

April 12, 2024

## NOTICE OF AN APPLICATION FOR CONSENT

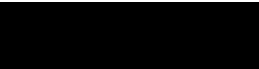
Ontario Planning Act, Section 53(4)

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

*APPLICATION SUBMITTED ON: April 02, 2024*

### FILE NO. B28-24

#### APPLICANT

Wythe & Rosemary Scrivener  


#### LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lots 21 & 22  
Concession 9

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

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

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

**May 22, 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

#### RECIPIENTS:

Local Municipality – Puslinch                      County Planning                      Conservation Authority - GRCA  
County Engineering                      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



File No.

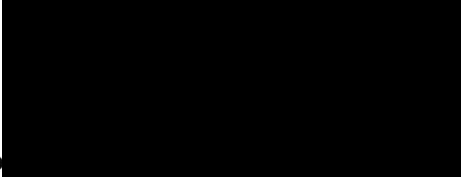
228-24  
Apr 2/24

Accepted as Complete on:

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

2. (a) Name of Registered Owner(s) or Purchaser Wythe and Rosemary Scrivener

Address



Phone No.

Email: n/a

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:

Tom Woodcock

rare Charitable Research Reserve

1679 Blair Rd., Cambridge, Ontario, N3H 4R8

Phone No.

Email:

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [ ]

APPLICANT [ ]

AGENT [  ]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [ ]

APPLICANT [ ]

AGENT [  ]

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

retained land with current dwelling, severed land conveyed to charitable land trust for conservation

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.

rare Charitable Research Reserve

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

Local Municipality: Township of Puslinch

Concession part of 9

Lot No. part of 21 and 22

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

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

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

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

Civic Address 4438 Watson Rd. S.

(b) When was property acquired: Sept 20 1996

Registered Instrument No. RO758825

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 599.92m

AREA 38.9 ha

Depth 803.60m

Existing Use(s) agriculture/ natural habitat

Existing Buildings or structures: Large Shed

Proposed Uses (s): conservation

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

none required

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

Municipally owned and operated sanitary sewers

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

Pit Privy

Other (Specify):

none required

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

Metric

Imperial

Frontage/Width 300.63m

AREA 7.51 ha

Depth 245m

Existing Use(s) rural residential

Existing Buildings or structures: dwelling, garage/workshop, shed

Proposed Uses (s): rural residential

**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

**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): \_\_\_\_\_

Pit Privy

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO

\*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

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

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

**19. PREVIOUS USE INFORMATION:**

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

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

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

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

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- 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.**

Rosemary Scrivener, 2010, vacant land. See also Planning Justification Report

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.

This project will conserve and steward existing environmentally sensitive land, without creating a new rural residence or negatively impacting agricultural potential.

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

not in Greenbelt

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

The subject property consists of a mixture of agricultural land and natural habitat, zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay).



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 [●]

\*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? Secondary Agricultural

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

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

YES [ ] NO [●] File Number \_\_\_\_\_

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

YES [ ] NO [●] File Number \_\_\_\_\_

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

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

For mortgages just provide complete name and address of Mortgagee.

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

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

Not Applicable

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

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

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 [ ]



**Environmental Impact Statement for Land Severance  
4438 Watson Road South  
Township of Puslinch**

**Second Draft, January 15, 2024**

**Prepared By**

***rare* Charitable Research Reserve**

1679 Blair Road

Cambridge, ON, N3H 4R8

**Tom Woodcock, Ph.D.**

Planning Ecologist

519-650-9336 ext. 121

**Project Description and Background**

The ***rare* Charitable Research Reserve (*rare*)** is an urban land trust and environmental institute based in Cambridge, Ontario. We protect and steward over 1200 acres of environmentally significant lands in Waterloo Region and Wellington County, benefitting the community through conservation, research, and education. Under the banner of raresites, ***rare*** has the goal to bring more lands of high ecological significance under our umbrella through land donations, acquisition, conservation agreements or stewardship partnerships, with a particular regard for connectivity and ecological integrity in our land securement planning, advised by the raresites Land Securement Team, protecting lands intact and in perpetuity for the benefit of future generations. As a charitable land trust and qualified recipient under the Ecological Gifts Program (EcoGifts) of Environment and Climate Change Canada, ***rare*** is required to protect, steward, and conserve its properties in perpetuity, for the benefit of the community.

Residents of Puslinch and long-time stewards of the land located at 4438 Watson Rd. S., Wythe and Rosemary Scrivener, have expressed a willingness to donate ecologically significant land on their property to *rare* under the EcoGifts Program. Currently this property includes the Scrivener residence, with surrounding landscape features and outbuildings, agricultural fields leased to a neighbouring farmer, and natural habitat areas of wetland and upland forest (Figure 1). A Consent Application, supported by a Zoning Bylaw Amendment, is therefore necessary to sever the conservation land from the residence, in order that it can be protected in accordance with the wishes of the donors.

Key elements of the project are as follows:

- This property consists of a mixture of agricultural land and natural habitat, zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay), respectively.
- GRCA delineated wetland affects the boundary of the proposed severance. Updated GRCA policy prevents wetlands from being divided between lots but does not require a buffer between the property line and the wetland. The GRCA confirmed current wetland delineation on-site, prior to the survey of the severance boundary.
- The Severed Lands will have physical road frontage on both Watson Rd. S. and Wellington Rd. 34, with the formal entrance expected at one of these existing gates. With the exception of potential improvement to a small parking area or driveway at the entrance to allow off-street access to the property, no construction will ever be allowed on the portion severed for conservation purposes, and no change of use is expected. The parking area will allow the attendance of *rare* staff for maintenance and stewardship purposes, in addition to volunteer, educational, and interpretive events led by *rare* staff. The parking area would not be accessible outside of sanctioned *rare* events. The location and nature of the entrance will be determined in consultation with Puslinch Township staff.
- From a broader perspective, securement of land by *rare* contributes to the achievement of Canada's international commitments to protect 25% of terrestrial and freshwater habitat by 2025, and 30% by 2030. Protection of land in Southern Ontario is particularly important, as this area is one of Canada's most biodiverse, and also faces the highest human population pressure.
- This property has several layers of protection from development or other damage and alteration (Township of Puslinch zoning bylaw, County Greenlands designation, GRCA wetland designation and regulated area, Significant Woodland designation, Provincially Significant Wetland). It is expected that a Zoning Bylaw Amendment application will be made to the Township as a condition of the severance.
- As a land trust, *rare* will develop an Environmental Management Plan, and carry out a variety of activities to protect, improve, and restore the property as needed, and bring it into a system of secured and protected lands in rapidly urbanizing Waterloo-Wellington. The application of the *rare* model of conservation, research, and education will allow wise management and community engagement in providing ecological benefits, as our organization builds a system of protected lands in Puslinch Township and beyond.



## Terms of Reference

An Environmental Impact Statement (EIS) is a mechanism for describing potential direct and indirect impacts of a proposed development within or adjacent to a natural heritage feature or system. An EIS is triggered if the proposed development project occurs within 120 meters of Provincially Significant Wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valley lands, and significant woodlands. The EIS will assess impacts anticipated from the proposed severance for conservation purposes on natural heritage features, functions and linkages. These may include, but are not limited to:

- Significant wetlands, designated provincially, municipally, or by the conservation authority
- Significant woodlands, designated provincially, municipally, or by the conservation authority
- Significant valley lands
- Significant wildlife habitat
- Significant Areas of Natural and Scientific Interest (ANSI)
- Habitat of threatened and endangered species
- Fish habitat
- Natural heritage systems and linkages
- Ground and surface water features

This EIS applies to a proposed conservation severance on the property located at 4438 Watson Rd. S. in the Township of Puslinch, Wellington County (Figure 1). The total area of the property is **114.7 acres (46.4 ha)**, encompassing the residence of the donor and the conservation lands in the proposed severance. If the proposed severance is accepted, the Retained Lands (residential property) will be **18.6 acres (7.51 ha)**, and the Severed Lands (conservation parcel) will include **96.1 acres (38.9 ha)** of mixed agricultural fields and wooded areas, including Provincially Significant Wetlands that are part of the Mill Creek – Puslinch Wetland Complex (note that under recent provincial legislation, PSW complexes may no longer be given formal standing).

No development shall occur on the land in the conservation severance, which will be conserved in perpetuity according to the governing principles of *rare*. This will be formalized through a re-zoning application to the Township of Puslinch, which will change the zoning of the land that is currently “Secondary Agriculture” to “Natural Environment”, which will still permit lease of the land for farming activities in the existing fields. The intention and legal requirement of *rare* (as a charitable land trust) is for monitoring and stewardship in perpetuity, with potential for non-destructive ecological research and education activities. All ecological processes and services on the property, including the Source Water/Wellhead Protection Area on the severed lands, shall be maintained or enhanced.

## Environmental Impact Statement

Although generally new lots are not allowed in Ontario on environmentally significant and rural properties, exceptions may be granted provided that “the lot is for conservation purposes which provide

an overall benefit to the environment” (Wellington County Official Plan, Section 10.2.1c). Although a new residential lot was created in 2010 from this property (which remains unbuilt), that lot creation should not prejudice this creation of a lot for conservation purposes. It is not expected that there will be any material change in any environmental characteristic of either the retained or severed parcel, and it must be emphasized that NO construction, alteration, or other development activities of any kind will occur on the severed lot, except the parking area as indicated above. There is no new building lot created, no new structures planned, and the uses of the property will remain unchanged. When the severed property comes under the ownership of *rare*, it is expected that environmental quality will be maintained or improved, as the model of *rare’s* stewardship, demonstrated on multiple properties in Waterloo-Wellington, will be applied to this property. The engagement of the community with the space through *rare*-led stewardship and educational events are planned, and consistent with the wishes of the donors. The benefit to the community will come from the protection of ecological processes and services, and conservation of wildlife habitat.

There are a variety of key ecological features, functions and linkages that are represented on this property, in an area under development pressure by resource extraction and rural or suburban housing developments located in areas with similar zoning, both existing and currently under review by municipalities. The property is also part of a larger intact area in the heavily developed Grand River basin, and represents an important habitat corridor in the area, including designated significant woodlands and the Mill Creek – Puslinch Wetland Complex. Bringing the lands under *rare’s* land trust ownership would ensure the lands remain intact and protected for conservation activities only, such as ongoing stewardship and threat mitigation, monitoring, and to develop environmental research projects on the property. There will be opportunities to engage the community through related stewardship and educational events, such as restoration volunteer days. There are no plans to build additional trails, or to open the property to unsupervised recreational use by the general public. Early stewardship priorities will include an inventory of biodiversity, invasive plant surveys and control as necessary, planting of native species in appropriate areas, and development of management and monitoring plans.

The proposed severance boundary has been determined through consultation with the generous donors, the Grand River Conservation Authority, and municipal authorities (Figure 1). With these safeguards in place, there are no anticipated impacts, direct or indirect, associated with the proposed severance. Under stewardship and care of *rare*, conditions post-development will be maintained or improved in terms of ecological features, functions, and linkages. Based on the information provided above, *rare* suggests that the effects of the severance as described will not contravene regulatory requirements and represents sound environmental planning.



Figure 1. The property at 4438 Watson Rd. S., Puslinch, indicating Environmentally Significant Features.

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

YES [ ] NO [ ]

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

**35. Source Water Protection Plan**

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

YES [ ] NO [●]

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

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

YES [●] NO [ ]

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

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

See included Environmental Impact Statement for the proposed project.

**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) Wythe Scrivener \_\_\_\_\_ the Registered Owners/Purchasers of  
\_\_\_\_\_ Of the Township of Puslinch \_\_\_\_\_ in the  
County/Region of Wellington \_\_\_\_\_ severally and jointly, solemnly declare that  
Thomas Woodcock

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

\_\_\_\_\_

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Thomas Woodcock \_\_\_\_\_ of the  
City of Cambridge \_\_\_\_\_ In the County/Region of  
Waterloo \_\_\_\_\_ Solemnly declare that all  
the statements contained in this application for consent for (property description) 4438 Watson Rd. S.,  
Township of Puslinch, Wellington County.

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

Township \_\_\_\_\_ Of  
Puslinch \_\_\_\_\_ In the  
County/Region of Wellington

\_\_\_\_\_ (Owner/Purchaser or Applicant)

This 31 day of January 20 24

\_\_\_\_\_ (Owner/Purchaser or Applicant)

\_\_\_\_\_

\_\_\_\_\_

Commissioner of Oaths  
Justin Couhan-Brotherston, a Commissioner, etc.  
County of Wellington Province of Ontario, for the Corporation of the  
Township of Puslinch.  
Expires August 21, 2024.

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, WYTHIC SCAMMERS, 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)

Jan 31, 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

MDS I

General information




Application date Oct 6, 2023	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
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Applicant contact information  ON	Location of subject lands  County of Wellington Township of Puslinch PUSLINCH Roll number: 2301000007081500000
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Calculations


New farm

*View the location of the subject lands on the map.*

Farm contact information  ON	Location of existing livestock facility or anaerobic digester 	Total lot size 
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
No livestock/manure				

 **Confirm Livestock/Manure Information (New farm)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

Setback summary

Existing manure storage	NA		
Design capacity	0 NU		
Potential design capacity	0 NU		
Factor A (odour potential)	NA	Factor B (design capacity)	NA
Factor D (manure type)	NA	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			NA
Actual distance from livestock barn			NA
Storage base distance 'S' (minimum distance from manure storage)			NA
Actual distance from manure storage			NA
Anaerobic digester base distance (minimum distance from Anaerobic digester)			200 m ( 656 ft)

**Jana Poechman**

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**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Tuesday, April 2, 2024 8:27 AM  
**To:** Jana Poechman; Source Water  
**Cc:** wellington+314152@lswims.ca  
**Subject:** RE: B28-24 - 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.**

Good Morning 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:** Thursday, March 28, 2024 12:31 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B28-24 - 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 Afternoon.

Please see the attached consent application for your review.

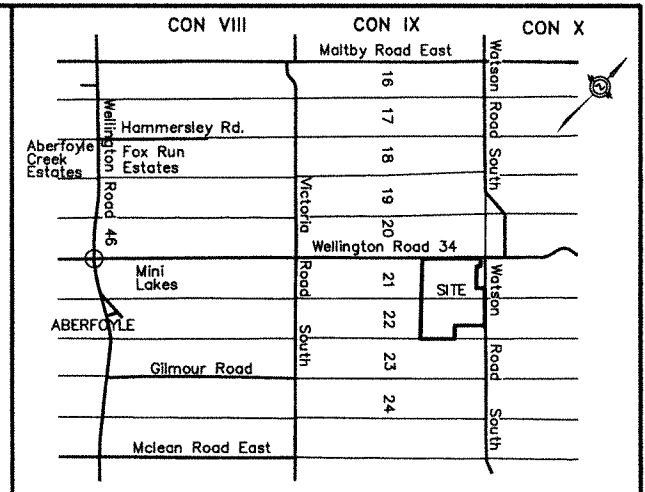
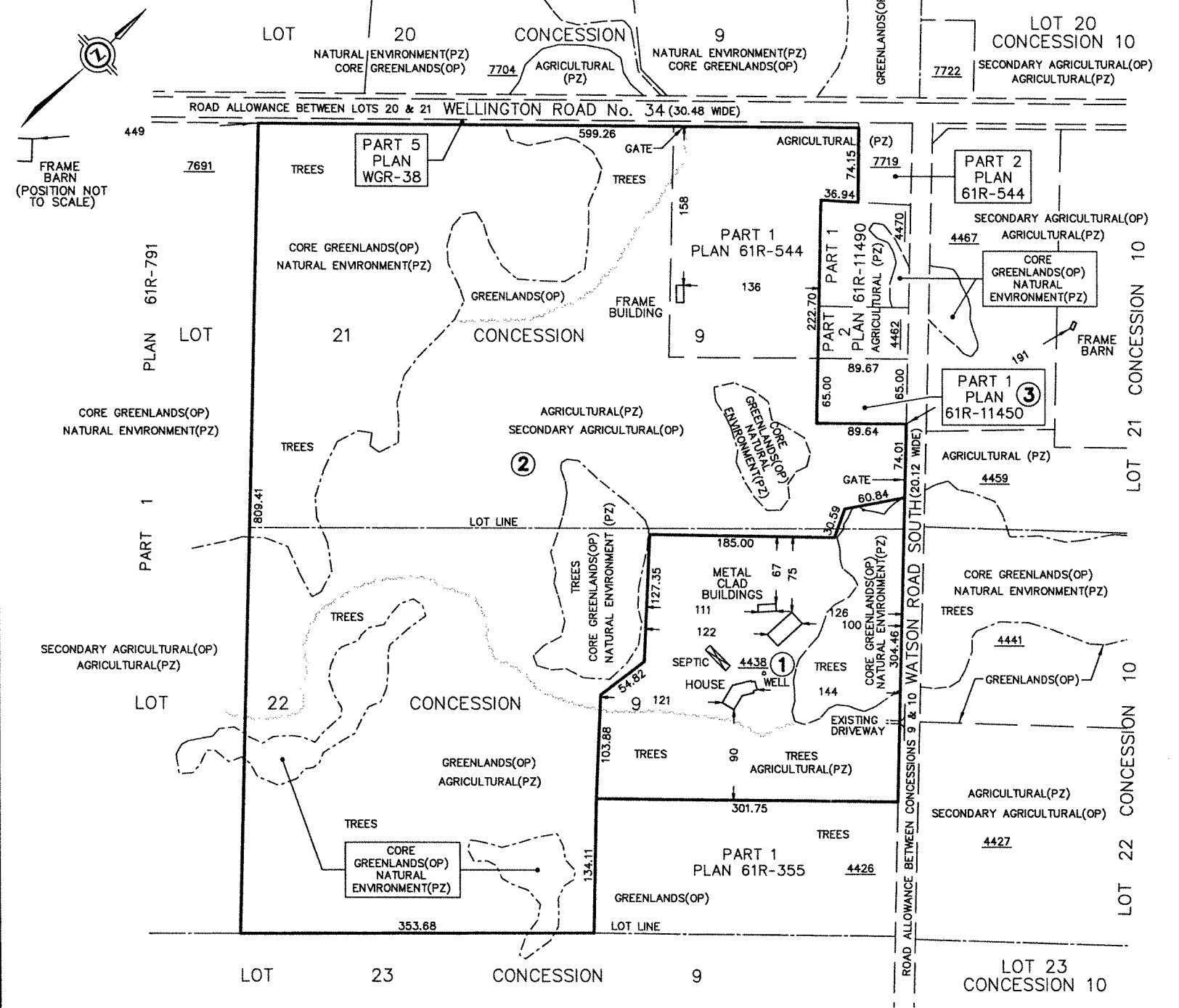
We hope to circulate April 11<sup>th</sup>.

Thanks.  
Jana

Jana Poechman  
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Planning and Development Department  
County of Wellington  
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TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

SKETCH  
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000  
0 100 200 300 METRES

METRIC: DISTANCES 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.

J.D. BARNES LIMITED  
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- ① DENOTES LANDS TO BE RETAINED (AREA = 7.51 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 38.9 ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- DENOTES GRCA WETLAND LIMITS

**J.D. BARNES**  
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DM DRAWN  
CHECKED  
DATED: JAN. 15, 2024  
Ref. No. 23-14-044-00

G:\23-14-044\00\Drawing\23-14-044-00.dgn PLOTTED 1/15/2024