

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. B97-24

APPLICANT

Elizabeth Brenchley


LOCATION OF SUBJECT LANDS

Township of Puslinch (Arkell)
Part Lot 7
Concession 10

Proposed severance is 44m fr x 45m = 0.19 hectares, existing and proposed rural residential use. Existing garage and pool to be removed.

Retained parcel is 0.36 hectares with 20m frontage, existing and proposed rural residential use with existing dwelling. Existing shed to be removed.

**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 – 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: Oct 3/24
File No. B97-24
Accepted as Complete on: Oct 3/24

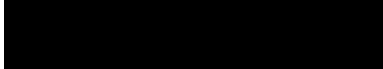
A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) or Purchaser Elizabeth Jane BRENCHLEY

Address 603 Arkell Road, Arkell, ON, N0B 1C0

Phone No.

Email:



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

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

Phone No. _____ Email: _____

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

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

Phone No.

Email:



(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

To create a new lot for rural residential purposes

OR

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

(a) If 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.

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. 7

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-5608

Part No. 1

Civic Address 603 Arkell Road (PIN 71188-0004)

(b) When was property acquired: May 2018

Registered Instrument No. WC538669

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 44 ±

AREA

0.19 ha ±

Depth 45 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Garage and Pool – to be removed

Proposed Uses (s): A new dwelling

Type of access (Check appropriate space)

Existing

Proposed

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

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

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

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

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

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

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

Frontage/Width 20 / 33 ± AREA 0.36 ha ±

Depth 126 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Two storey dwelling (to remain) and shed (to be removed)

Proposed Uses (s): Rural Residential – No Change

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input 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):

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

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula, however the property is within the Hamlet Area and not a concern.

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.

N/A

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

The subject property is designated as a Hamlet Area in the Official Plan. Section 10.5.1 of the Official Plan that states that lot creation is permitted provided that the land will be appropriately zoned.

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

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

28. What is the zoning of the subject lands? **Agricultural**

29. Does the proposal for the subject lands conform to the existing zoning? **YES [] NO [X]**
A minor variance will be applied for pending severance approval

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

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

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

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

Mortgage as in WC538670 with The Toronto-Dominion Bank
Subject to Easement as in WC127088, Part 1, 61R-9973 – Bell Canada

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 []

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

Severed Width _____ Length _____ Area _____ Use _____
Width _____ Length _____ Area _____ Use _____
Retained Width _____ Length _____ Area _____ Use _____
Width _____ Length _____ Area _____ Use _____



October 3, 2024

32928-23

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
603 Arkell Road
Part of Lot 7, Concession 10
Part 1, 61R-5608
PIN 71188-0004
Township of Puslinch**

RECEIVED

OCT 03 2024

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, Sourcewater Protection Form, Sewage System Consultation Report and Plan, a cheque to the GRCA for \$465.00 and a cheque to the Wellington County \$5,160.00.

Proposal:

The proposal is to create a new rural residential parcel in the Village of Arkell in Puslinch. The subject property at #603 Arkell Road (PIN 71188-0004) is 'T' shaped with frontage along Watson Road South and Arkell Road and includes an existing dwelling, detached garage, pool and shed.

The Severed Parcel will have a frontage of 44±m along Watson Road South, depth of 45±m, for an area of 0.19±ha. The existing garage and pool located within this parcel will be removed and a new single detached dwelling, septic and well are proposed. The existing entrance will be replaced and shifted more within the severed parcel to allow for safe access. The configuration also allows for a road widening of 3m along Watson Road so that it will be in line with a previous road widening to the south. The parcel is a natural fit given the irregularly shaped lot and it was configured to match the adjacent parcel to the south at #844 Watson Road South in terms of the widening, frontage and depth.

Although relatively small for a house with a septic system, the proposed severance is typical of numerous lots in the area. Also, a preliminary septic and well analysis was completed in consultation with the Chief Building Official of Puslinch to ensure appropriate development with the wells and septic systems in the area.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com

The Retained Parcel (#603) has a frontage of 20±m along Arkell Road, widening to 33±m at the rear, a depth of 126±m, for an area of 0.36±ha where the existing dwelling will remain, and a new detached garage is proposed. The existing septic and well will be decommissioned and a new well and septic are proposed for the existing dwelling. The existing driveway from Arkell Road will remain and continue to provide safe access to the dwelling.

The subject property is within the Hamlet Area of “Arkell” and has a zoning of Agricultural (A). The subject property does not meet a few of the reduced agricultural lot zoning requirements and a Minor Variance application will be required to address the deficiencies.

The Minor Variances required for this development and include the following:

- Reduced lot area of the severed parcel to be 0.19ha vs 0.4ha.
- Reduced lot frontage of the retained parcel to be 20m vs 25m.
- Reduced lot area of the retained parcel to be 0.36ha vs 0.4 ha.

The subject property is designated Hamlet in the County Official Plan and Zoned Agricultural in the Township Zoning By-law. The properties across Watson Road are zoned Hamlet Residential. The zoning requirements for both Agriculture and Hamlet Residential ask for 0.4ha parcels with 25m and 20m frontages respectively. However, the surrounding area has many parcels under 0.2ha. Figure 1 below presents the area of 14 parcels in the immediate area (including the subject property) and 10 of the existing parcels are 0.22 ha or less.

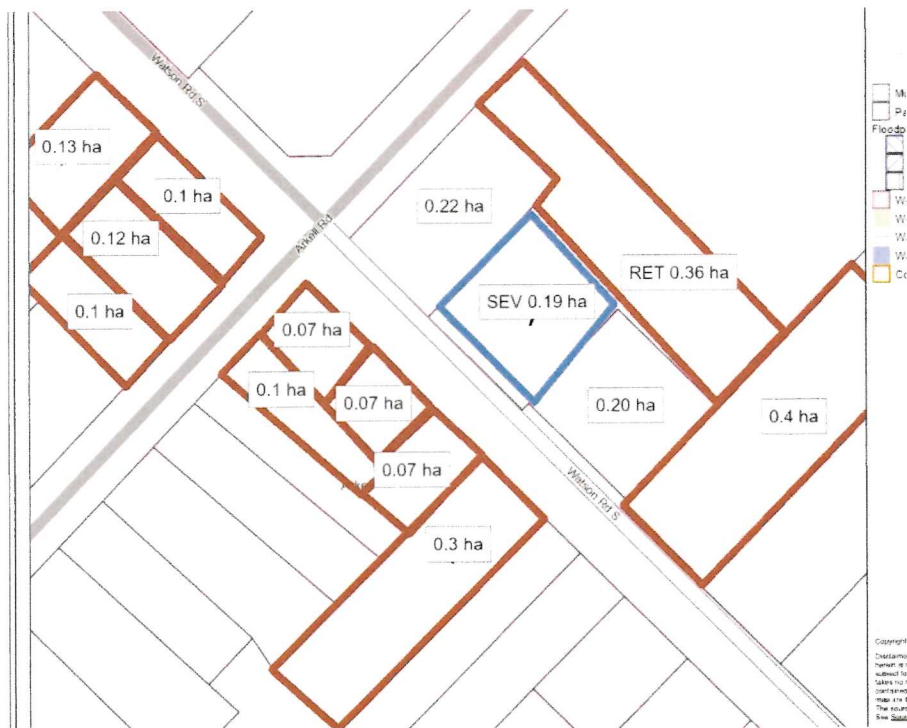


Figure 1: Parcels in Arkell

Many of these parcels were created many years ago, but not all of them. The parcel immediately to the south of the subject severance (shown with 0.20 ha in Figure 1) was created in 1991.

A more recently created undersized parcel in Arkell is at the southwest corner of Boreham and Watson Road South. Figure 2 presents the two parcels created in 2015 as PART 1 & PART 2 -- each with an area of 0.138 and 0.135 ha respectively. A new house currently stands on PART 2 and the house on PART 1 was significantly improved with a new septic bed.

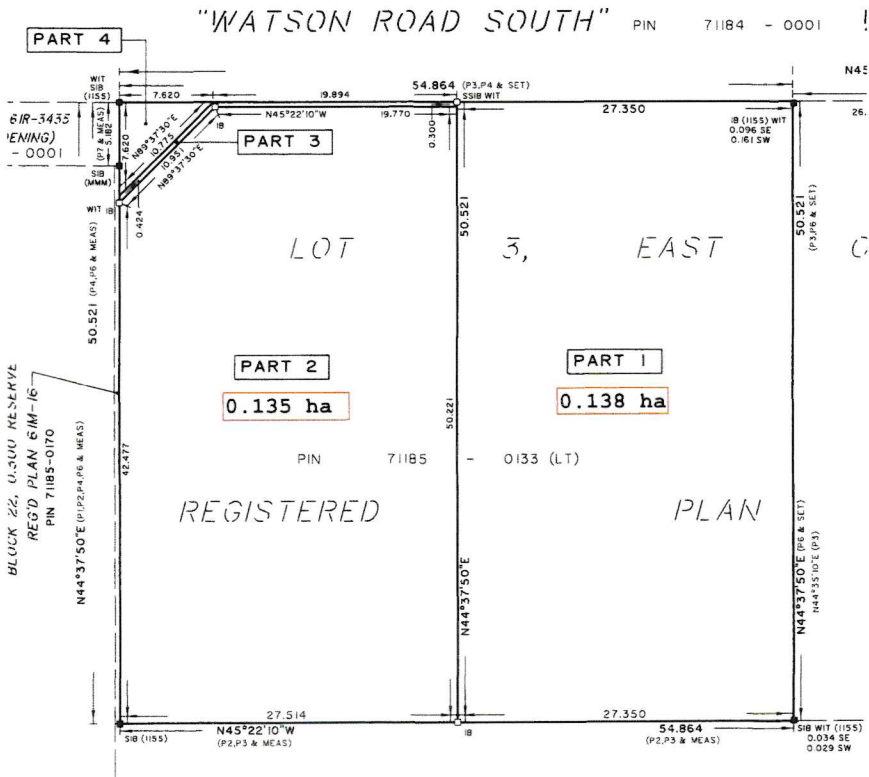


Figure 2: Previous Severance from 2015

The parcel has a designation of Hamlet Area in the County of Wellington Official Plan and Section 10.5.1 states that creation of a new lot is permitted, provided that the land will be appropriately zoned. The new lot is a great opportunity for an in-fill development between two existing lots of similar size in the Hamlet Area, and where the majority of the zoning requirements are met and will be addressed through a minor variance application.



As mentioned above, pre-evaluation work has been completed to address comments from the Township Building Department with regards to sewage systems and safe water supply. A Sewage System Consultation Report and Plan have been prepared to address the septic and well requirements for the parcels in the area and forward to the Township Building Department. The CBO has reviewed this report and has indicated that he is satisfied with the conceptual plans and report. Additional detailed design will be completed pending severance approval.

In summary, the proposed severance fits the area for typical parcel size and concerns with safe septic and water supply in the area have been addressed. The severance follows the relevant criteria for a severance within the Hamlet Area and it provides a great opportunity for an in-fill development and a more logical lot pattern.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Zachary Fischer via email: Zachary.fischer@mezcon.ca
cc Elizabeth Brenchley via email: ljbrenchley4@gmail.com

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

Please see covering letter for more details.

NOTES:

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

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), Elizabeth Jane BRENCHLEY the Registered Owners/Purchasers of

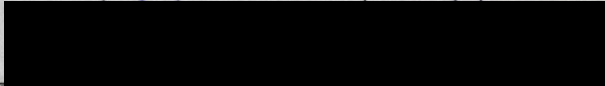
Part of Lot 7, Concession 10, Part 1, 61R-5608; S/T Easement Over Part 1, 61R-9973 as in WC127088

Of the Township of Puslinch in the

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

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

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

X 

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

City of Guelph In the County/Region of

Wellington Solemnly declare that all

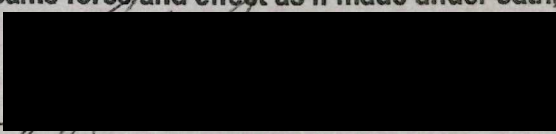
the statements contained in this application for consent for (property description)

Part of Lot 7, Concession 10, Part 1, 61R-5608; S/T Easement Over Part 1, 61R-9973 as in WC127088

Of the Township of Puslinch

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

DECLARED before me at the

City Of 

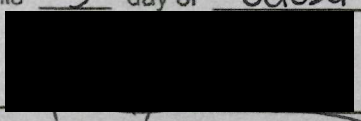
(Owner/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 3 day of October 20 24

(Owner/Purchaser or Applicant)


Commissioner of Oaths

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised July 2024

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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

Oct 3 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

September 30, 2024
32928-23

Mezcon Construction Ltd.
70 Preston Street
Guelph, Ontario
N1H 3C1

Attention: Zachary Fischer

**Re: Sewage System Consultation
Proposed Lot Severance
Lot 7, Concession 10
Township of Puslinch**

1.0 Introduction

As requested by the Township following an initial screening of an application being made for a proposed severance at the southeast corner of Arkell Road and Watson Road South, Van Harten is pleased to submit this report with recommendations regarding future sewage disposal. This work was authorized by Mr. Zachary Fischer of Mezcon Construction Ltd.

Referring to the attached plan, the project involves the proposed construction of a new single-family residence on a 0.19 ha severed lot with a new driveway off of Watson Road South with an existing single-family home being retained on a 0.36 ha lot with access off of Arkell Road. The purpose of this engineering task is to review background information regarding the existing sewage system on the retained lot and provide recommendations regarding future sewage disposal suitable for review by the Township of Puslinch Building Department.

2.0 Background Information

In 2008, Van Harten was retained to conduct a test pit investigation and provide recommendations for future sewage disposal at 603 Arkell Road given a proposed addition. While the addition was constructed, the system is understood to never have been installed. Attached to this report as Appendix A is relevant information from the 2008 design.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

Referring to Appendix A, the general soil profile encountered comprises topsoil overlying native mineral deposits of sand till and silt till. No free groundwater was encountered in Test Pits 1 and 2, dug to maximum depth of 2.00 m. Wet to saturated sand was encountered below 2.50 m in Test Pit 3. Groundwater seepage was encountered 2.50 m below grade in Test Pit 3. The soil was found to have a drainage rate in the order of $T = 20$ to 30 min/cm.

Reviewing architectural plans at the time of the 2008 design the proposed expanded residence at 603 Arkell Road was found to comprise four bedrooms and upwards of 400 m² of living area and no more than about twenty-six (26) fixture units. A peak flow of $Q = 4,000$ L/day was calculated. The system was proposed as a WSB® Clean advanced treatment system and area bed (Type A Dispersal Bed). To our knowledge, the addition was built; however, the sewage system was never built.

3.0 Site Visit

An engineer from Van Harten visited the subject property on August 20, 2024. The purpose of the visit was to familiarize ourselves with the building areas, confirm water well locations and determine the overall drainage patterns.

4.0 Sewage System Design

Referring to the attached conceptual sewage system layout, the project involves the proposed construction of a new single-family on a 0.19 ha severed lot with a new driveway off of Watson Road South with an existing single-family home being retained on a 0.36 ha with access off of Arkell Road. The purpose of this engineering task is to review background information regarding the existing sewage system on the retained lot and provide recommendations regarding future sewage disposal suitable for review by the Township of Puslinch Building Department. The following paragraphs of this report provide a summary of necessary design parameters and recommendations for future servicing.

Based on the soils encountered during the 2008 investigation, a percolation rate in the order of $T = 20$ to 30 min/cm was considered appropriate for the native soils. A conservative percolation rate of $T = 30$ min/cm is chosen for this assessment.

4.1 Severed Lot

Referring to the attached plan, a new single-family home shall be constructed on a proposed 0.19 ha lot fronting onto Watson Road South. While building plans are not available at this time, this house is anticipated to have a peak sewage flow in the order of $Q = 2,000$ to $4,000$ L/day.

Given a conservative peak sewage flow of $Q = 4,000$ L/day and a documented percolation rate of $T = 30$ min/cm, a raised leaching bed covering a minimum area 500 m² is required. Given the physical constraints of the lot and presence of two adjacent drilled water wells, an advanced treatment system is considered more viable. With the use of an advanced treatment unit in conjunction with a Type A Dispersal Bed, a minimum area of 300 m² would be required. With the use of a CTD (combined treatment and dispersal) type system, a minimum 300 m² area would also be required. Referring to the attached conceptual sewage system layout, a 300 m² leaching bed area that satisfies setbacks to known water wells and is contained with the proposed lot lines is shown. The details of the system will be determined at the building permit application stage.

4.2 Retained Lot

Referring to the attached plan, an existing single-family home is to be retained on a 0.38 ha lot fronting onto Arkell Road. Referring to the design that was completed in 2008, a peak sewage of $Q = 4,000$ L/day was calculated based on a four-bedroom home with no more than 400 m² living area and no more than twenty-six (26) fixture units.

Given a peak sewage flow of $Q = 4,000$ L/day and percolation rate of $T = 30$ min/cm, a raised leaching bed covering a minimum area 500 m² is required. With the presence of water wells and mature trees, an advanced treatment system is considered more viable. With the use of an advanced treatment unit in conjunction with a Type A Dispersal Bed, a minimum area of 300 m² would be required. Considering the use of a CTB system, a minimum 300 m² would also be required. Referring to the attached conceptual sewage system layout, a 300 m² leaching bed area that satisfies setbacks to known water wells and is contained with the proposed lot lines is shown.

5.0 Water Supply

The water supply for the proposed 0.19 ha building lot fronting onto Watson Road South will be provided by a new drilled well located in the front yard of this lot in the approximate location shown on the attached plan. The water supply for the retained lot will be provided by a new drilled well located in the rear yard of the existing residence at the approximate location on the attached plan. Each of the two proposed well locations provide 15 m clearance to the proposed 300 m² leaching bed envelopes and to adjacent lots. Exact well locations will be determined in the field at the time of construction.

An existing well located to the south of the existing residence on the retained lot shall be decommissioned by a licensed contractor as noted on the attached plan.

All existing adjacent wells were identified in the field to the best of our ability and are shown on the attached plan. There are no other known wells within the immediate vicinity of the proposed sewage systems.

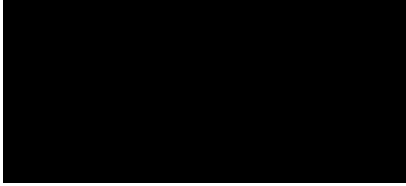
6.0 Approval and Construction Requirements

This report and conceptual layout shall be submitted to the Township of Puslinch building department for review and approval as part of the application for the proposed severance. Any technical questions arising from the review of the report should be directed to Van Harten.

Following approval of the severance, Van Harten shall complete a detailed design that complies with the Ontario Building Code that will accompany the building permit application.

I trust that this work has been completed within our terms of reference and is suitable for your present requirements. Please contact our office if you have any questions or require further information.

Respectfully submitted,



John Duffy, P. Eng.
Consulting Engineer



Encl. Conceptual Sewage System Layout
Encl. Appendix A – Relevant Background Information

APPENDIX A
RELEVANT BACKGROUND INFORMATION

TABLE 1 – TEST PIT LOGS
603 Arkell Road
Township of Puslinch
Van Harten Surveying Inc., Project # 18558-08

Test Pit 1
November 15, 2008

Depth (m)	Sample	Soil Description
0-0.20	1	TOPSOIL: dark brown silt, damp to moist; some roots
0.20-1.60		SAND TILL: rusty brown to brown silty, gravelly sand, trace clay, damp to moist
Groundwater Observations: At completion of excavation, test pit sidewalls stable. No free groundwater encountered.		

Test Pit 2
November 15, 2008

Depth (m)	Sample	Soil Description
0-0.30		TOPSOIL: dark brown silt, moist to very moist
0.30-2.00		SILT TILL: brown sandy silt, some gravel and clay, moist to very moist
Groundwater Observations: At completion of excavation, test pit sidewalls stable. No free groundwater observed.		



Van Harten

SURVEYING INC.

LAND SURVEYORS and ENGINEERS

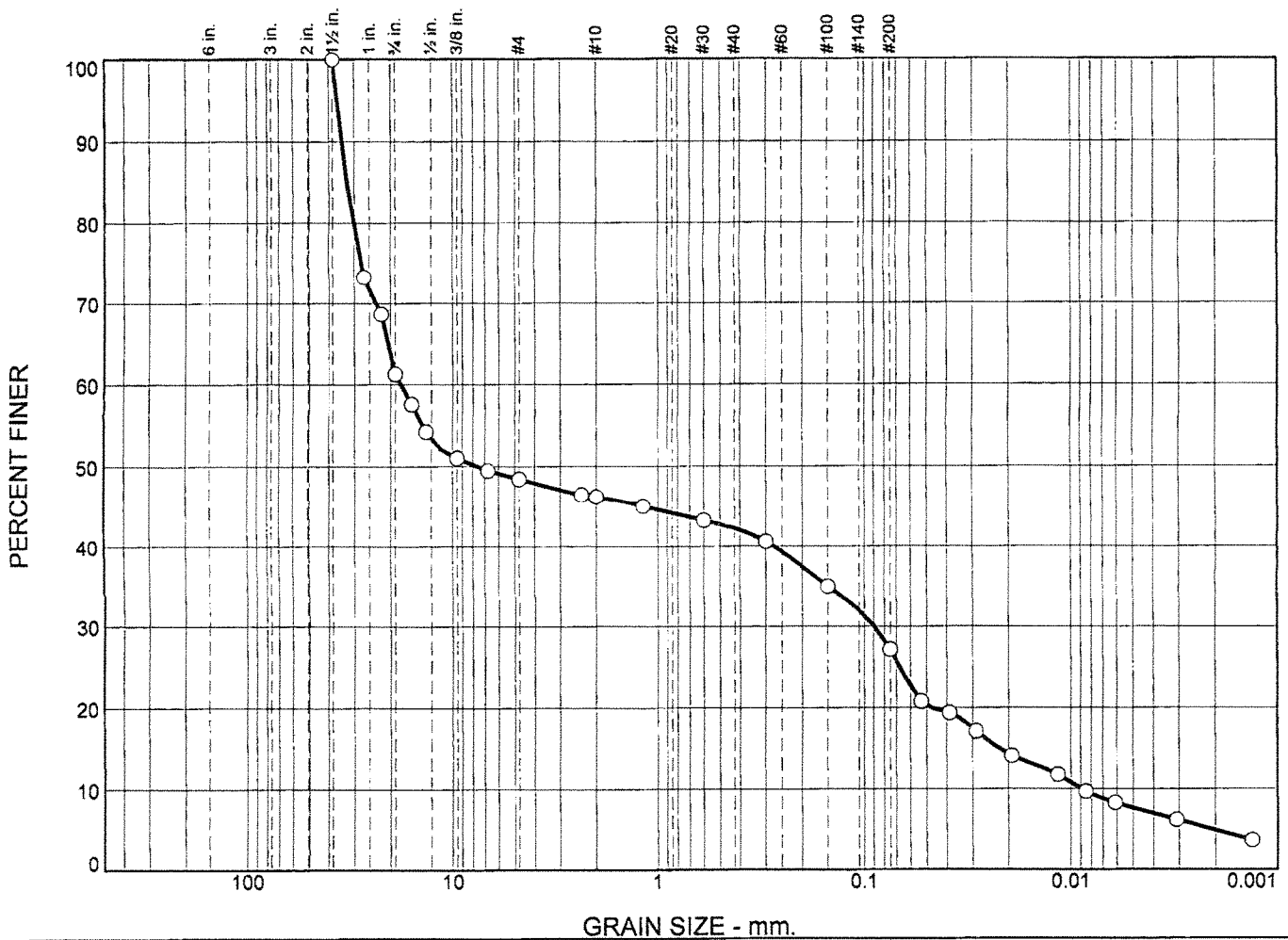
TABLE 1 – TEST PIT LOGS
 603 Arkell Road
 Township of Puslinch
 Van Harten Surveying Inc., Project # 18558-08

Test Pit 3

November 15, 2008

Depth (m)	Sample	Soil Description
0-0.30		TOPSOIL: dark brown silt, moist to very moist
0.30-2.50		SILT TILL: brown sandy silt, some gravel and clay, moist to very moist
2.50-3.50		SAND: greyish brown silty sand, wet to saturated; occasional seams of sandy silt, wet to saturated
Groundwater Observations: At completion of excavation, test pit sidewalls caving at 2.50 m. Groundwater seepage observed below 2.50 m.		

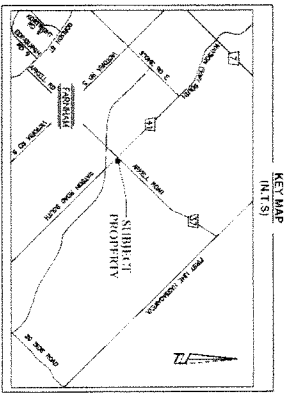
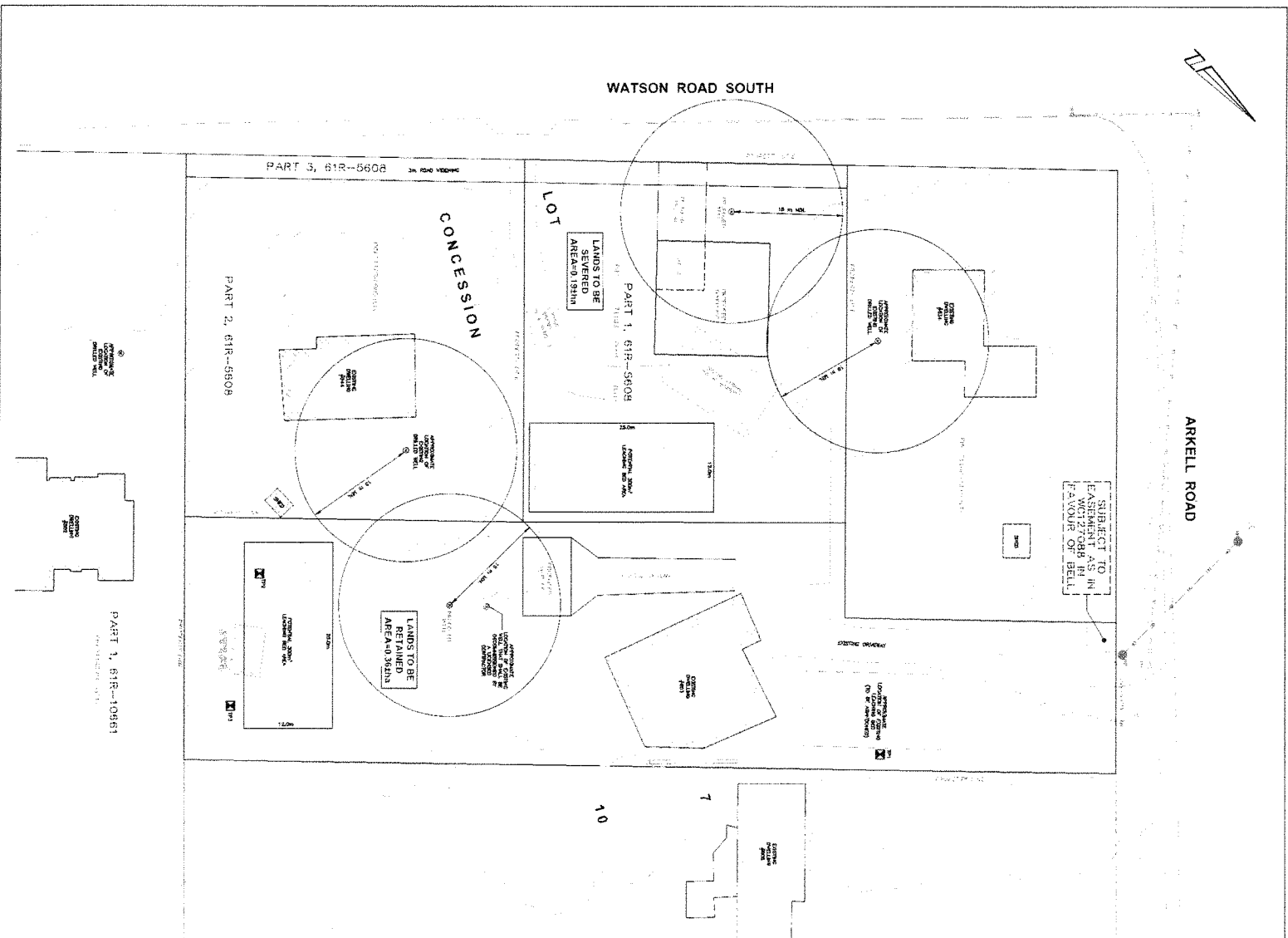
Particle Size Distribution Report



	% Cobbles	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	38.7	12.8	2.2	4.0	15.1	22.3	4.9

SOIL DATA					
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○	Brenchley	1	N/A	gravel, some silt and sand, trace clay	GM
				tested by N.S. of CMT Inc. - November 11, 2008	

<p>CMT Engineering Inc.</p> <p>St. Clements, ON</p>	<p>Client: Van Harten Surveying Inc.</p> <p>Project: Arkell Road Puslinch</p> <p>Project No.: 05-095</p>	<p>Figure 1</p>
---	---	------------------------



- LEGEND:**
- ① 1:10
 - ② 1:10
 - ③ 1:10
 - ④ 1:10
 - ⑤ 1:10
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CONCEPTUAL SEWAGE SYSTEM LAYOUT:
 PROPOSED LOT SEVERANCE
 PART OF LOT 7, CONCESSION 10
 TOWNSHIP OF PUSLINCH

DRAWING REVISION SCHEDULE

PREPARED FOR: MEZCON CONSTRUCTION LTD.

PROJECT NO: 322823

DRAWING SCALE: 1:300

Van Harten
 LAND SURVEYORS & ENGINEERS

1000 Highway 70 West, Suite 100, Puslinch, ON N0B 1P0
 Phone: (519) 852-1111 Fax: (519) 852-1112
 Website: www.vanharten.com

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Friday, October 4, 2024 10:32 AM
To: Jana Poechman
Cc: wellington+315130@lswims.ca; Source Water
Subject: RE: B97-24 - Screening Form
Attachments: WHPA_Map_Arkell_603.pdf; WHPA_Map_Arkell_603_Q.pdf

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*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

Kind regards,
Danielle

Danielle Fisher | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x236 | www.wellingtonwater.ca
Toll free: 1-844-383-9800

From: Jana Poechman <janap@wellington.ca>
Sent: Friday, October 4, 2024 9:17 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B97-24 - 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.

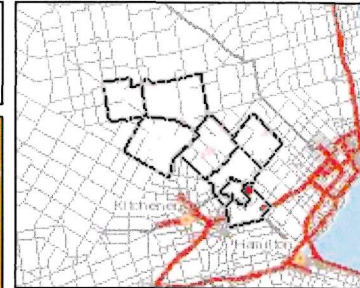
Attached is the screening form for B97-24.

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

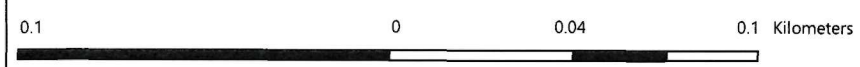
“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication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



Legend

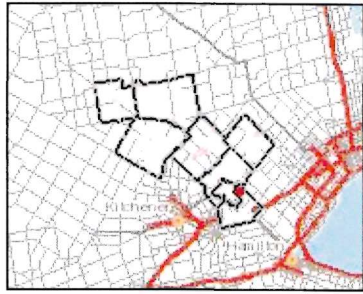
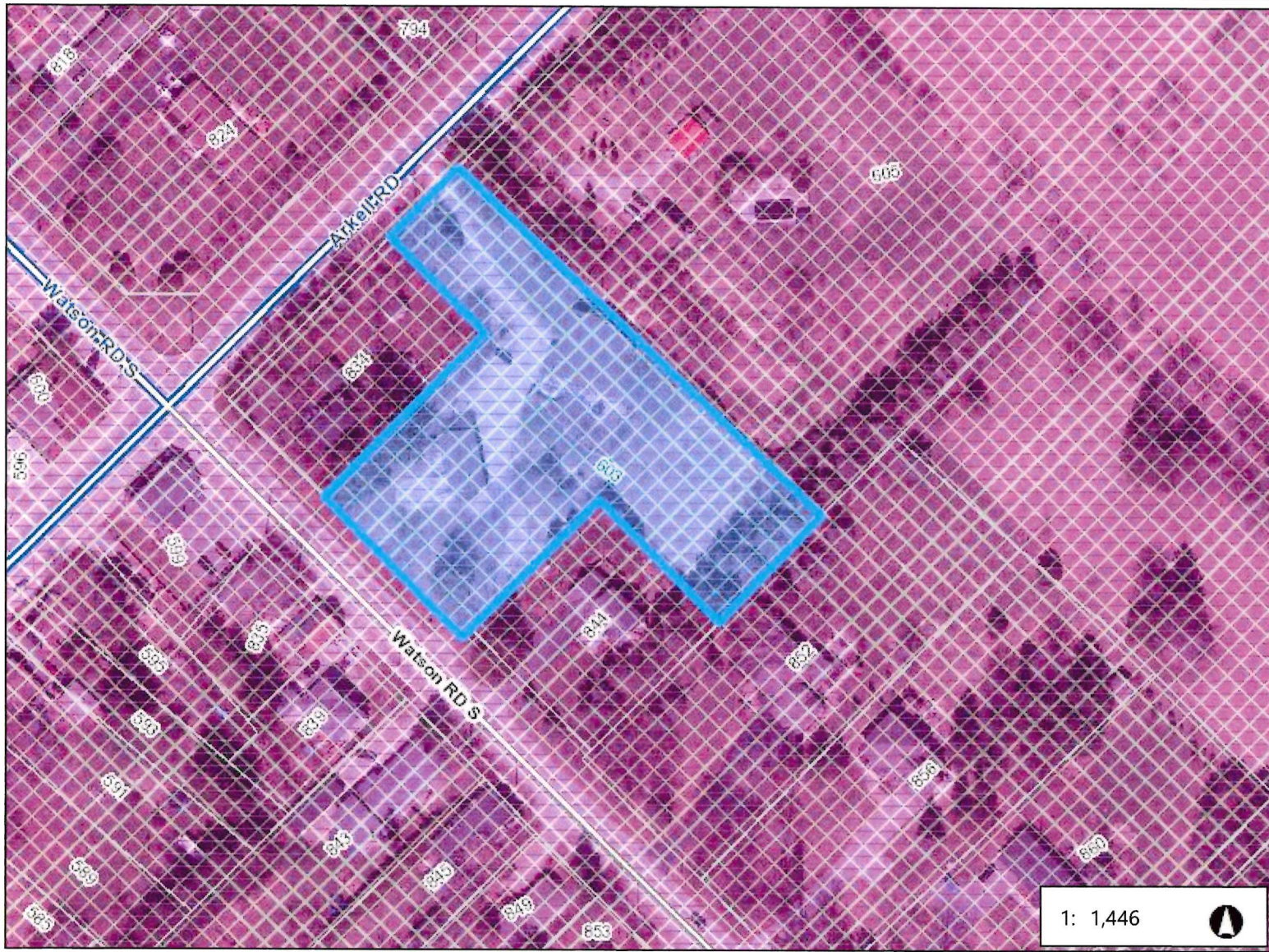
- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6.
- HVA
- RoadsLookup**
- Halton_MeanderBeltHazard
- Halton_HeadwaterFloodplains
- Prime Agriculture

1: 1,446



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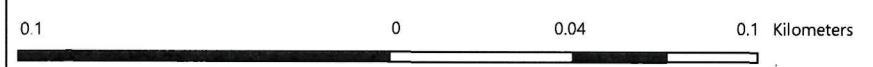
Notes



Legend

- Parcels
- Roads**
 - == Local Road
 - == County Road
 - == Highway
- Well Locations**
 - 💧 Existing
 - 🔴 Proposed
- WHPA Q1_Q2_Boundary
- WHPA Q1_Q2**
 - Approved
 - Draft
- SGRA
- RoadsLookup
- Halton_MeanderBeltHazard
- Halton_HeadwaterFloodplains
- Prime Agriculture

1: 1,446

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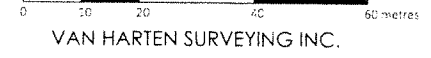
Notes

O.P.: HAMLET
 LOT 3, EAST OF THE BLIND LINE, PLAN 131
 ZONING: COMMERCIAL (C)
 AREA: #600
 ZONING: INTUITIONAL (I)
 PIN 71185-0126

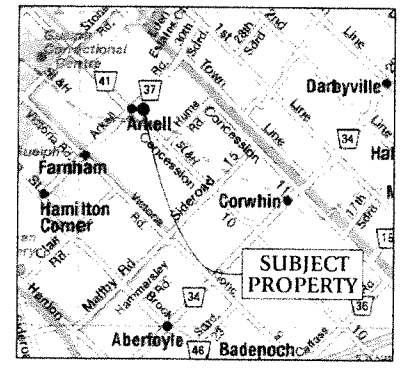
O.P.: HAMLET
 ZONING: PART 1, 61R-3422
 AREA: #824
 LOT 6, AGRICULTURAL
 PIN 71184-0023

CONCESSION (A) 10
 PIN 71184-0016
 PART 1, 61R-4608

SEVERANCE & MINOR VARIANCE SKETCH
 PART OF LOT 7, CONCESSION 10
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON
 SCALE 1 : 1000



KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF HAMLET AREA.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. T.B.R. DENOTES TO BE REMOVED

SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED ON THE 3rd DAY OF OCTOBER, 2024

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

LANDS TO BE SEVERED
 AREA=0.19±ha

PROPOSED ROAD WIDENING
 AREA=133±m²

LANDS TO BE RETAINED
 AREA=0.36±ha

MINOR VARIANCE REQUESTS:
RETAINED PARCEL:
(A) TO PERMIT A REDUCED LOT AREA TO BE 0.36ha INSTEAD OF 0.4ha AS REQUIRED IN TABLE 6.2, ROW A OF THE ZONING BY-LAW.
(B) TO PERMIT A REDUCED LOT FRONTAGE TO BE 20.0m INSTEAD OF 25.0m AS REQUIRED IN TABLE 6.2 ROW B OF THE ZONING BY-LAW.
SEVERED PARCEL:
(C) TO PERMIT A REDUCED LOT AREA TO BE 0.19ha INSTEAD OF 0.4ha AS REQUIRED IN TABLE 6.2, ROW A OF THE ZONING BY-LAW.

ZONING DESIGNATION: AGRICULTURAL (A)			
ITEM	REQUIRED	RETAINED PARCEL	SEVERED PARCEL
MINIMUM Lot Area	0.4 ha	0.36±ha (A)	0.19±ha (C)
MINIMUM Lot Frontage	25.0 m	20±m (B)	43±m
MINIMUM Front Yard	7.5 m	46±m	7.5±m
MINIMUM Side Yard	3.0 m	0.8±m (N/C) & 9.5±m	10±m/18±m
MINIMUM Rear Yard	7.5 m	57±m	23±m
MAXIMUM Lot Coverage	30%	~11%	~12%
(A), (B) & (C) = Minor variance required and (N/C) = Legal Non-Conforming			
PROPOSED GARAGE - ACCESSORY BUILDINGS: LOT >1 ha			
MAXIMUM Lot Coverage	200m ²	70±m ²	n/a
MINIMUM Side Yard	2.0m	2.0m	n/a
MINIMUM Rear Yard	2.0m	46.0m	n/a

Van Harten
 LAND SURVEYORS - ENGINEERS

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

www.vanharten.com | info@vanharten.com

DRAWN BY: AN | CHECKED BY: BM/JB | PROJECT No: 32928-23
 Oct 3, 2024-9:54:59 AM
 G:\PUSLINCH\Con10\Lot 7\ACAD\SEV PTLT 7 (32928-23 MEZCON) UTM 2010.dwg

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