

October 11, 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: September 24, 2024*

### FILE NO. B90-24

#### APPLICANT

Brian Crawley  
6890 Concession 4  
Puslinch ON N0B 1S0

#### LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 16  
Concession 4

Proposed severance is 59.75m fr x 67m = 4000.7 square metres (Part 1 on sketch), existing vacant land for proposed rural residential use.

Retained parcel is 10.55 hectares with 206.63m frontage, existing and proposed poultry operation and residence with existing chicken barn, quonset building and dwelling (Part 2 on sketch)

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

**November 13, 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

Required Fee: \$ 5160
Fee Received: Sept 24/24
File No. B90-24
Accepted as Complete on: Sept 24/24

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

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

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 (Nancy Shoemaker)

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

Phone No. [Redacted] Email: [Redacted]

(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 1 (Please see information pages)

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

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

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

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

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

Unknown

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

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part Lot 16

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

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

Reference Plan No. 61R-9135

Part No. Parts 1 and 2

Civic Address 6890 Concession 4

(b) When was property acquired: December 1, 1977 Registered Instrument No. ROS195525  
July 7, 2002 WC839  
(Consolidation May 14, 2010) WC277525

5. Description of Land intended to be SEVERED: **PART 1** Metric [  ] Imperial [ ]

Frontage/Width ~~44.0 m~~ 59.75 m AREA 4000.7 sq.m.

Depth 67.0 m Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential - Single Detached Dwelling

Type of access (Check appropriate space)

Existing [ ]

Proposed [  ]

- |  |  |
|--|--|
| <input type="checkbox"/> Provincial Highway                    | <input type="checkbox"/> Right-of-way      |
| <input checked="" 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 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): \_\_\_\_\_

6. Description of Land intended to be **RETAINED**: **PART 2**      **Metric [x]**      **Imperial [ ]**

Frontage/Width 206.63 m      AREA 10.55 ha

Depth 532.6 m      Existing Use(s) Poultry operation and owner's dwelling

Existing Buildings or structures: Chicken barn, quonset building for manure storage and single detached dwelling

Proposed Uses (s): Same as existing

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?      **YES [x] 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 [x]**

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

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

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

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

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

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

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?      **YES [ ] 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)?

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

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

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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 [x] UNKNOWN [ ]

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

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

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

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

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

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

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

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

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

The PPS allows consents for rural residential. On rural lands, permitted uses include residential development such as lot creation where locally appropriate. There are currently 8 rural residential lots along this section of County Road 35 and the creation of another rural residential property should be deemed compatible with existing agricultural and rural residential uses in the area.

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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.

Rural areas will accommodate limited rural residential development.

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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 property is designated Secondary Agricultural with Core Greenlands also designated on a portion of the retained lands. Consents for rural residential are permitted within this designation. Agriculture will continue to be the dominant use on the retained lands. The Township has approved an MDS variance as the existence of 8 rural residential lots already affects expansion of the existing poultry operation on the retained lands.

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).

Township of Puslinch relies on County Official Plan - see above

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). **N/A**

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 (A)

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.

Mortgagee - Canadian Imperial Bank of Commerce, 59 Wyndham Street, Guelph, Ontario N1H 6K9

**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:

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

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

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

None Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Retained Width 15 m Length 91.66 m Area 1374.9 sq.m. Use chicken barn

Width 7.5 m Length 25 m Area 187.5 sq.m. Use quonset hut - covered manure storage

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

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



September 17, 2024

Project: 24-14-129

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

Attention: Ms. Turchet

**Re: Proposed Consent**  
**6890 Concession Road 4**  
**Owner: Brian Crawley**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$5,160.00 payable to the County of Wellington and a cheque payable to the Grand River Conservation Authority in the amount of \$165.00 to cover processing fees. The owner previously provided the GRCA with a cheque in the amount of \$300.00 for review of the minor variance. Brian Crawley purchased part of the property in 1977 and another part in 2002 with Consolidation taking place in 2010. Attached are copies of these deeds. (ROS195525, WC839 & WC277525). Also included is a sketch illustrating the proposed severance, MDS calculations and a Source Water Protection Screening Form.

The parcel to be severed from this property will have a frontage of 41.0 metres along County Road 35 and an overall lot area of 0.4000 hectares. This parcel is currently vacant. The retained parcel contains a single detached dwelling, a chicken barn, Quonset hut for covered manure storage, a septic system and well. It will have a frontage of 206.63 metres and an overall lot area of 10.55 hectares.

The property is currently designated Secondary Agricultural with a small Core Greenlands designation on the retained parcel. The Provincially Significant wetland is located on the retained parcel. No part of the wetland feature or the 120 metre Regulated Area is located on the proposed new lot.

Both the severed and retained parcels will meet the requirements set out in the Township of Puslinch Zoning By-law, save for the following approved Minor Variance:

- A reduced MDS of 347.9 metres for the new lot in lieu of the required 387 metres. A copy of the decision is attached.

According to Section 10.4.4 of the County's Official Plan, one new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005, provided that:

- the lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use;
- the lot has access to an open public road;

- the residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- the residential use is compatible with surrounding development;
- the use is well removed from any settlement area boundary; and
- the lands have been owned by the applicant for at least 5 years.

There has not been a severance from the subject lands since March 1, 2005 and the property has been in the ownership of the applicant for more than 5 years. The proposed new lot will meet the size requirement. There are currently 8 existing rural residential lots along this section of County Road 35. A new lot should be considered a compatible use that will not negatively impact the normal farming practices in the area. An MDS variance has been approved by the Township for the creation of a new lot which is in-keeping with the intent and purpose of the Official Plan as noted above.

I have asked the Township to prepare the list of property owners within 60 metres of the application.

Should you require any additional information in support of this application, please call me.

Yours very truly

**J.D. BARNES LIMITED**

(Formerly Black, Shoemaker, Robinson & Donaldson Limited)



**Nancy Shoemaker, BAA, RPP**

Attachments

Copy: Brian Crawley

**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



**TOWNSHIP OF PUSLINCH  
COMMITTEE OF ADJUSTMENT**

**NOTICE OF DECISION**

**File Number: D13/CRA**

**Hearing Date: September 10, 2024**

**Application Made By: Brian Crawley**

**Municipal Address: 6890 Concession 4  
Township of Puslinch**

**Legal Description: Concession 4 front Part Lot 16; Parts 1 & 2 on 61R-9135  
Township of Puslinch, County of Wellington**

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief to permit a reduced MDS 1 setback for the severed parcel to be 347.9 meters instead of 387 meters, as required.

The request is hereby Approved / Denied / Deferred / Approved with the Following Conditions:  
(see attached schedule):

If **Deferred**, date to be brought back to Committee:

**Reasons:**

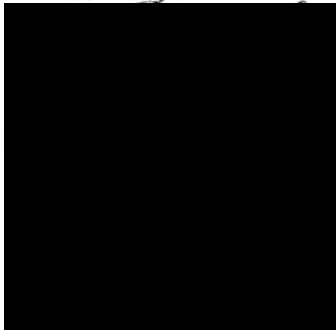
This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:

- (1) To be minor in nature;
- (2) To be desirable for the appropriate development or use of the property;
- (3) To be within the general intent and purpose of the Official Plan;
- (4) To be within the general intent and purpose of the Zoning By-law.

Approved:

Opposed:

Deferred



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. Sepulis  
P. Sadhra  
C. Pickard  
A. Knight

Dated this 10<sup>th</sup> day September, 2024.

You are notified that under Subsection 45(10) of the *Planning Act*, R.S.O. 1990, you may appeal to the Ontario Land Tribunal (OLT) against the decision of the Committee of Adjustment by sending notice of appeal by Registered Mail or by hand to the Secretary-Treasurer of the Committee of Adjustment, within Twenty (20) days of the making of the decision. The notice shall contain written reasons in support of the appeal and be accompanied by a payment of \$400.00 payable to the Minister of Finance. A notice of appeal must be received by the Secretary-Treasurer no later than 4:00 p.m. on **Monday, September 30, 2024.**

*I, Lynne Banks, Secretary-Treasurer of the Committee of Adjustment, certify that the foregoing is a correct copy of the decision of the Committee with respect to the above application.*



Secretary-Treasurer  
Committee of Adjustment  
Township of Puslinch

**Schedule of Conditions**

**File Number: D13/CRA**

**Hearing Date: September 10, 2024**

**Application Made By: Brian Crawley**

**Municipal Address: 6890 Concession 4  
Township of Puslinch**

**Legal Description: Concession 4 front Part Lot 16; Parts 1 & 2 on 61R-9135  
Township of Puslinch, County of Wellington**

In the matter of Section 45 of the *Planning Act*, as amended, and New Comprehensive Zoning By-law #023-2018, as amended, and an application for a minor variance requesting relief to permit a reduced MDS 1 setback for the severed parcel to be 347.9 meters instead of 387 meters, as required.

**Conditions:**

Subject to approval of the future consent application

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

YES [ ] NO [x]

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

**35. Source Water Protection Plan**

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

YES [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: Meagan Ferris & Jamie Barnes

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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Approved Minor Variance is attached.

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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), Brian Crawley the Registered Owners/Purchasers of  
6890 Concession 4 Of the Township of Puslinch in the  
County/~~Region~~ of Wellington severally and jointly, solemnly declare that  
Nancy Shoemaker of J.D. Barnes Limited

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) Nancy Shoemaker 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) \_\_\_\_\_  
6890 Concession 4, being Parts 1 and 2 according to Plan 61R-9135 (Part Lot 16, Concession 4, 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.**

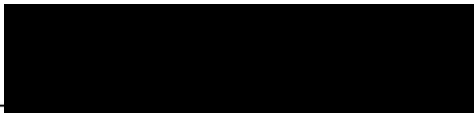
**DECLARED before me at the**

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



(Owner/Purchaser or Applicant)

This 17th day of September 2024





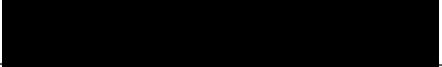
Commissioner of Oaths  
County of Wellington

Printed Commissioner's, etc. Name



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

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

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

September 17, 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**  
Jun 6, 2024

**Municipal file number**

**Proposed application**  
Lot creation that results in a cluster of four, or more, non-agricultural use lots in immediate proximity to one another

**Applicant contact information**

Nancy Shoemaker  
J.D. Barnes Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON  
N1H 8J1  
519-822-4031  
nshoemaker@jdbarnes.com

**Location of subject lands**

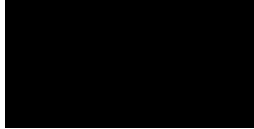
County of Wellington  
Township of Puslinch  
PUSLINCH  
Concession 4, Lot 15  
Roll number: 2301000001020000000



## Calculations

6895 Forestell Road

Farm contact information  
Brian Crawley



Location of existing livestock facility or anaerobic digester  
County of Wellington  
Township of Puslinch  
PUSLINCH  
Concession 4 , Lot 16  
Roll number: 2301

Total lot size  
64.72 ac

### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	14800 ft <sup>2</sup>	68.7 NU	14800 ft <sup>2</sup>
No livestock/manure				



#### Unoccupied Barn or Unused Storage (6895 Forestell Road)

The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

### Setback summary

Existing manure storage	No storage required (manure is stored for less than 14 days)		
Design capacity	68.8 NU		
Potential design capacity	206.3 NU		
Factor A (odour potential)	1	Factor B (design capacity)	406.8
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	627 m (2057 ft)
Actual distance from livestock barn	140 m (460 ft)
Storage base distance 'S' (minimum distance from manure storage)	No existing manure storage
Actual distance from manure storage	NA

### Preparer signoff & disclaimer

Preparer contact information  
Nancy Shoemaker  
J.D. Barnes Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON  
N1H 8J1  
519-822-4031  
nshoemaker@jdbarnes.com

Signature of preparer



Nancy Shoemaker, Planner

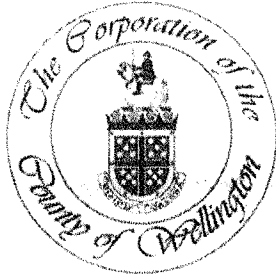
June 6, 2024

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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**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 Brian Frederick Crawley (vacant barns 6895 Forestell Road)

**Contact Information**

Email [REDACTED] Telephone [REDACTED]  
 Civic Address 6890 Concession 4 Municipality Township of Puslinch  
 Lot Lot 15 Concession 4 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 26.19 hectares 64.72 acres

Signature of Livestock Facility Owner [REDACTED] Date Sept. 10, 2024

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1374.9 sq.m. ft<sup>2</sup>/m<sup>2</sup> 14,800 sq.ft. ft<sup>2</sup>/m<sup>2</sup>

- 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)		
	Feeders (7 – 16 months)		
	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)		
	Heifers (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)		
	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		
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

P 519.837.2600 x2170  
 F 519.923.1694

MDS I


General information

<b>Application date</b> Sep 11, 2024	<b>Municipal file number</b>	<b>Proposed application</b> Lot creation for four, or more, residential lots outside of a settlement area
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<b>Applicant contact information</b> Nancy Shoemaker J.D. Barnes Limited 257 Woodlawn Road West, Unit 101 Guelph, ON N1H 8J1 519-822-4031 nancy@bsrd.com	<b>Location of subject lands</b> County of Wellington Township of Puslinch PUSLINCH Concession 4, Lot 16 Roll number: 2301000001005020000
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Calculations

6890 Concession 4



<b>Farm contact information</b> Brian Crawley 	<b>Location of existing livestock facility or anaerobic digester</b> County of Wellington Township of Puslinch PUSLINCH Concession 4, Lot 16 Roll number: 2301000001005020000	<b>Total lot size</b> 27.22 ac
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Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Broilers	19193 ft <sup>2</sup>	71.9 NU	19193 ft <sup>2</sup>

Setback summary

Existing manure storage	V2. Solid, outside, covered		
Design capacity	71.9 NU		
Potential design capacity	143.8 NU		
Factor A (odour potential)	0.7	Factor B (design capacity)	358.56
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	387 m (1270 ft)
Actual distance from livestock barn	358 m (1174 ft) 
Storage base distance 'S' (minimum distance from manure storage)	387 m (1270 ft)
Actual distance from manure storage	348 m (1141 ft) 



**Preparer signoff & disclaimer**

**Preparer contact information**

Nancy Shoemaker  
J.D. Barnes Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON  
N1H 8J1  
519-822-4031  
nancy@bsrd.com

**Signature of preparer**



Nancy Shoemaker, Planner

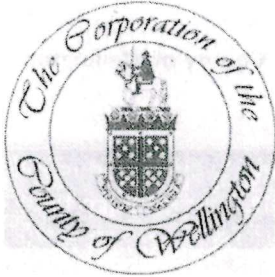
09/11/2024

Date (mmm-dd-yyyy)

**Note to the user**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.





**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 Brian Frederick Crawley (chicken barns at 6890 Concession 4)

**Contact Information**

Email [REDACTED] Telephone [REDACTED]  
 Civic Address 6890 Concession 4 Municipality Township of Puslinch  
 Lot S1/2 Lot 16 Concession 4 Division \_\_\_\_\_  
 Lot Size (where livestock facility is located) 11 hectares 27.22 acres

Signature of Livestock Facility Owner [REDACTED] Date Sept 10, 2024

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1783 sq.m. ft<sup>2</sup>/m<sup>2</sup> 19,193 sq.ft. ft<sup>2</sup>/m<sup>2</sup>

- 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)		
	Feeders (7 – 16 months)		
	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)		
	Heifers (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)		
	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	17,000	V2
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

P 519.837.2600 x2170  
 F 519.923.1694

MDS I

General information

---

**Application date**  
Aug 1, 2024

**Municipal file number**

**Proposed application**  
Lot creation for four, or more, residential lots  
outside of a settlement area

**Applicant contact information**  
Nancy Shoemaker  
J.D. Barnes Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON  
N1H 8J1  
519-822-4031  
nshoemaker@jdbarnes.com

**Location of subject lands**  
County of Wellington  
Township of Puslinch  
PUSLINCH  
Concession 4 , Lot 15  
Roll number: 2301000001020000000

## Calculations

4664 Wellington Road 35

### Farm contact information


One Valie Ltd.  
4664 Wellington Road 35  
Township of Puslinch, ON  
N0B 1S0


Location of existing livestock facility or anaerobic digester  
County of Wellington  
Township of Puslinch  
PUSLINCH  
Concession 4 , Lot 15  
Roll number: 230100000102000000

Total lot size  
96.98 ac

### Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Unoccupied Livestock Barn	4000 ft <sup>2</sup>	18.6 NU	4000 ft <sup>2</sup>

 **Confirm Livestock/Manure Information (4664 Wellington Road 35)**  
The livestock/manure information has not been confirmed with the property owner and/or farm operator.

 **Unoccupied Barn or Unused Storage (4664 Wellington Road 35)**  
The calculated setback is based on assumptions for an unoccupied barn or unused storage that may not reflect the actual design capacity.

### Setback summary

Existing manure storage	- Not Specified -		
Design capacity	18.6 NU		
Potential design capacity	37.2 NU		
Factor A (odour potential)	1	Factor B (design capacity)	234.32
Factor D (manure type)	0.7	Factor E (encroaching land use)	2.2

Building base distance 'F' (A x B x D x E)  
(minimum distance from livestock barn) 361 m (1184 ft)

Actual distance from livestock barn 374 m (1228 ft)

Storage base distance 'S'  
(minimum distance from manure storage) No existing manure storage

Actual distance from manure storage NA

### Preparer signoff & disclaimer

Preparer contact information  
Nancy Shoemaker  
J.D. Barnes Limited  
257 Woodlawn Road West, Unit 101  
Guelph, ON  
N1H 8J1  
519-824-2238  
nshoemaker@jdbarnes.com

Signature of preparer



Nancy Shoemaker, Planner

August 1, 2024

Date (mmm-dd-yyyy)

**Note to the user**

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## Jana Poechman

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Wednesday, September 25, 2024 3:32 PM  
**To:** Jana Poechman  
**Cc:** Source Water; wellington+309173@lswims.ca  
**Subject:** RE: B90-24 - 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, September 25, 2024 3:01 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B90-24 - 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 screening form for your review.

We hope to circulate October 8<sup>th</sup>.

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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PLAN PREPARED FOR CONSENT APPLICATION  
**6890 CONCESSION 4**

**TOWNSHIP OF PUSLINCH**  
 COUNTY OF WELLINGTON

SCALE 1 : 1750  
 35 0 35 70 105 metres

J.D. BARNES LIMITED

**METRIC**

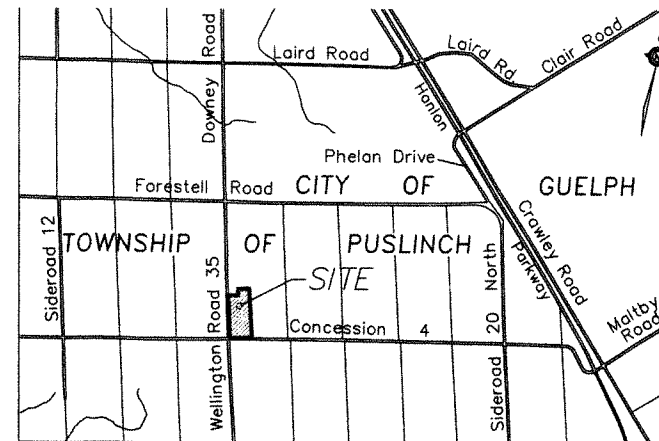
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**CAUTION:**

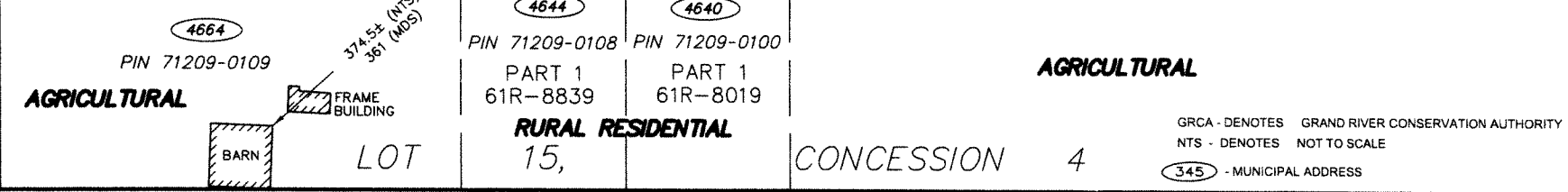
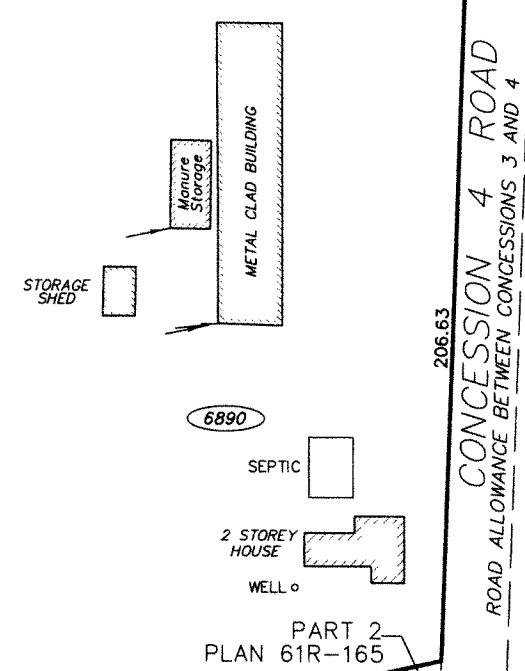
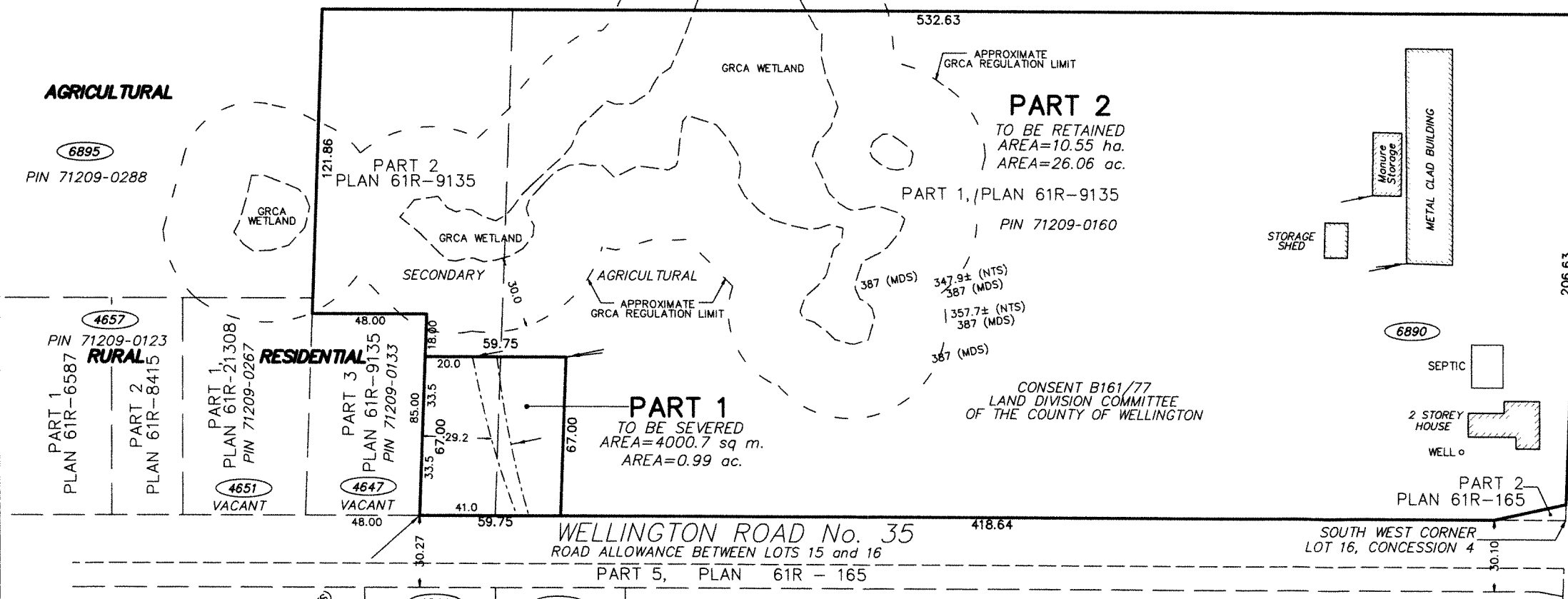
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

**NOTE:**

THE BOUNDARY IS COMPILED FROM EXISTING RECORDS AND HAS NOT BEEN FIELD VERIFIED.



**AGRICULTURAL**  
 LOT 16, OF CONCESSION 4  
 TOWNSHIP OF PUSLINCH (6895)  
 PIN 71209-0288



CONSENT B161/77  
 LAND DIVISION COMMITTEE  
 OF THE COUNTY OF WELLINGTON

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<p><b>J.D. BARNES LIMITED</b>                  SURVEYING MAPPING GIS                  LAND INFORMATION SPECIALISTS                  257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1                  T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com</p>	RPA	DRAWN
	NS	CHECKED
	DATED: SEP 17/24	
Ref. No. 24-14-129-00-CON2		

GRCA - DENOTES GRAND RIVER CONSERVATION AUTHORITY  
 NTS - DENOTES NOT TO SCALE  
 (345) - MUNICIPAL ADDRESS