20

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 no Natural Features located on the property.

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 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**

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

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

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

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

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

- **Subject to an Easement over Parts 2, 4 & 6, 61R-21945 as in INST IS12163 for Hydro One**

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 []

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

<u>Retained</u>	Width	<u>7±m</u>	Length	<u>12±m</u>	Area	<u>85±m²</u>	Use	<u>Garage</u>
	Width		Length		Area		Use	
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	



July 2, 2024

27877-19

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

RECEIVED
JUL 02 2024

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**Re: Severance Application & Sketch
4238 Concession 7
Part of Lot 29, Concession 1
Parts 1 to 6, 61R-21945
PIN 71202-0076
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, a cheque to the Hamilton Conservation Authority for \$1,092.00 and a cheque to the Wellington County \$5,160.00.

Please note that the subject property is within both the GRCA and the Hamilton Conservation Authority areas. However, the severed parcel is within the Hamilton Conservation boundary, and we have included a cheque for their review of this application.

Proposal:

The proposal is to create a new rural residential parcel along Concession 1 with a frontage of 53±m, depth of 85±m for an area of 0.44±ha. The severed parcel was configured to have the same depth and width as the adjacent parcel to the east. The rear width is slightly narrower at 51m, as the intention is to keep the proposed boundary parallel with the tree row on the retained parcel. The severance is an efficient use of open space and safe access for an entrance can be provided and the Zoning requirements are met for this parcel.

The Retained Parcel (#4238 Concession 7) will have a frontage of 68±m along Concession 1, frontage of 136±m along Concession 7, for an area of 20.1±ha where the existing dwelling and garage will remain with access from Concession 7. There is an existing field entrance from Concession 1, that will remain as well.

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

With the Retained Parcel having frontage along both Concession 1 and Concession 7, the technical frontage is narrower of the two. Therefore, Concession 1 would be considered the frontage, and a minor variance will be required to permit the reduced lot frontage to be 68m vs 120m required. There is an existing field entrance from Concession 1 that will continue to provide safe access and we consider this request to be minor.

A previous lot line adjustment application (B30-20) was approved and completed which merged a portion of land (shown as PARTS 1 to 6, 61R-31945) to the subject property (#4238), in order to allow frontage along Concession 7.

We reviewed Minimum Distance Separation (MDSI) for the potential barn across the road from the Severed Parcel at #7243 Concession 1. This barn was considered to be structurally unsound to hold animals for Severance Application B65/18 which created the parcel shown as PIN 71202-0129 on the severance sketch. Below are pictures of the barn that were submitted as part of that application. The owner of this barn informed me that it has not changed since that time.



The subject property is within the Secondary Agricultural designation of the County of Wellington Official Plan. The designation on other Provincial Planning Maps and Policies includes the following:

Greenbelt Plan: Protected Countryside

Growth Plan: not in the Natural Heritage System

Provincial Natural Heritage Mapping: ANSI

Provincial Agricultural Mapping: Candidate

Conservation Authority: Subject severance is the jurisdiction of the HCA, but not in a Regulated Area of the HCA.

Information regarding the ANSI designation is very limited and we found that numerous previous Severance Applications in this area with the same ANSI designation being approved by the County Land Division Committee without any environmental evaluation. This includes Applications B65-18 (across the road), B72-19, B80-16, B81-16, B28-17. We suspect that the ANSI is the Galt Moraine which is a larger geomorphological feature. Whereas the proposed severance is an existing agricultural field where a new dwelling will be constructed. The new dwelling and associated grading will not have any impact on the geomorphological feature.

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:

- 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. The impact on the ANSI is negligible.
- Zoning requirements are met.
- MDS requirements are met.

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 Bill Sims

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

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

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

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

35. Source Water Protection Plan

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

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

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

YES NO

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

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

Please see covering letter for more details.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), William Alexander SIMS & Margaret Dale SIMS the Registered Owners of
Part of Lots 29, Concession 1 as in INST No. ROS196194 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that

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

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

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

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

Part of Lots 29, Concession 1 as in INST No. ROS196194 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 2 day of July 20 24

Commissioner of Oaths

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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

July 2, 2024

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**

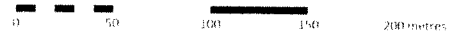
Phone (519) 837-2600 Ext. 2170

LOT 29, CON. 1

PIN 71202 - 0107

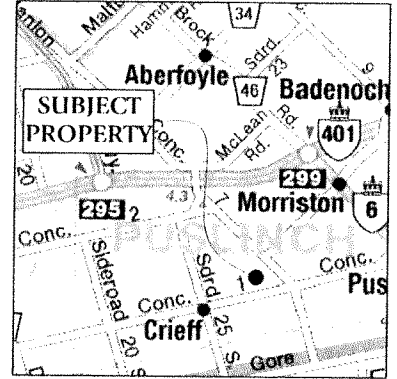
SEVERANCE SKETCH PART OF LOT 29, CONCESSION 1 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 3000



VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & EARTH SCIENCE ANSI.
4. SUBJECT LANDS HAVE A GREENBELT 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. N.T.S. DENOTES NOT TO SCALE.
8. SUBJECT SEVERANCE IS NOT IN REGULATED AREA OF HAMILTON CONSERVATION AUTHORITY.
9. SUBJECTS LANDS ARE IN THE CANDIDATE AREA OF THE PROVINCIAL AGRICULTURAL MAPPING.
10. SUBJECT SEVERANCE IS NOT IN THE NATURAL HERITAGE SYSTEM OF THE GROWTH PLAN.

**LANDS TO BE RETAINED
AREA=20.1±ha**

**LANDS TO BE SEVERED
AREA=0.44±ha**

MINOR VARIANCE REQUEST:
 (A) TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 68m VS 120m AS REQUIRED

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 26th DAY OF JUNE, 2024

Jeffrey E. Buisman
JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten

LAND SURVEYORS - ENGINEERS

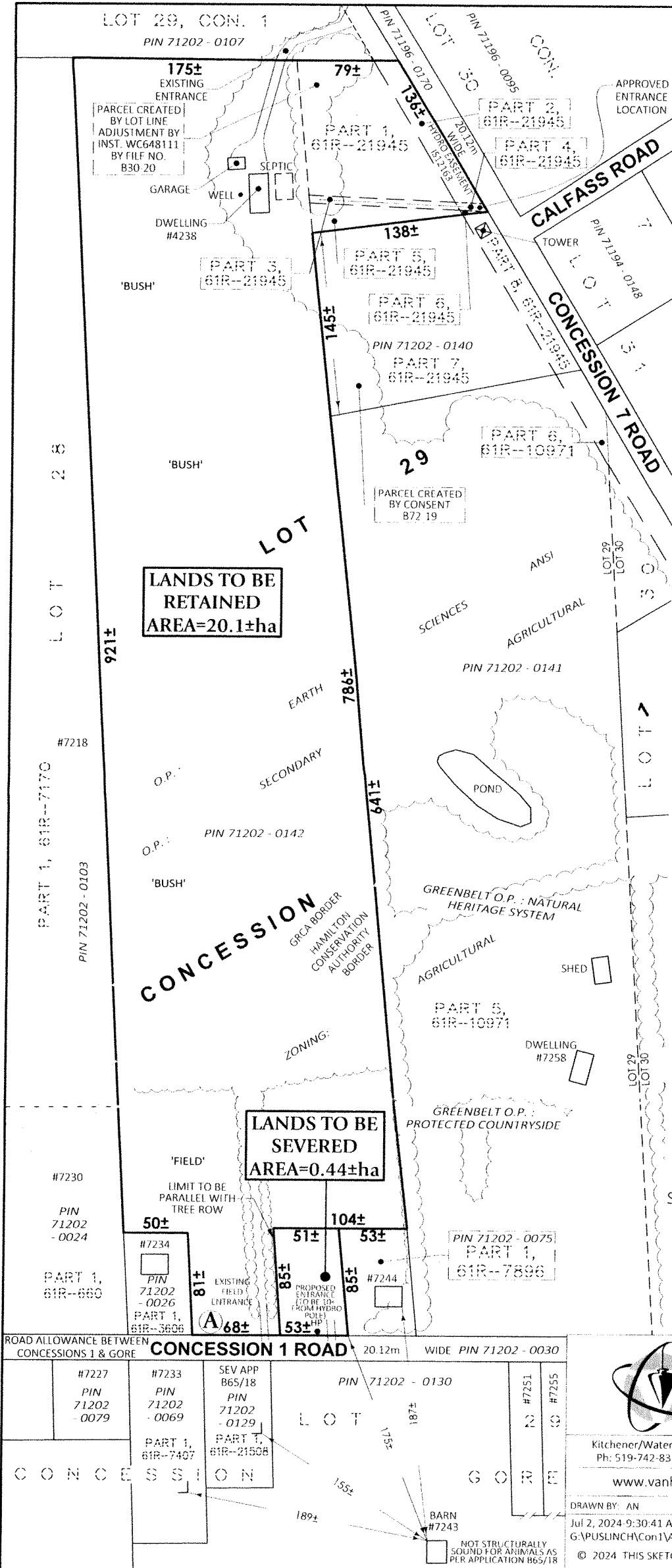
Kitchener/Waterloo Ph: 519-742-8371 | Guelph Ph: 519-821-2763 | Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 27877-19

Jul 2, 2024-9:30:41 AM
G:\PUSLINCH\Con1\ACAD\SEV LOT 29 (27877-19 SIMS) 2 UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & GORE		CONCESSION 1 ROAD 20.12m WIDE		PIN 71202 - 0030	
#7227 PIN 71202 - 0079	#7233 PIN 71202 - 0069	SEV APP B65/18 PIN 71202 - 0129	PIN 71202 - 0130	#7251	#7255
PART 1, 61R-7407		PART 1, 61R-21508		GORE	
CONCESSION		GORE			

NOT STRUCTURALLY SOUND FOR ANIMALS AS PER APPLICATION B65/18

Mehul Safiwala

From: Andrew Hartholt
Sent: Monday, July 22, 2024 9:06 AM
To: Lynne Banks
Subject: RE: Consent Application B53-24 - 4238 Con. 7 - Sims

Sensitivity: Confidential

Lynne,

The building department has no comments for consent application B53-24.


Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca


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

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B53-24 - 4238 Con. 7 - Sims
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne


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

Mehul Safiwala

From: Jacob Normore
Sent: Monday, July 15, 2024 8:35 AM
To: Lynne Banks
Subject: RE: Consent Application B53-24 - 4238 Con. 7 - Sims

Sensitivity: Confidential

Hi Lynne,

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

Sincerely,



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

PUSLINCH

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B53-24 - 4238 Con. 7 - Sims
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



PUSLINCH
EST. 1850

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

Mehul Safiwala

From: Brent Smith
Sent: Friday, July 12, 2024 11:29 AM
To: Lynne Banks
Subject: RE: Consent Application B53-24 - 4238 Con. 7 - Sims

Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue Services reviewed the consent application for 4238 Con. 7 on July 7, 2024. The department has no concerns with the application.

Thanks
Brent

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B53-24 - 4238 Con. 7 - Sims
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



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

Mehul Safiwala

From: Mike Fowler
Sent: Friday, July 12, 2024 9:08 AM
To: Lynne Banks
Subject: RE: Consent Application B53-24 - 4238 Con. 7 - Sims

Sensitivity: Confidential

Public works has no concerns or comments.

Thanks.



Mike Fowler
Director of Public Works, Parks and Facilities
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
P: 519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, July 12, 2024 9:04 AM
To: Mike Fowler <mfowler@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Subject: Consent Application B53-24 - 4238 Con. 7 - Sims
Sensitivity: Confidential

Good Morning –

Attached please find a consent application and supporting documents with respect to the above property, for your review and comment. Please provide comments by July 26, 2024.

Thanks - Lynne



Lynne Banks
Development and Legislative Coordinator
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