

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: October 03, 2024

FILE NO. B94-24

APPLICANT

Estate of Stanford Snyder



LOCATION OF SUBJECT LANDS

Township of Puslinch

Part Lot 15

Concession 5

Surplus Farm Dwelling Application

Proposed severance is 1.6 hectares with 14m frontage, existing and proposed rural residential use with 2 existing dwelling units.

Retained parcel is 46.8 hectares with 1012m frontage, existing and proposed agricultural use.

**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

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 – Township of Puslinch County Planning Conservation Authority - GRCA

Source Water Protection Neighbouring Municipality – City of Guelph

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5160
Fee Received: Oct 3/24
File No. 394-24
Accepted as Complete on: Oct 3/24

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

2. (a) Name of Registered Owner(s) or Purchaser Estate of Stanford Snyder

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)

Phone No. [Redacted] Email: [Redacted]

(c) Name and Address of Owner's Authorized Agent: JL Cox Planning Consultants Inc.

17 Spencer Cr, Guelph ON N1H 1N1

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

surplus farm dwelling severance

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.

unknown

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

Local Municipality: Township of Puslinch
Concession 5 Lot No. Part Lot 15
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____

Civic Address 339 Downey Road

(b) When was property acquired: August 11, 2017 Registered Instrument No. WC513226

5. Description of Land intended to be SEVERED:

Metric [X] Imperial []
Frontage/Width 14.0 m AREA 1.6 ha
Depth 106 m Existing Use(s) residential
Existing Buildings or structures: two dwelling units
Proposed Uses (s): surplus farm dwelling lot

Type of access (Check appropriate space)

Existing [X]

Proposed []

- Provincial Highway
- County Road
- Municipal road, maintained year round
- Municipal road, seasonally maintained
- Easement
- Right-of-way
- Private road
- Crown access road
- Water access
- Other

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): _____

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

Frontage/Width 411 m AREA 46.8 ha

Depth 1012 m Existing Use(s) agricultural

Existing Buildings or structures: none

Proposed Uses (s): agricultural use

Type of access (Check appropriate space)	Existing []	Proposed [X]
<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 [X] (check appropriate space)

Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other not required

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

Municipally owned and operated sanitary sewers
 Septic Tank (specify whether individual or communal): _____
 Pit Privy
 Other (Specify): not required

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [X]
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

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

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

The application is consistent with Section 2.3.4.1 c) of the PPS 2020

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 application does not conflict with Section 4.2.6 of the Growth Plan

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).

Prime Agricultural, Core Greenlands: conforms to Section 10.3.4 of the Official Plan

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).

 NA

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 [X] 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? A and NE with Environmental Protection overlay

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

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

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

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

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

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

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
 _____ cropping _____

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

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: NA

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

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

YES [] NO [X]

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

35. Source Water Protection Plan

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

YES [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: 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.

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), Estate of Stanford Snyder the Registered Owners/Purchasers of
339 Downey Road Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
John L Cox of Cox Planning Consultants Inc.

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

[Redacted Signature]

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) John Cox of JL Cox Planning Consultation Inc. of the
City of Guelph In the County/Region of
Wellington **Solemnly declare that all**
the statements contained in this application for consent for (property description) _____
339 Downey Road

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

This 2nd day of October 2024

[Redacted Signature]

[Redacted Signature]

(Owner/Purchaser or Applicant)

[Redacted Signature]

(Owner/Purchaser or Applicant)

[Redacted Signature]

County of Wellington Commissioner of Oaths

Scott Galadje

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, Estate of Stanford Snyder, 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)

October 2, 2024

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170



County of Wellington

FARM INFORMATION FORM
Surplus Farm Dwelling Severance Application

FOR OFFICE USE ONLY
 Date: _____
 File #: _____

PART A: Background

This form is used to help determine whether an application to sever a surplus farm dwelling is consistent with the Provincial Policy Statement and conforms to the County Official Plan. The excerpts provided in this form are for convenience purposes only. Reference to the complete policy documents should also be made by applicants and their consultants. Preconsultation with County planning staff is encouraged prior to filing a severance application.

Provincial Policy Statement

The 2005 Provincial Policy Statement restricts residential lot creation in prime agricultural areas to severance of a surplus farm dwelling (referred to as a residence surplus to a farming operation as a result of farm consolidation):

Lot creation in prime agricultural areas is discouraged and may only be permitted for...c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance...

The term 'residence surplus to a farming operation' is defined as "an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation)".

County Official Plan

Section 10.3.4 of the County Official Plan provides the following policy direction concerning severance of a residence surplus to a farming operation:

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

PART B: Farm Information

Please provide the following information about your farm.

1. Name of Farm Operation			2. Total Size of Overall Farm Operation	
Estate of Stanford R Snyder			525 ac <u>or</u> ha	
3. Please identify the farms which are part of the farm operation:			4. Will the remnant farm parcel be operated as part of the overall farm operation?	
Municipality	Lot & Concession	Size (ac or ha)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Puslinch	Lot 15 Conc. 5	113 ac	5. Is the surplus residence habitable?	
Puslinch	Lot 16 Conc 2	97 ac	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Puslinch/City of Guelph	Lot 15 Conc 4	150 ac	6. Additional information, if any:	
Puslinch	Lot 21 Conc 7	65 ac		
Erin	Lot 15 Conc 2	100 ac		
			7. Farm Operator	
			Name: Rob Snyder	
			Signature: _____	
			Date signed: 01/10/2024	

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, October 7, 2024 11:10 AM
To: Jana Poechman
Cc: Source Water; wellington+315124@lswims.ca
Subject: RE: B94-24 - 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: Thursday, October 3, 2024 11:53 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B94-24 - Screening Form

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

Good Morning.

Attached is the screening form for B94-24.

We plan to circulate October 10th.

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

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NOTES

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THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

LOCATION

PART OF LOT 15, CONCESSION 5, TOWNSHIP OF PUSLINCH
339 DOWNEY ROAD

SKETCH FOR SEVERANCE APPLICATION

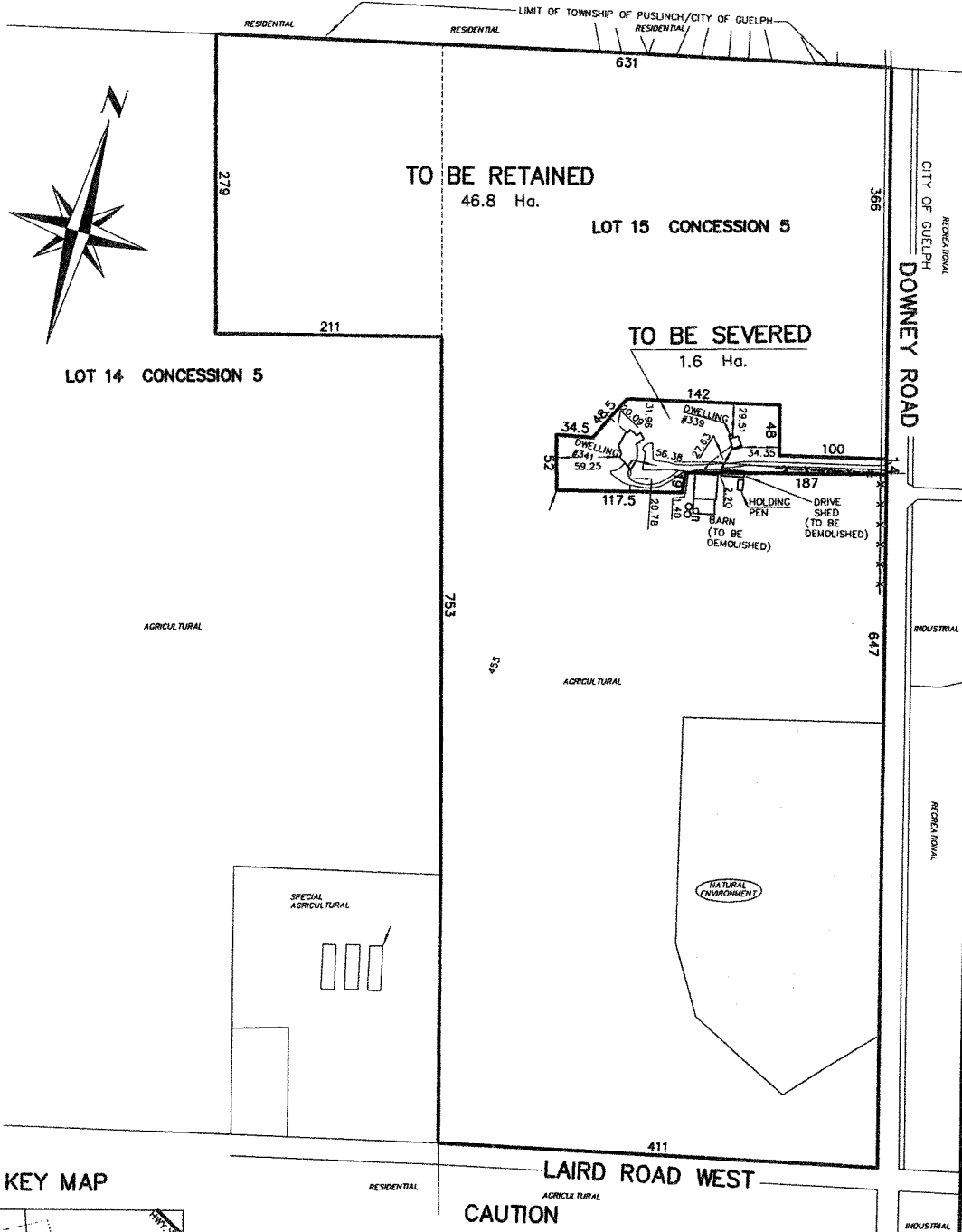
J. R. FINNIE O.L.S.
SCALE 1:4000 METRIC

0 40 80 120 160 METRES

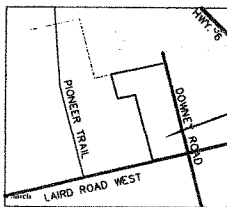


METRIC

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



KEY MAP



SUBJECT PROPERTY

CAUTION

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

ESTATE STANFORD ROBERT SNYDER

<p>SERVING ONTARIO SINCE 1985</p>	<p>J. R. FINNIE ONTARIO LAND SURVEYOR BOX 31, ERIN ON NOB 1T0 PH (519) 833-2380 FAX (519) 833-0208 EMAIL: rfinnie@jrfinnie.com www.jrfinnie.com</p>
	<p>DRAWN BY: jrf PROJECT: 24-2360SKT</p>

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