

March 8, 2024

## NOTICE OF AN APPLICATION FOR CONSENT


Ontario Planning Act, Section 53(4)

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

*APPLICATION SUBMITTED ON: February 26, 2024*

### FILE NO. B12-24

**APPLICANT**

222703 Ontario Limited  


**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 1  
Concession 1

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

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

**April 17, 2024**

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

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

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

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

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

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

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

**MAILED TO:**

Local Municipality - Puslinch      County Planning      Conservation Authority - GRCA

Source Water Protection

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

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

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

2. (a) Name of Registered Owner(s) or Purchaser 2222703 Ontario Limited

Address [Redacted]

Phone No. [Redacted] Email: [Redacted]

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

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

[Redacted]

Phone No. [Redacted] Email: [Redacted]

(c) Name and Address of Owner's Authorized Agent: J.D. Barnes Limited

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

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

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

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

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

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

Local Municipality: Township of Puslinch

Concession 1 Lot No. Part Lot 1

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

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

Civic Address after 55 Holly Trail

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

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

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

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

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

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

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[ ] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[X] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

[ ] Well [ ] individual [ ] communal

[ ] Lake

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

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

[ ] Municipally owned and operated sanitary sewers

[ ] Septic Tank (specify whether individual or communal): \_\_\_\_\_

[ ] Pit Privy

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

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

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

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

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

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

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

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other \_\_\_\_\_

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): \_\_\_\_\_

Pit Privy

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_

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

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

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

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

The PPS does not speak specifically to this type of easements

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

The Growth Plan does not speak to easements

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

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

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

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

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

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

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

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

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

28. What is the zoning of the subject lands? Natural Environment (NE) and Rural Residential (RR)

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

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

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

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

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

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

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

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

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

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Retained Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

33. **Manure Storage Facilities** on these lands:

DRY		SEMI-SOLID		LIQUID	
Open Pile [ ]		Open Pile [ ]		Covered Tank [ ]	
Covered Pile [ ]		Storage with Buck Walls [ ]		Aboveground Uncovered Tank [ ]	
				Belowground Uncovered Tank [ ]	
				Open Earth-sided Pit [ ]	

February 22, 2024

Project: 23-14-017

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

**RECEIVED**  
FEB 22 2024

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

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

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

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

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

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

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

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

**Surveying | Mapping | GIS**

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

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

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

Should you have any questions, please do not hesitate to call me.

Yours very truly

**J.D. BARNES LIMITED**  
(formerly Black, Shoemaker, Robinson & Donaldson Limited)



**Nancy Shoemaker, B.A.A., R.P.P.**

Attachments

Copy: Gord Maxwell, Maxwell Law



Holly Trail Easement Application

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

**Question 3 a)**

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

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

**Question 5**

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

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

# MAXWELLLAW

Gordon P. Maxwell Barrister and Solicitor

Delivered by Email

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

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

Attention: Deborah Turcotte

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

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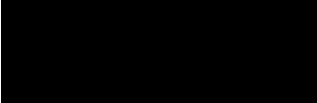
Further to our telephone conversation this morning, be advised that I am the Solicitor for the above noted applicant.

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

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

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

Yours truly,



Gordon P. Maxwell  
GPM/ed  
Encls.

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

34. Are there any drainage systems on the retained and severed lands?

YES [ ] NO [ ]

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

**35. Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca))

YES [X] NO [ ]

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

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

YES [X] NO [ ]

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

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

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**NOTES:**

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

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

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

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

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

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

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

[Redacted Signature]

Signature(s) of Registered Owner(s)/Purchaser(s) or Corporation's Officer  
*president I have authority to bind  
the Corporation*

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker (J.D. Barnes Limited) of the  
City of Guelph In the County/Region of  
Wellington Solemnly declare that all

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

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

DECLARED before me at the

City \_\_\_\_\_ Of \_\_\_\_\_  
Guelph In the  
County/Region of Wellington

[Redacted Signature]

(Owner/Purchaser or Applicant)

This 2nd day of February 2021

[Redacted Signature]

[Redacted Signature]

Commissioner of Oaths  
County of Wellington

Printed Commissioner's, etc. Name

LAND DIVISION FORM – SEVERANCE

Revised August 2022

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

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



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

*Feb. 12, 2014*

Date

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

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

Phone (519) 837-2600 Ext. 2170

## Jana Poechman

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Wednesday, February 28, 2024 7:38 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B12-24 - Screening Form

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

Hi Jana,

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

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

Thanks,

Kim

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

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

Hello.

Please see the attached screening form for your review.

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

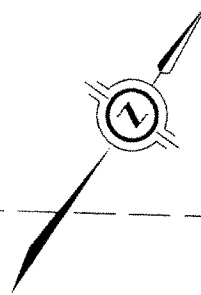
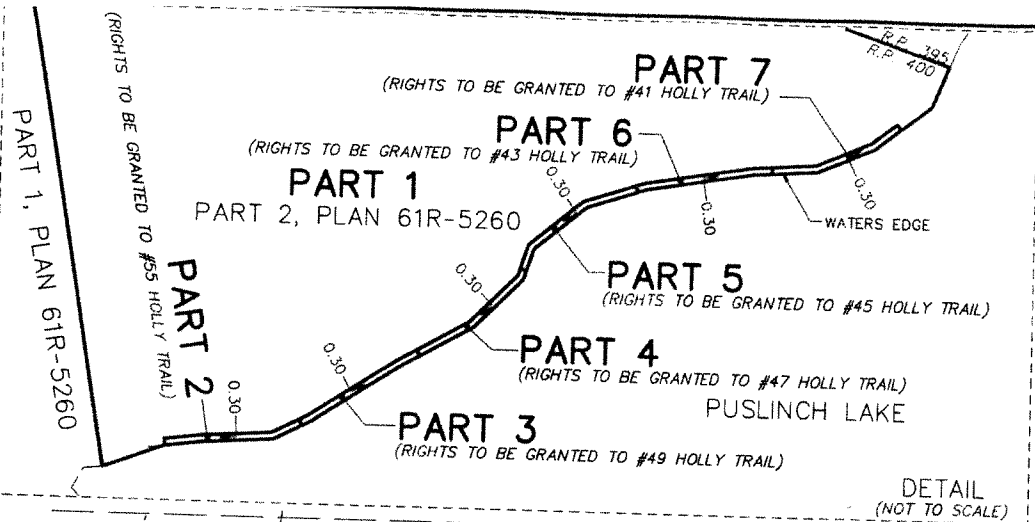
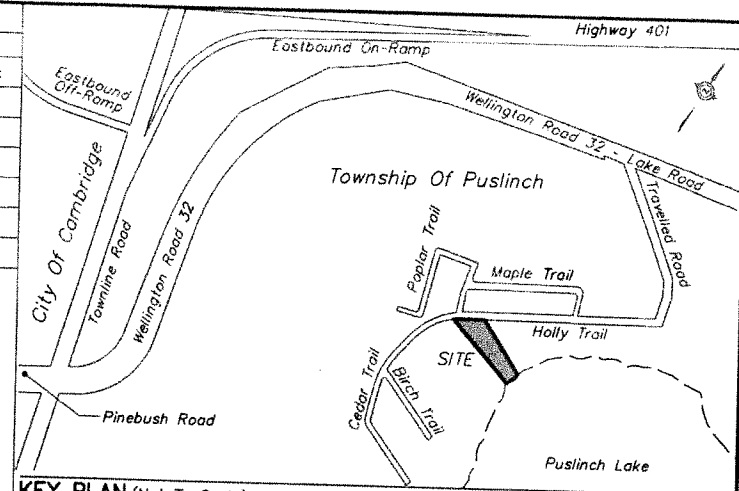
Thanks.

Jana

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

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



**KEY PLAN (Not To Scale)**

**PLAN**  
 PREPARED FOR CONSENT APPLICATION (EASEMENTS)  
**TOWNSHIP OF PUSLINCH**  
 COUNTY OF WELLINGTON  
 SCALE 1 : 500

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

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

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

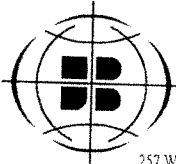
345 - MUNICIPAL ADDRESS

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

FEBRUARY 12, 2024  
 DATE

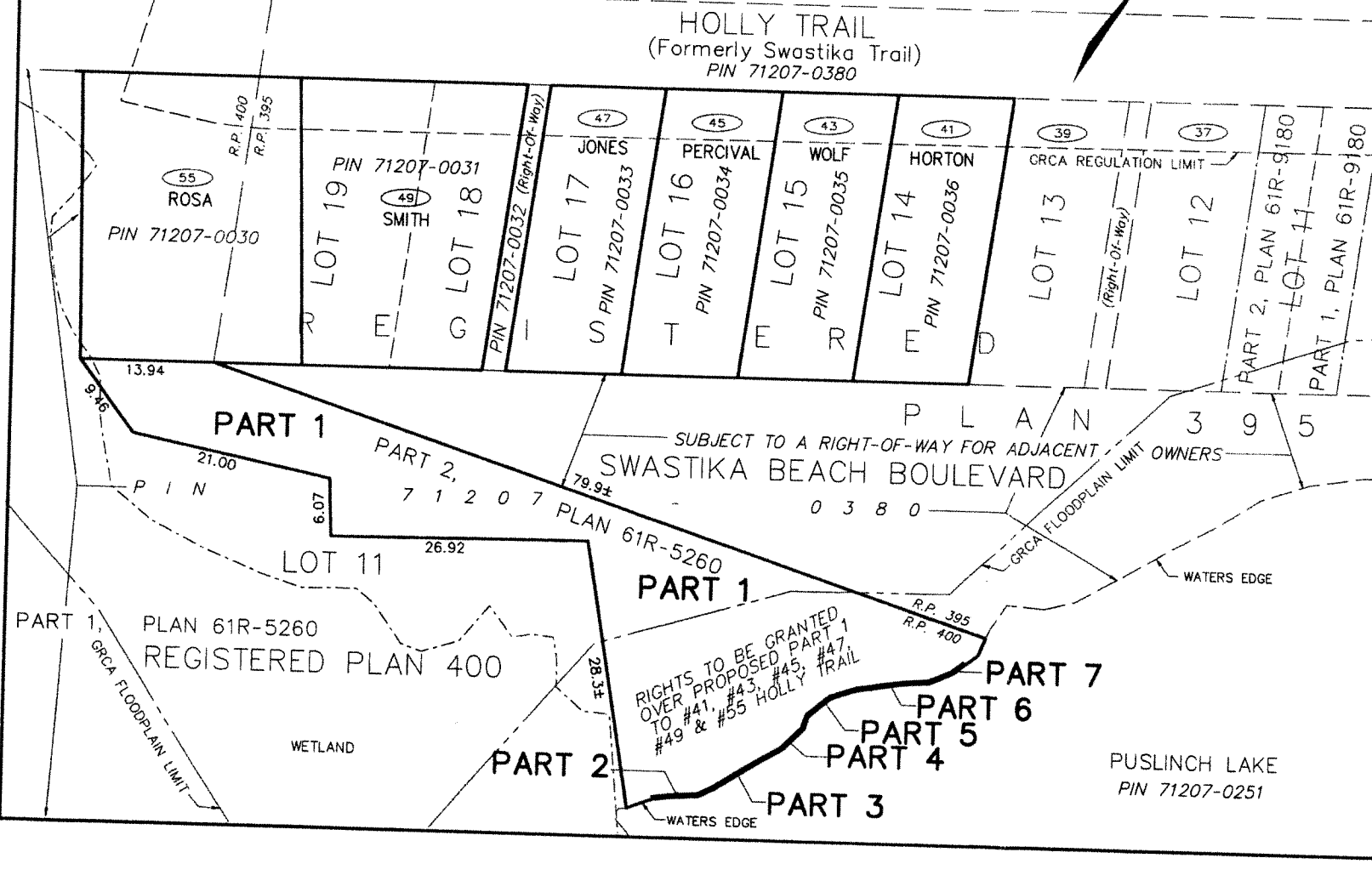
KERRY HILLIS  
 ONTARIO LAND SURVEYOR

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2024