



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
NOVEMBER 12, 2024 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE
MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A ADDENDUM

DATE: November 12, 2024

MEETING: Directly following Committee of
Adjustment Meeting

Addendum

7.1 October 8, 2024 Planning and Development Advisory Committee Minutes - Corrected

≠ Denotes resolution prepared

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of the Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Delegations**



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6.1. Specific Interest (Items Listed on the Meeting Agenda)

6.2. General Interest (Items Not Listed on the Meeting Agenda)

7. Consent Agenda ≠

7.1. October 8, 2024 Planning and Development Advisory Committee Minutes - Corrected

8. Notice of Public Meetings/Hearings

9. Reports

9.1. Land Division (Consents)

**9.1.1. Severance Application B95-24 Estate of Stanford Snyder – 4429 Wellington Rd
35 Puslinch, ON**

Proposed severance is 40.2m fr x 106m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 38 hectares with 286m frontage, existing and proposed agricultural use with existing house, barn & 3 outbuildings

9.1.2. Severance Application B90-24 Crawley, Brian– 6890 Concession 4 Puslinch, ON

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 208.63m frontage, existing and proposed poultry operation with existing chicken barn, quonset building and dwelling (Part 2 on sketch)

**9.1.3. Severance Application B97-24 Brenchley, Elizabeth – 603 Arkell Rd Puslinch,
ON**

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.



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**9.1.4. Severance Application B94-24 Estate of Stanford Snyder – 339 Downey Rd
Puslinch, ON**

Proposed severance is 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

9.2. Zoning By-law Amendment Applications

9.3. Staff Reports

10. Correspondence

11. New Business

12. Adjournment ≠



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MINUTES - Corrected

DATE: October 8, 2024
MEETING: Following Committee of Adjustment

The October 8, 2024 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:30 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Paul Sadhra
Kim McCarthy
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-038:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra



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That the Committee approves the October 8, 2024 PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

7.1 Approval of the Minutes

August 13, 2024

Resolution No. 2024-039:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee approves the Minutes from the meeting held August 13, 2024.

CARRIED

7.2 Other Consent Items

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (CONSENTS)

None

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2 Zoning By-law Amendment Applications

9.2.1 Zoning By-law Amendment Application D14-JEF – Jefferson Farms – 86 Farnham Rd., Township of Puslinch.



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- Hailey Keast, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.

Resolution No. 2024-040:

Moved by Committee Paul Sadhra and
Seconded by Committee Member Chris Pickard

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

The Committee supports the zoning by-law application.

9.2.2 Zoning By-law Amendment Application D14-SCR – Scrivener, Wythe – 4438
Watson Rd South, Township of Puslinch.

- Tom Woodcock, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- Amanda Knight asked what type of scientific research will be done on the property.
- Tom Woodcock advised that the research is for environmental and ecological in nature such as soil, archeological and restoration research.
- There were no further questions or comments from the Committee.

Resolution No. 2024-041:

Moved by Committee Chris Pickard and
Seconded by Committee Member Amanda Knight

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

The Committee supports the zoning by-law amendment application.

9.2.3 Zoning By-law Amendment Application D14-QUI – Quinnell, Dan – 1873 Townline
Rd., Township of Puslinch.

- Dave Aston, agent for the applicant, provided an overview of the application.
- Paul Sadhra asked what is being parked on the property, and if there any substances that can impact the environment.



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- Dave Aston advised that they are all tow-behind trailers, there may be some propane tanks attached but no gas, oil or other substances.
- Kim McCarthy asked what is to prevent future trailers being parked on the property that could have substances that will impact the environment.
- Dave Aston noted that the proposed by-law speaks to what will be permitted.
- John Sepulis commented that within the permitted uses, the outdoor storage definition does not include recreational vehicles. Outdoor storage shall not include the sale or repair of recreational trailers. No overnight accommodations shall be permitted. [Corrected]
- Amanda Knight asked if this was established in 2006, and at that time what was communicated. [Corrected]
- Dave Aston advised that that was how it was understood at the time, through discussions with the Building Official, whether outdoor storage was something that was permitted. [Corrected]
- Amanda Knight asked if there was a site plan to recognize what was being stored at the time when the use started.
- Dave Aston advised that there was not a site plan and also no permits were issued.
- Amanda Knight asked what is the use to the scale and was it contemplated that it would expand over the years. [Corrected]
- Dave Aston advised that if it was considered legal non-conforming the outdoor storage would have been permitted on the entire property, and that at the time it wasn't specified where it would be on the property. He further noted that it was expanded over the years and was not considered legal non-conforming. [Corrected]
- Dave Aston further advised that they looked at legal non-conforming but it might have been a long adjudicated process and felt that the zoning by-law amendment is a better process as it looks at environmental, zoning, etc.
- Amanda Knight advised that the County expressed concerns in 2022 and asked if this does conform with the Official Plan and that an OPA would not be required. [Corrected]
- Dave Aston advised that they consulted with the County and were not advised throughout the preconsultation process that an Official Plan Amendment would be required. [Corrected]
- Amanda Knight asked if there were any issues with the neighbouring properties regarding traffic and vehicles coming in and out. [Corrected]



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- Dave Aston advised that to his knowledge there have been no complaints associated with the use and further advised that Regional Transportation staff were circulated and had no concerns. [Corrected]
- Chris Pickard noted that the use was in place when the current by-law came into effect and that the parking area has grown without obtaining permissions. [Corrected]
- Dave Aston advised that they recognize that this should not be permitted as of right, but instead the purpose of the application is to recognize what exists today.
- Chris Pickard asked if there were any permits obtained in the past to expand, as an example, for tree removal as it seems that the parking area has grown.[Corrected]
- Dave Aston advised that a permit wasn't required as there was no construction involved on the property.
- Chris Pickard suggested that the by-law be amended to remove the word "impervious" and add "permeable or gravel" in the draft by-law, and further suggested that the wording in the draft by-law that currently states that no permanent structures in NE zone, should be changed to no structures in the NE zone.
- Chris Pickard would like to have an EIS done to reflect what damage was done as there is no buffer zone.
- Dave Aston advised there was an EIS required but that through conversation with the GRCA, the Township and the Township's ecologist it was concluded that it would not be necessary subject to the delineation of the storage area. He further noted that there is a buffer zone of 5 meters. [Corrected]
- Paul Sadhra noted that this type of storage could exist anywhere in Township and further noted that wording should be inserted in the by-law that only recreational trailers are permitted. [Corrected]
- John Sepulis asked for what period of time will the trailers be allowed on the property and suggested that the by-law should limit how many trailers are on the property.
- Dave Aston advised that it would continue as long as it's an opportunity for the owners to continue. [Corrected]
- John Sepulis asked how many trailers are to be stored on the property and noted that there should be a limit as to how many can be stored on the property. [Corrected]



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- Dave Aston noted that they can do that and also prohibit transport trailers in the by-law. [Corrected]

Resolution No. 2024-042:

Moved by Committee Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee provides the following comments to Council with respect to the Zoning By-law Amendment Application:

Comments:

The majority of the Committee has the following comments:

- Consideration for the number of tow-behind trailers will be permitted, based on allowing a certain amount of square footage per trailer and associated access roads.
- Condition of approval of the draft by-law is the requirement for site plan approval.
- Confirmation that a County OPA is not required.
- Provide a basis of the permitted storage in 2005 and the expanded growth to date, and whether or not there should be consideration to accept either the entire expanded growth or just a portion thereof.
- By-law should be reworded to prohibit structures on the property and the wording be changed from “impervious” to permeable materials.
- Township should consider the need for an EIS to ensure the environmental requirements are being met, especially as it is related to the wetlands on the property.

CARRIED

9.3 Staff Reports

Report PDAC-2024-004 – Proposed 2025 PDAC Meeting Dates

Resolution No. 2024-043:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Chris Pickard

That Report CofA 2024-005 be approved by the Committee.



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CARRIED.

10. CORRESPONDENCE

None

11. NEW BUSINESS

The Committee welcomed its newest member, Kim McCarthy.

12. ADJOURNMENT

Resolution No. 2024-045

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra

That the Planning and Development Advisory Committee hereby adjourns at 8:33 p.m.

CARRIED.



REPORT D10-2024-014

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12th, 2024

SUBJECT: Consent Application D10/SNY (Snyder)
4429 Wellington Road 35
Part of Lot 16, Concession 2
County File No. B95-24

RECOMMENDATION

That Report D10-2024-014 entitled Consent Application D10/SNY be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Wellington Road 34 for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 0.4 ha, 40.2 m of frontage, depth of 106 m; and the retained parcel being 38 ha, 286 m of frontage on Wellington Road 34, with an existing dwelling, shed and barns;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

4. That the owner is to provide a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single family dwelling including dimensions to illustrate compliance with setback requirements.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	38 ha	0.4 ha	0.4 ha
Minimum Lot Frontage	120 m	286 m	25 m	40.2 m
Minimum Distance Separation (MDS I)	N/A	N/A	301 m	356 m
Zoning Compliance – Permitted Uses	Existing Agriculture –	No change	Permitted Single family dwelling –	Single family Dwelling

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
3. Safe Access: Staff note that the proposed driveway to the dwelling is located on Wellington Road 35 under the jurisdiction of the County of Wellington.
4. Source Water comments: No concerns.
5. Building comments: The applicant is to provide a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.
6. By-law Enforcement comments: No comments or concerns at this time.
7. Fire Prevention comments: No concerns.
8. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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. B95-24

APPLICANT

Estate of Stanford Snyder
341 Downey Road
Guelph ON N1H2J3

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 16
Concession 2

Proposed severance is 40.2m fr x 106m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 38 hectares with 286m frontage, existing and proposed agricultural use with existing house, barn & 3 outbuildings.

**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)837-2600x2170 Fax: (519)837-3875

RECIPIENTS:

Local Municipality - Township of 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. B95-24
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]

[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]

[Redacted]

Phone No. [Redacted] Email: [Redacted]

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

[Redacted]

[Redacted]

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 []

(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[]

Vacant residential lot

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 2 Lot No. Part Lot 16

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4429 Wellington Road 35

(b) When was property acquired: September 23, 2025 Registered Instrument No. WC447041

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 40.2 m AREA 0.4 ha

Depth 106 m Existing Use(s) vacant

Existing Buildings or structures: none

Proposed Uses (s): rural residential lot

Type of access (Check appropriate space)

Existing []

Proposed [X]

- 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 [X] (check appropriate space)

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

Type of sewage disposal - Existing [] Proposed [X] (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 286 m AREA 38.0 ha

Depth irregular Existing Use(s) agricultural

Existing Buildings or structures: house, barn, 3 outbuildings

Proposed Uses (s): as existing

Type of access (Check appropriate space)	Existing [X]	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 [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 metres [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 1.1.5.2 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 2.2.9 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).

Secondary Agricultural, Greenlands, Core Greenlands: Conforms to Section 10.4.4 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 [] 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? 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 [X] Swine [] Poultry [] Other []

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

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

DRY		SEMI-SOLID		LIQUID	
Open Pile	[X]	Open Pile	[]	Covered Tank	[]
Covered Pile	[X]	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
[Redacted] 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 [Redacted] (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) 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) _____
4429 Wellington Road 35

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 [Redacted]
City Of _____ (Owner/Purchaser or Applicant)
Guelph In the
County/Region of Wellington
This 2nd day of October 2024 _____ (Owner/Purchaser or Applicant)

[Redacted] Commissioner of Oaths
County of Wellington
[Redacted] Printed Commissioner's, etc. Name
LAND DIVISION FORM – SEVERANCE
Revised August 2022

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, 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



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 Estate of Stanford R Snyder

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 4429 Wellington Rd. 35 Municipality Wellington
 Lot 16 Concession 2 Division _____
 Lot Size (where livestock facility is located) _____ hectares 95 acres

Signature of Livestock Facility Owner [REDACTED] Date 01/09/2024

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 11500 ft²/m² 3800 ft²/m²

- 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)	200	V1,V3
	Feeders (7 – 16 months)	250	V1,V3
	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

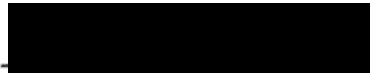


FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

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



Neil McCaig

Contact Information

Email

Telephone

Civic Address

626 Wellington Rd 34

Municipality

Pustinch

Lot

17

Concession

3

Division

Lot Size (where livestock facility is located)

hectares

98

acres

Signature of Livestock Facility Owner



Date

5/27/24

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.

6253

ft²

2650

m²

2521

ft²

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
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
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	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.*	150	53

*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

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Friday, October 4, 2024 10:24 AM
To: Jana Poechman
Cc: Source Water; wellington+315125@lswims.ca
Subject: RE: B95-24 - Screening Form
Attachments: WHPA_Map_Wellington35_4429.pdf; WHPA_Map_Wellington35_4429_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: Thursday, October 3, 2024 12:15 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B95-24 - 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.

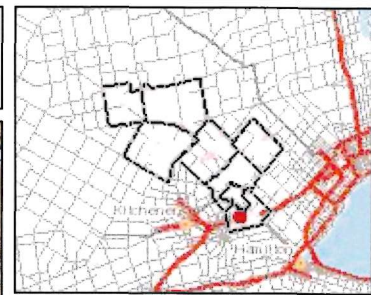
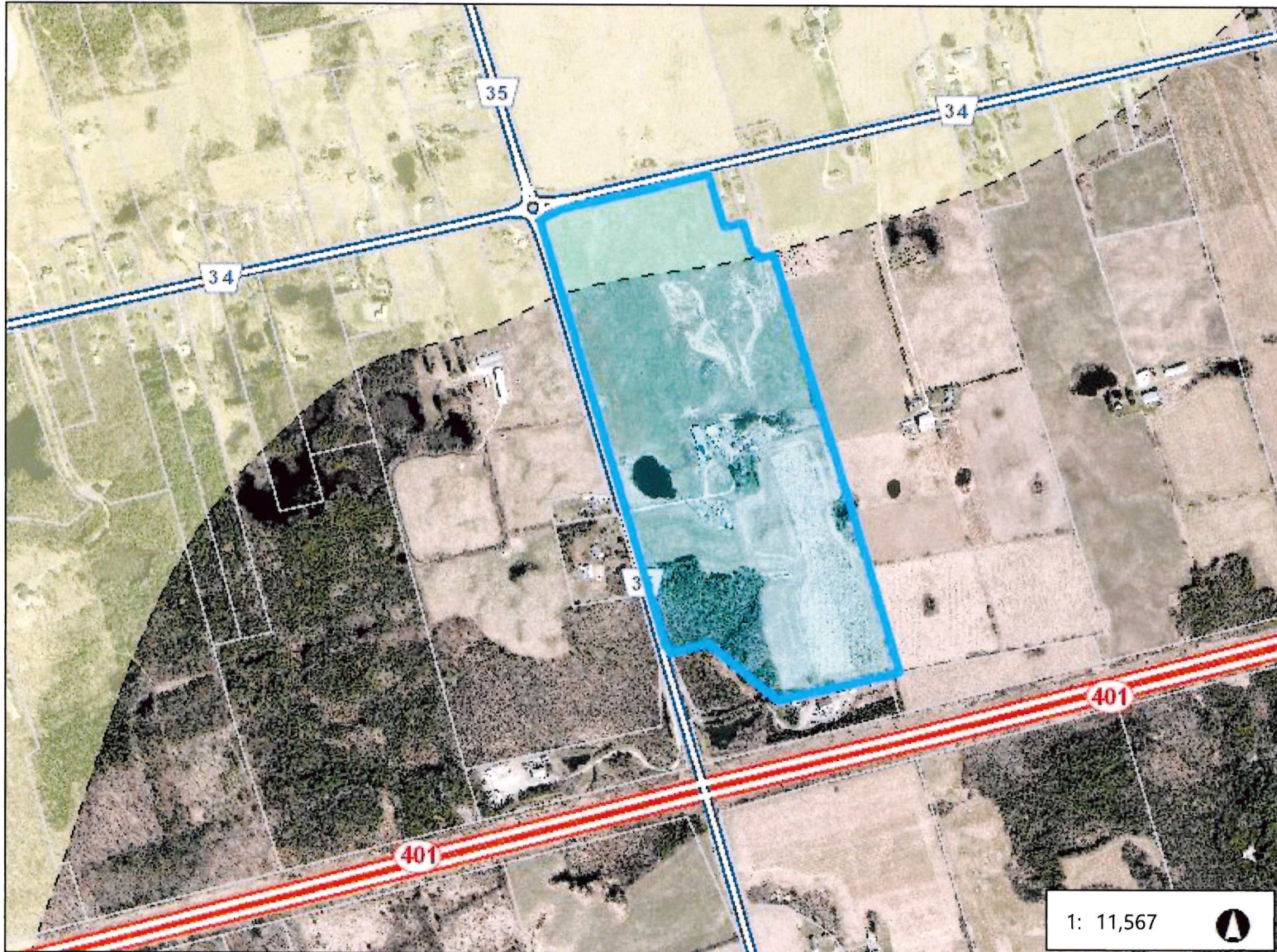
Attached is the screening form for B95-24.

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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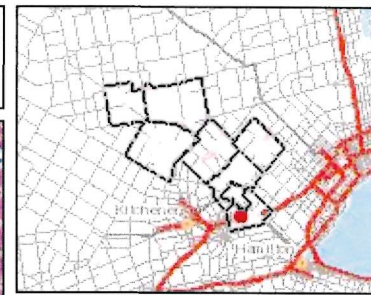
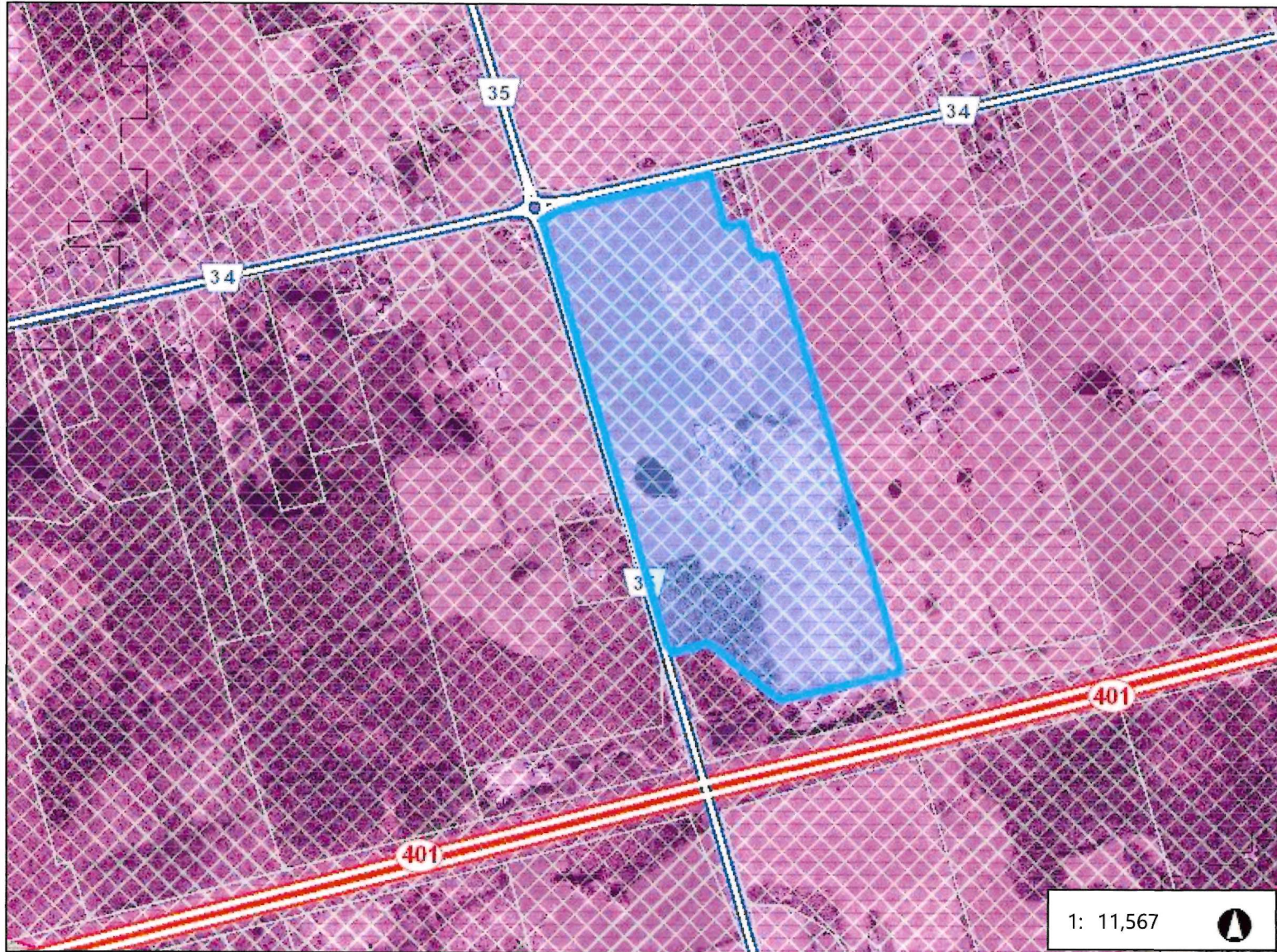
Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- Issue Contributing Area
 - ▣ Chloride
 - ▣ Nitrate
 - ▣ Sodium
 - ▣ TCE
- 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,
- RoadsLookup
 - Halton_MeanderBeltHazard
 - Halton_HeadwaterFloodplain

1: 11,567

0.6 0 0.29 0.6 Kilometers

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

0.6 0 0.29 0.6 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

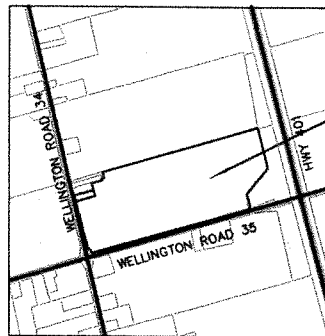
THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

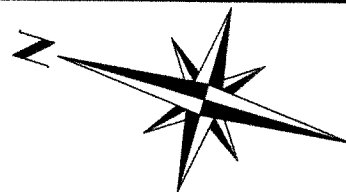
LOCATION

PART OF LOT 16, CONCESSION 2, TOWNSHIP OF PUSLINCH
4929 WELLINGTON ROAD 35

KEY MAP



SUBJECT PROPERTY

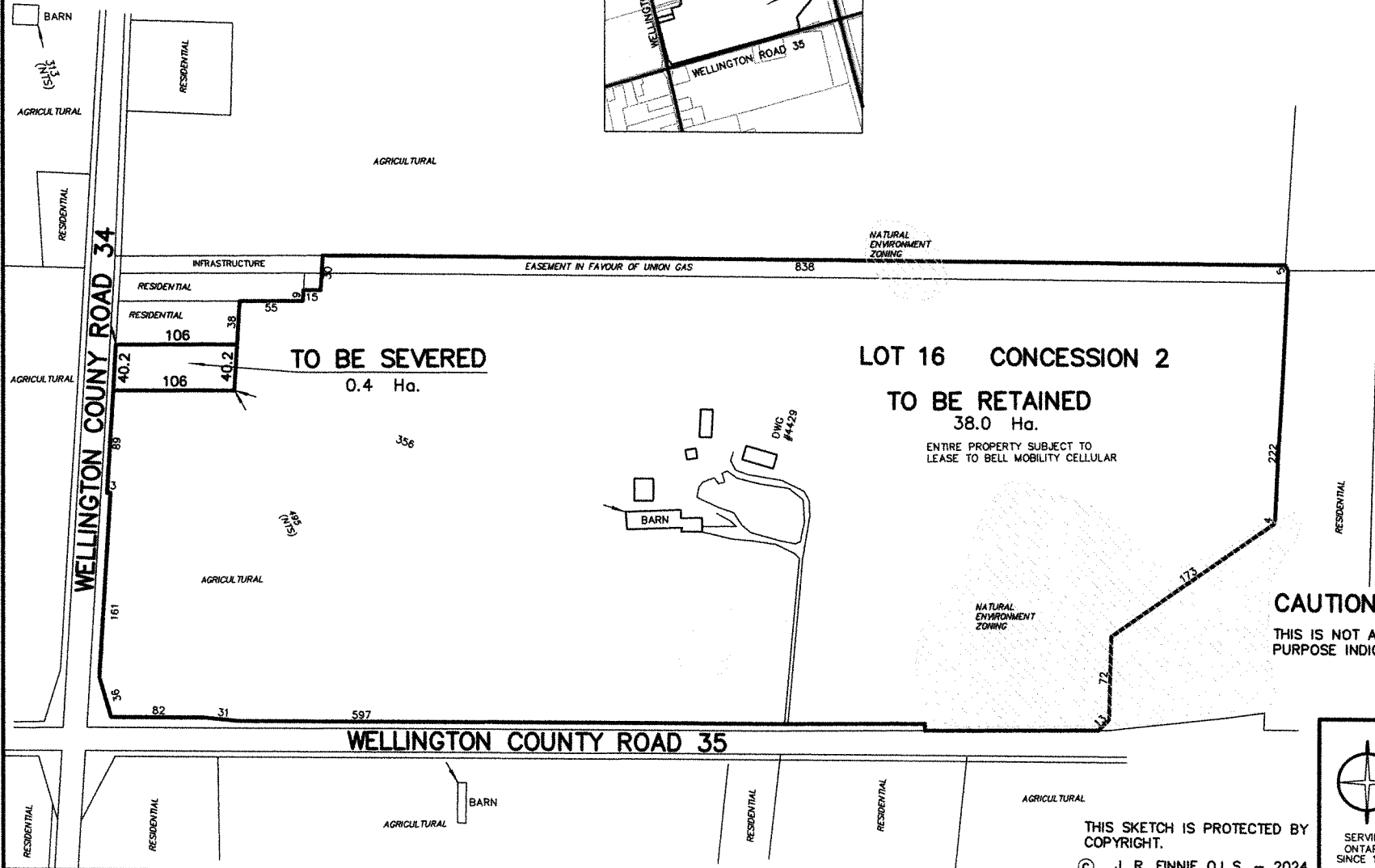


SKETCH FOR SEVERANCE APPLICATION

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.



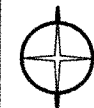
HWY. 401

CAUTION

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

CLIENT: ROBERT SNYDER & LYNN CILLES

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



SERVING ONTARIO SINCE 1985

THIS SKETCH IS PROTECTED BY COPYRIGHT.

© J. R. FINNIE O.L.S. - 2024

DRAWN BY: jrf

PROJECT: 24-2351SKT

From: [Jacob Normore](#)
To: [Mehul Safiwala](#)
Subject: RE: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Date: Tuesday, October 29, 2024 10:57:20 AM
Attachments: [image004.jpg](#)
[image005.png](#)
[image006.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Mehul,

By-law Enforcement has no comments or concerns at this time.

Sincerely,



From: Mehul Safiwala <msafiwala@puslinch.ca>
Sent: Tuesday, October 29, 2024 10:55 AM
To: Jacob Normore <jnormore@puslinch.ca>
Subject: FW: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Sensitivity: Confidential



My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Planning <planning@puslinch.ca>; Justine Brotherston <jbrotherston@puslinch.ca>
Subject: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property

th

for your review and comment. Please provide comments by October 25 .

Thanks –

Lynne

Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Andrew Hartholt](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Date: Tuesday, October 15, 2024 11:51:37 AM
Attachments: [image002.jpg](#)
[image005.jpg](#)
[image004.jpg](#)
[image006.jpg](#)
Sensitivity: Confidential

Lynne,

Have the applicant identify and locate the adjacent septic, well and well type (dug or drilled) at 6909 Wellington Road 34.

Once we have the above, please add the below condition to the consent application:

That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Planning <planning@puslinch.ca>; Justine Brotherston <jbrotherston@puslinch.ca>
Subject: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: Re: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Date: Friday, October 11, 2024 1:40:34 PM
Attachments: [image003.jpg](#)
Sensitivity: Confidential

Hi Lynn,

Puslinch Fire and Rescue Services reviewed the above referenced consent application on Oct. 11, 2024. The department has no concerns with the application.

Thanks

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:16 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Planning <planning@puslinch.ca>; Justine Brotherston <jbrotherston@puslinch.ca>
Subject: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Date: Tuesday, October 15, 2024 7:17:03 AM
Attachments: [image002.png](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Public works has no concern or comments.



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Planning <planning@puslinch.ca>; Justine Brotherston <jbrotherston@puslinch.ca>
Subject: Consent Application B95-24 - Snyder - 4429 Wellington Rd 35
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



REPORT D10-2024-015

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12th, 2024

SUBJECT: Consent Application D10/CRA (Crawley)
6890 Concession 4
Part of Lot 16, Concession 4
County File No. B90-24

RECOMMENDATION

That Report D10-2024-015 entitled Consent Application D10/CRA be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Wellington Road 35 for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 0.4 ha, 59.75 m of frontage, depth of 67 m; and the retained parcel being 10.55 ha, 206.63 m of frontage on Concession 4 Road, with an existing dwelling, shed, barn and manure storage;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

3. That the owner obtain zoning compliance for the proposed severed parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

4. That the owner is to provide a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single family dwelling including dimensions to illustrate compliance with setback requirements.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	10.55 ha	0.4 ha	0.44 ha
Minimum Lot Frontage	120 m	206.63 m	25 m	53 m
Minimum Distance Separation (MDS I)	N/A	N/A	347.9m (Approved through Minor Variance)	347.9 m
Zoning Compliance – Permitted Uses	Existing - Single family dwelling, Livestock facility	No change	Permitted – Single family dwelling	Single Detached Dwelling

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
3. Safe Access: Staff note that the proposed residential lot is located along Wellington Rd 35 under the jurisdiction of the County of Wellington.
4. Source Water comments: No concerns.
5. Building comments: The applicant is to provide a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.
6. By-law Enforcement comments: No comments or concerns at this time.

7. Fire Prevention comments: No concerns.

8. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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

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 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 <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<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 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.

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.

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.

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:

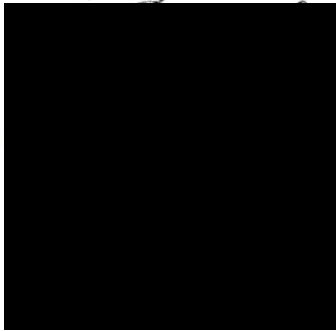
This decision reflects that the Committee, in its opinion, finds the variance, based on the application presented:

- (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 10th 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)

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.

Approved Minor Variance is attached.

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

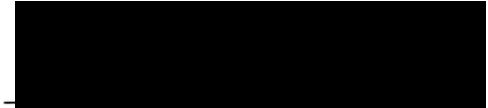


City _____ Of _____
Guelph In the
County/~~Region~~ of Wellington

(Owner/Purchaser or Applicant)

This 17th day of September 2024





Commissioner of Oaths

Printed Commissioner's, etc. Name

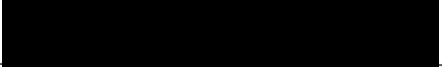
County of Wellington

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, 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

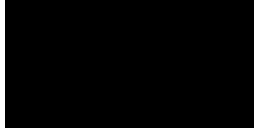
Applicant contact information
Nancy Shoemaker
J.D. Barnes Limited
257 Woodlawn Road West, Unit 101
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

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 ²	68.7 NU	14800 ft ²
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

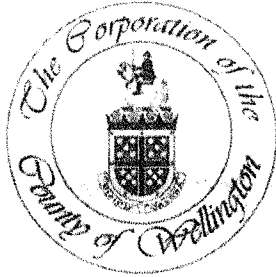
June 6, 2024

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. ft²/m² 14,800 sq.ft. ft²/m²

- 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

Application date Sep 11, 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 nancy@bsrd.com	Location of subject lands County of Wellington Township of Puslinch PUSLINCH Concession 4, Lot 16 Roll number: 2301000001005020000
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Calculations

6890 Concession 4



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: 2301000001005020000	Total lot size 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 ²	71.9 NU	19193 ft ²

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



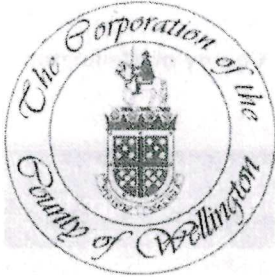
Nancy Shoemaker, Planner

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. ft²/m² 19,193 sq.ft. ft²/m²

- 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: 

Calculations

4664 Wellington Road 35

Farm contact information





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

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 ²	18.6 NU	4000 ft ²

 **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 8th.

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.”

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

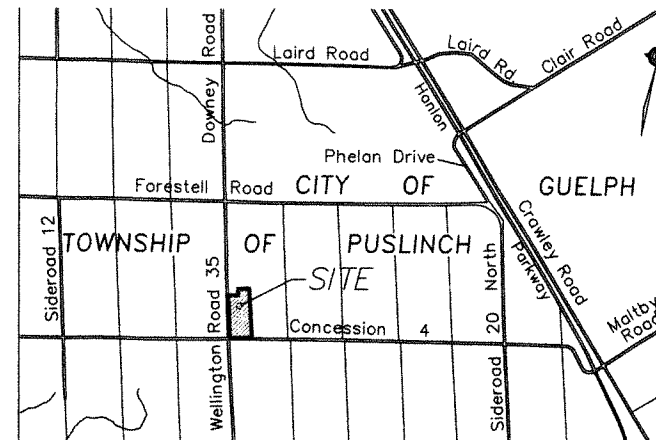
DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

CAUTION:

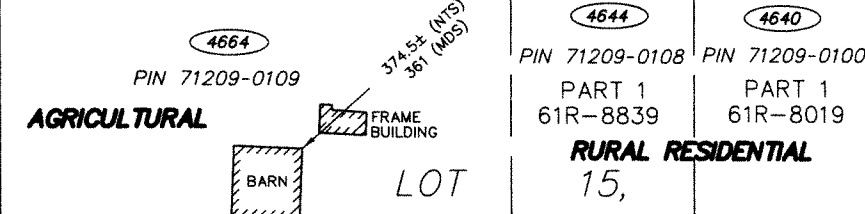
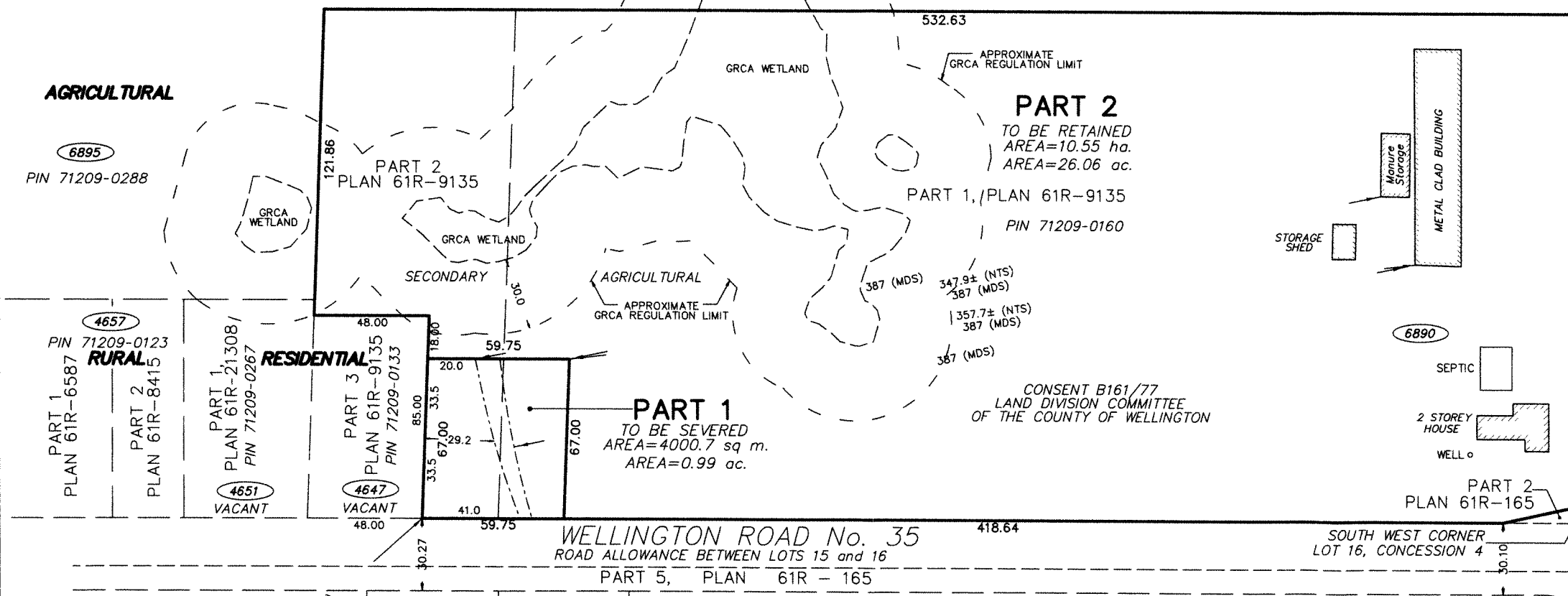
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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



AGRICULTURAL

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

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<p>J.D. BARNES LIMITED 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		

From: [Andrew Hartholt](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B90-24 - Crawley - 6890 Concession 4
Date: Tuesday, October 15, 2024 12:02:57 PM
Attachments: [image002.jpg](#)
[image005.jpg](#)
[image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Lynne,

I have no concerns with the proposed, please add the below condition as part of the consent:

That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B90-24 - Crawley - 6890 Concession 4
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Jacob Normore](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B90-24 - Crawley - 6890 Concession 4
Date: Friday, October 11, 2024 1:33:58 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Sincerely,



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B90-24 - Crawley - 6890 Concession 4
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: Fw: Consent Application B90-24 - Crawley - 6890 Concession 4
Date: Monday, November 4, 2024 3:18:56 PM
Attachments: [Notice of Application for Consent - B90-24.pdf](#)
[image003.jpg](#)
[image005.jpg](#)

Puslinch Fire and Rescue Services have no concerns with above referenced application.

Brent Smith

CFPO

Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Monday, November 4, 2024 1:35 PM
To: Brent Smith <bsmith@puslinch.ca>
Cc: Mehul Safiwala <msafiwala@puslinch.ca>
Subject: FW: Consent Application B90-24 - Crawley - 6890 Concession 4

Hi Brent - Following up on the email below, to see if you have any comments.

Thanks - Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: Lynne Banks
Sent: Friday, October 11, 2024 1:17 PM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B90-24 - Crawley - 6890 Concession 4
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne



Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B90-24 - Crawley - 6890 Concession 4
Date: Tuesday, October 15, 2024 7:17:23 AM
Attachments: [image002.png](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Public works has no concerns or comments.



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B90-24 - Crawley - 6890 Concession 4
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



REPORT D10-2024-016

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12th, 2024

SUBJECT: Consent Application D10/BRE (Brenchley)
603 Arkeil Road
Part of Lot 7, Concession 10
County File No. B97-24

RECOMMENDATION

That Report D10-2024-016 entitled Consent Application D10/BRE be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Watson Road South for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 0.19 ha, 44 m of frontage, depth of 45 m, following the demolition of the existing garage and pool; and the retained parcel being 0.36 ha, 20 m of frontage on Arkeil Road, with an existing dwelling and shed;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the owner obtains zoning conformity for the retained and severed parcels including but not limit to items 2.1, 2.2 and 2.3 to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.

2.2 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot area.

2.3 Apply for, and receive approval of, a minor variance for the severed parcel for the reduced lot area.

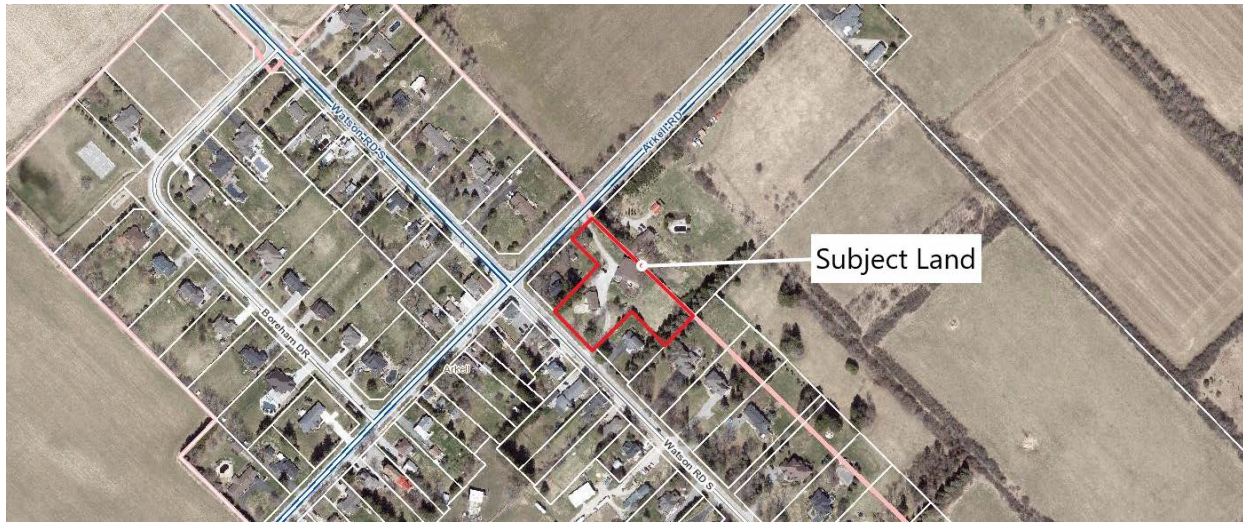
3. That the owner apply for, and receive approval of, a demolition permit to remove the garage and pool on the severed lands to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

4. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

5. That the owner convey a 3 meter road widening to the Township, along the frontage of the severed parcel on Watson Road South, for the purpose of a road widening; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

6. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	0.36 ha	0.4 ha	0.19 ha
Minimum Lot Frontage	25 m	20 m	25 m	44 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Existing - Single family dwelling	No change	Permitted – Single family dwelling	Single Detached Dwelling

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
3. Safe Access: The Township’s Public Works department has confirmed that safe access is achievable.

4. Source Water comments: No concerns.
5. Building comments: A demolition permit will be required before the removal of the existing garage.
6. By-law Enforcement comments: No comments or concerns at this time.
7. Fire Prevention comments: No concerns.
8. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting
Public Comment Period
Township Active Planning Map

Attachments

Schedule "A" Application
Schedule "B" Sketch
Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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
603 Arkell Road
Arkell ON N0B 1C0

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 [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. _____ 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. [REDACTED] Email: [REDACTED]

(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.

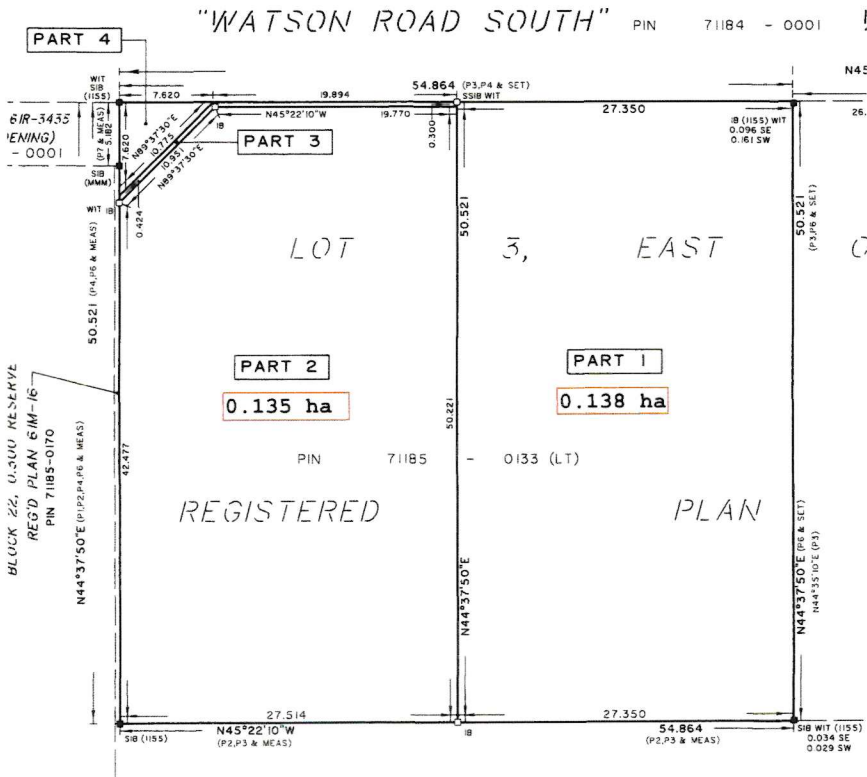


Figure 2: Previous Severance from 2015

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: [REDACTED]

cc Elizabeth Brenchley via email: [REDACTED]

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 [Redacted] on 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 [Redacted]

(Owner/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 3 day of October 2024

(Owner/Purchaser or Applicant)

[Redacted]
Commissioner of Oaths

[Redacted]
Pr

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

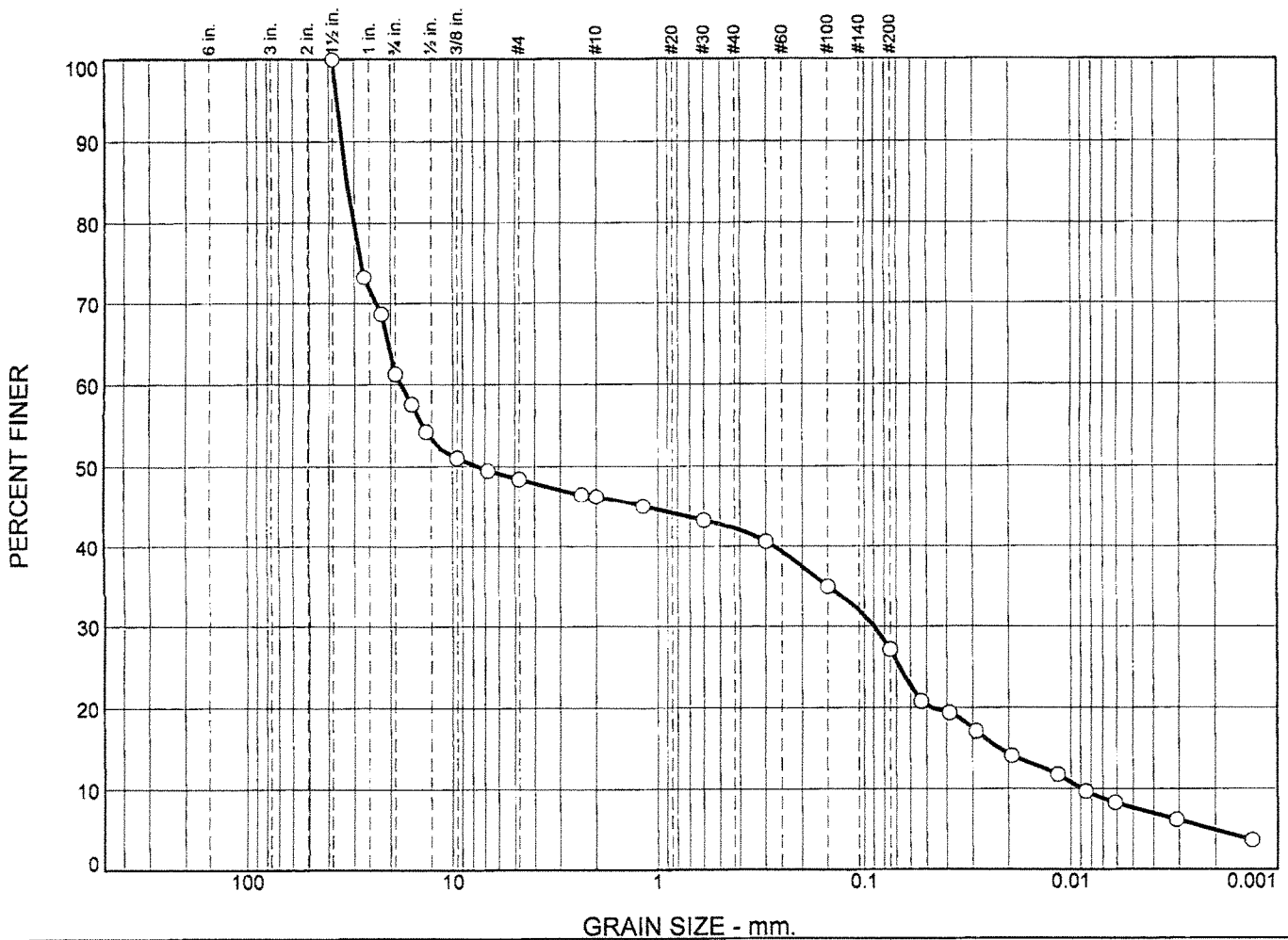
TABLE 1 – TEST PIT LOGS
 603 Arkell Road
 Township of Puslinch
 Van Harten Surveying Inc., Project # 18558-08

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.		

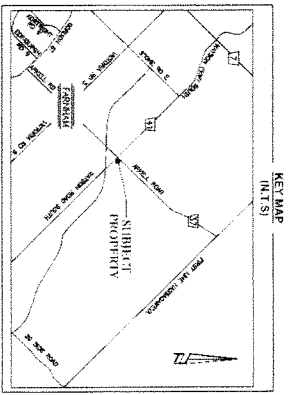
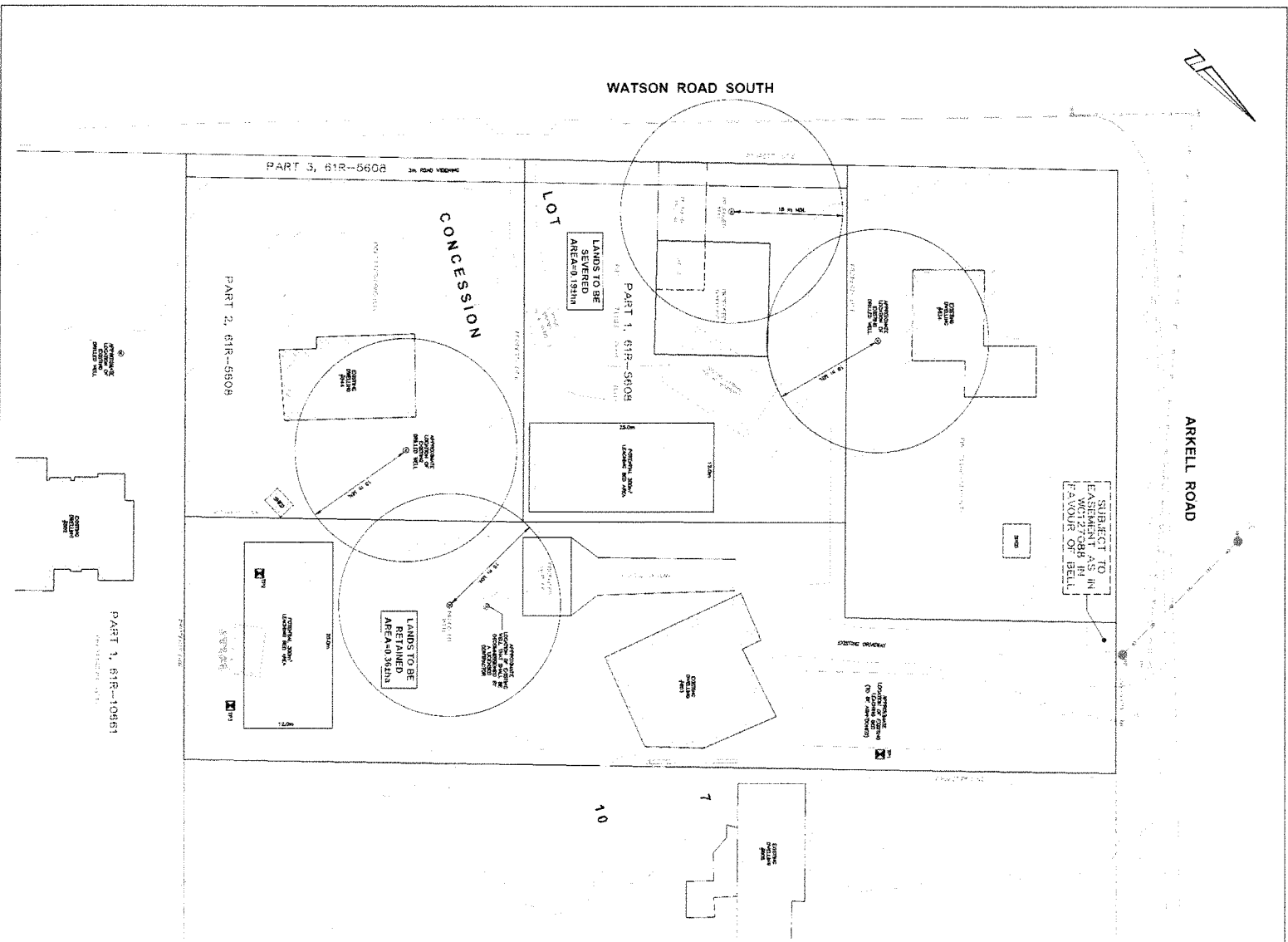
Particle Size Distribution Report



	% 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 style="text-align: right;">Figure 1</p>
---	---



LEGEND:

	SEWER MAIN
	STORM MAIN
	WATER MAIN
	EASEMENT
	LANDS TO BE RETAINED
	LANDS TO BE SEVERED
	CONCESSION
	EXISTING STRUCTURE
	BOUNDARY

CONCEPTUAL SEWAGE SYSTEM LAYOUT:
PROPOSED LOT SEVERANCE
PART OF LOT 7, CONCESSION 10
TOWNSHIP OF PUSLINCH

DATE: 15/03/2023
 DRAWING REVISION SCHEDULE

NO.	DATE	BY	DESCRIPTION

PREPARED FOR: MEZCON CONSTRUCTION LTD.
 PROJECT NO: 322823
 DRAWING SCALE: 1:300

Van Harten
 LAND SURVEYORS & ENGINEERS

1000 WATSON ROAD SOUTH, SUITE 100, WATSON, ONTARIO L9C 9Y1
 TEL: (905) 871-1111 FAX: (905) 871-1112
 WWW.VANHARTENLANDSURVEYORS.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.

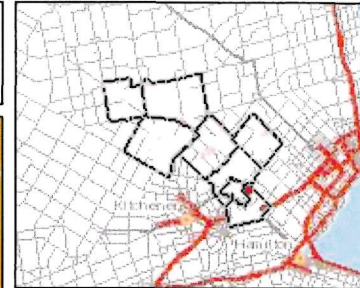
Attached is the screening form for B97-24.

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

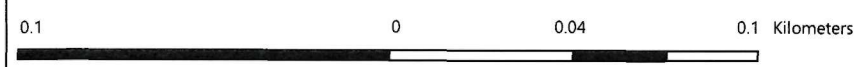
“This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication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



Legend

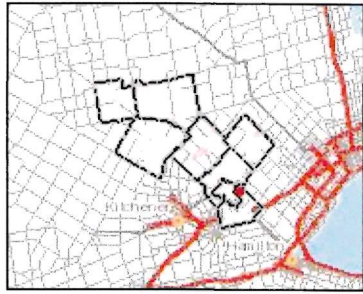
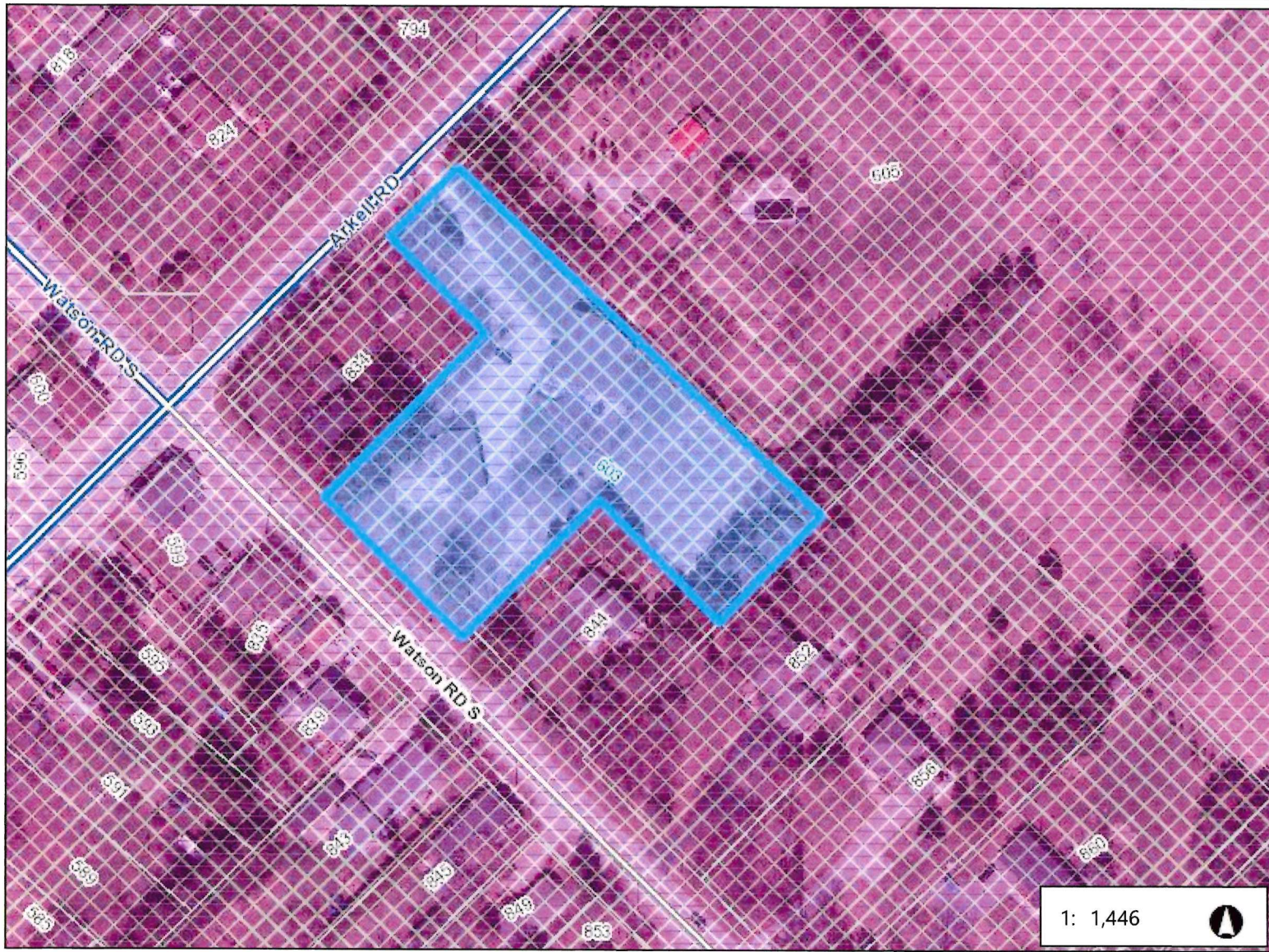
- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6.
- HVA
- RoadsLookup**
- Halton_MeanderBeltHazard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

1: 1,446



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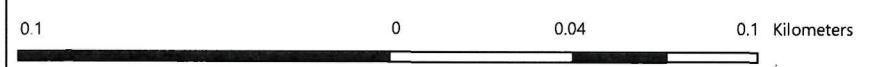
Notes



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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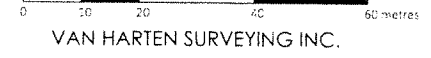
Notes

O.P.: HAMLET
 LOT 3, EAST OF THE BLIND LINE, PLAN 131
 ZONING: COMMERCIAL (C)
 AREA #1185 -0126
 #600
 ZONING: INTUITIONAL (I)

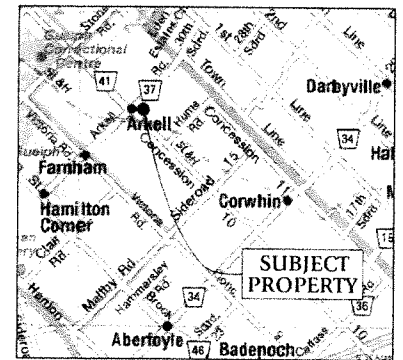
O.P.: HAMLET
 ZONING: PART 1, 61R--3422
 #824
 AREA LOT 6, AGRICULTURAL
 PIN 71184-0023

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



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

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

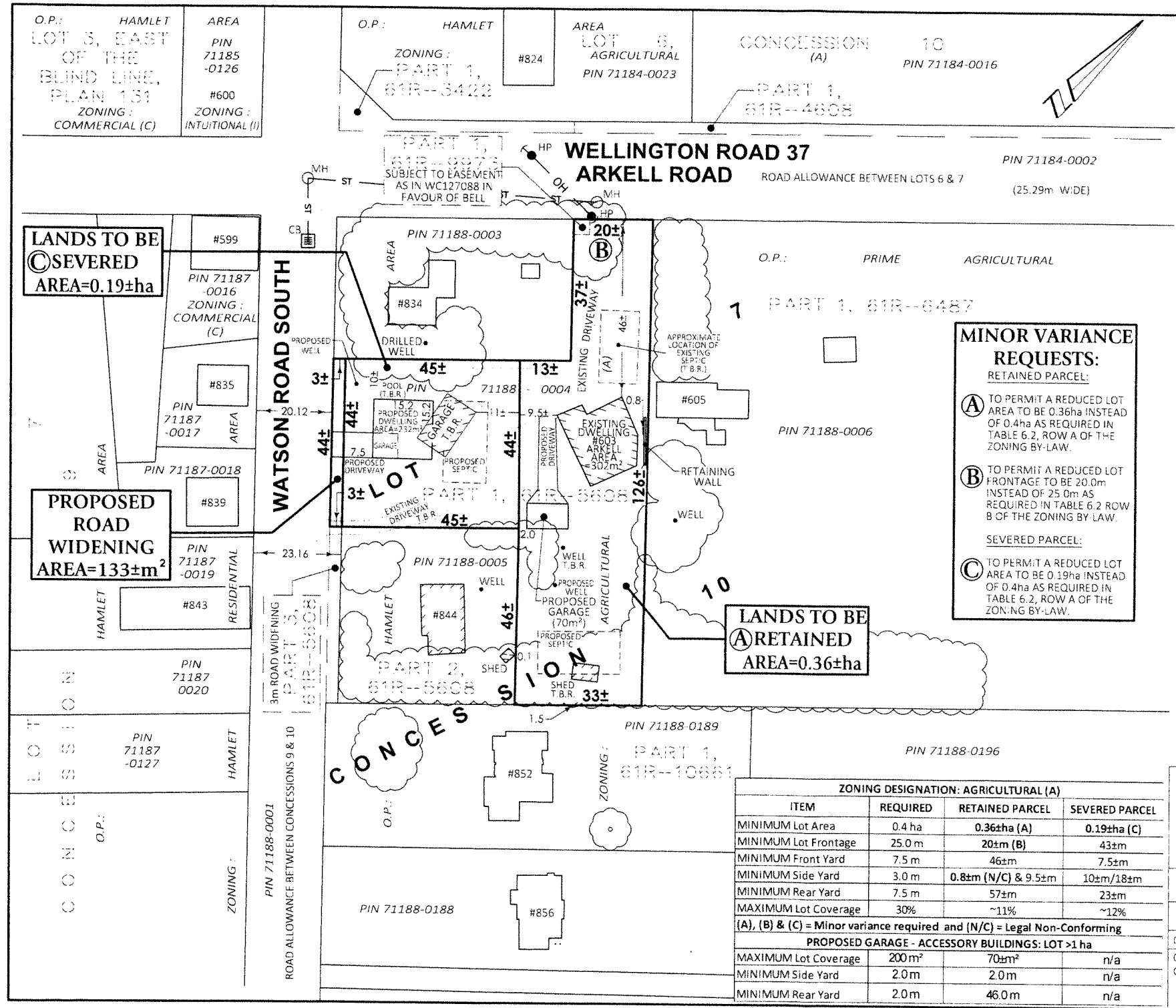
LANDS TO BE SEVERED
 AREA=0.19±ha

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



397-24

From: [Andrew Hartholt](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B97-24 - Brenchley - 603 Arkell Rd
Date: Tuesday, October 15, 2024 4:27:25 PM
Attachments: [image002.jpg](#)
[image005.jpg](#)
[image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Lynne,

Overall, I have no concerns about the consent application. My only comment is below:

1. A demolition permit will be required before the removal of the existing garage.

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B97-24 - Brenchley - 603 Arkell Rd
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Jacob Normore](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B97-24 - Brenchley - 603 Arkell Rd
Date: Friday, October 11, 2024 1:32:58 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Sincerely,



From: Lynne Banks <lbanks@puslinch.ca>

Sent: Friday, October 11, 2024 1:17 PM

To: Mike Fowler <mfwler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B97-24 - Brenchley - 603 Arkell Rd

Sensitivity: Confidential

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Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: Re: Consent Application B97-24 - Brenchley - 603 Arkell Rd
Date: Friday, October 11, 2024 1:53:29 PM
Attachments: [image003.jpg](#)
Sensitivity: Confidential

Hi Lynne,
Puslinch Fire and Rescue have no concerns with the above referenced consent application.

Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B97-24 - Brenchley - 603 Arkell Rd

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Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B97-24 - Brenchley - 603 Arkell Rd
Date: Tuesday, October 15, 2024 7:18:32 AM
Attachments: [image002.png](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Public works has no concerns or comments.



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Mike Fowler <mfowler@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B97-24 - Brenchley - 603 Arkell Rd
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



REPORT D10-2024-017

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: November 12th, 2024

SUBJECT: Consent Application D10/SNY (Snyder)
339 Downey Road
Part of Lot 15, Concession 5
County File No. B94-24

RECOMMENDATION

That Report D10-2024-017 entitled Consent Application D10/SNY be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Downey Road for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 1.6 ha, 14 m of frontage, depth of 106 m, with two single family dwelling; and the retained parcel being 46.8 ha, 411 m of frontage on Laird Road West, with an existing barn, drive shed and holding pen;

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the owner obtain zoning conformity for the retained and severed parcels including and not limited to item 2.1, 2.2 and 2.3 to the satisfaction of the Township; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the severed parcel for the reduced lot frontage.

2.2 Apply for, and receive approval of, to rezone the retained parcel to prohibit a residential use.

2.3 Apply for, and receive approval, for the severed parcel to permit two dwelling units.

4. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

5. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	46.8 ha	0.4 ha	1.6 ha
Minimum Lot Frontage	120 m	411 m	25 m	14 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Agriculture use	No change	Permitted – Single family dwelling	Required zoning compliances for 2 dwelling unit

1. Conservation Authority: Township staff note that the subject property is within the GRCA regulation limits, however the Township did not receive a copy of GRCA comments related to the application prior to the report publication deadline.
2. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
3. Safe Access: No new entrance has been proposed or is required.

4. Source Water comments: No concerns.
5. Building comments: Applicant to show the location of all the septic systems on-site and their distance to the proposed new property line. Show the existing well(s) location and its type. Will the “holding pen” be demolished? If not, provide the distance from the proposed new property line and spatial separation calculations to the “holding pen”.
6. By-law Enforcement comments: No comments or concerns at this time.
7. Fire Prevention comments: No concerns.
8. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting
Public Comment Period
Township Active Planning Map

Attachments

Schedule “A” Application
Schedule “B” Sketch
Schedule “C” Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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 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

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 [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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NTS DENOTES NOT TO SCALE

LOCATION

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

SKETCH FOR SEVERANCE APPLICATION

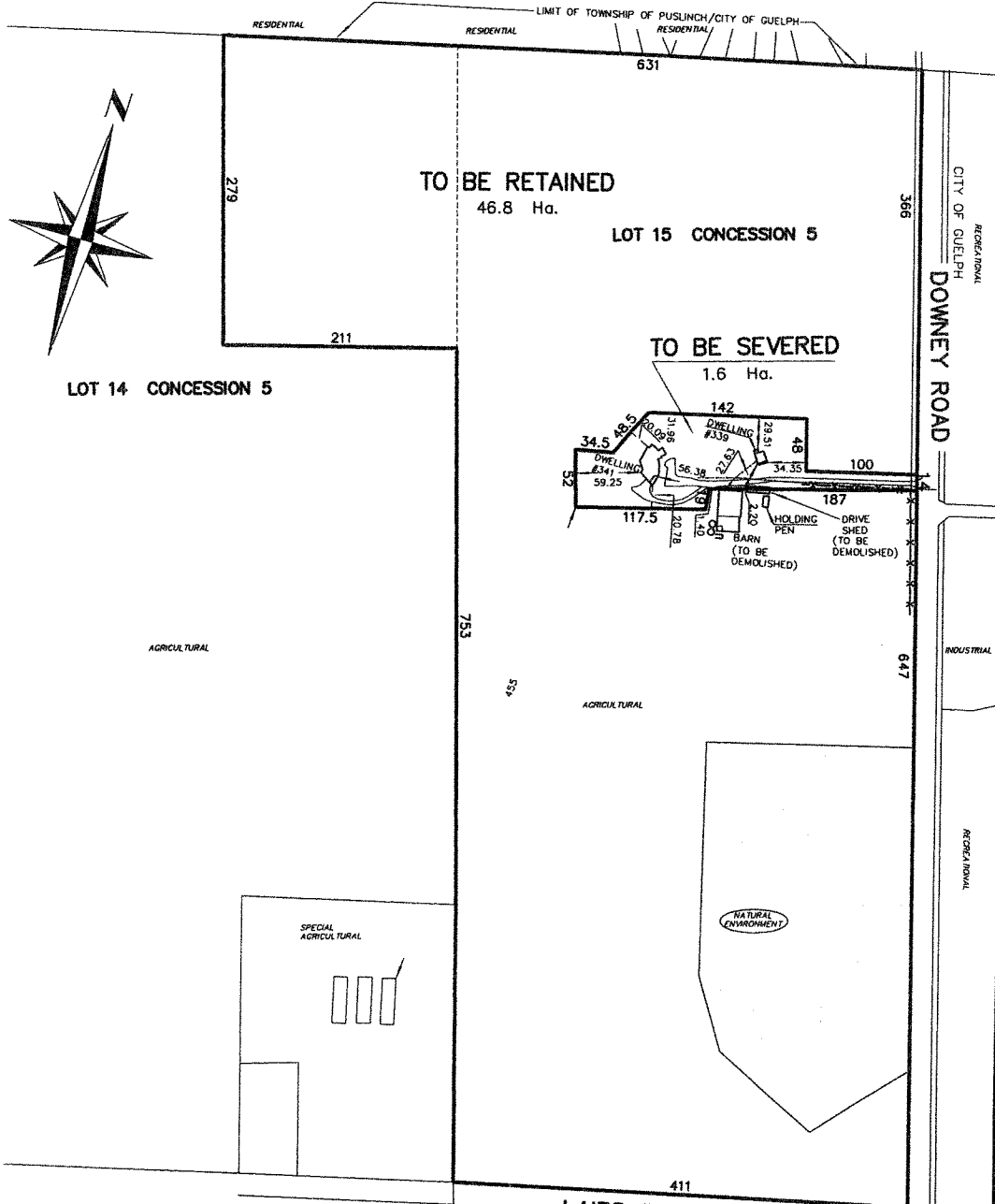
J. R. FINNIE O.L.S.
SCALE 1:4000 METRIC

0 40 80 120 160 METRES

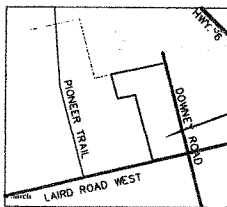


METRIC

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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Dall 201

From: [Jacob Normore](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B94-24 - Snyder - 339 Downey Rd
Date: Friday, October 11, 2024 1:33:09 PM
Attachments: [image002.jpg](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Hi Lynne,

By-law has no comments or concerns at this time.

Sincerely,



From: Lynne Banks <lbanks@puslinch.ca>

Sent: Friday, October 11, 2024 1:17 PM

To: Mike Fowler <mfwler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B94-24 - Snyder - 339 Downey Rd

Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Andrew Hartholt](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B94-24 - Snyder - 339 Downey Rd
Date: Tuesday, October 15, 2024 4:10:34 PM
Attachments: [image002.jpg](#)
[image005.jpg](#)
[image001.jpg](#)
[image003.jpg](#)
Sensitivity: Confidential

Lynne,

1. Applicant to show the location of all the septic systems on-site and their distance to the proposed new property line.
2. Show the existing well(s) location and its type.
3. Will the “holding pen” be demolished? If not, provide the distance from the proposed new property line and spatial separation calculations to the “holding pen”.

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Mike Fowler <mfwler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B94-24 - Snyder - 339 Downey Rd
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Brent Smith](#)
To: [Lynne Banks](#)
Subject: Re: Consent Application B94-24 - Snyder - 339 Downey Rd
Date: Friday, October 11, 2024 1:48:08 PM
Attachments: [image003.jpg](#)
Sensitivity: Confidential

Hi Lynne,

Puslinch Fire and Rescue Services reviewed the above referenced consent application on Oct 11, 2024. The department has no concerns except to remind the applicant to keep the driveway accessible for emergency vehicles including keeping any tree branches trimmed back to allow for a quick response to the buildings on the property.

Thanks

Brent Smith

From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B94-24 - Snyder - 339 Downey Rd

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)
To: [Lynne Banks](#)
Subject: RE: Consent Application B94-24 - Snyder - 339 Downey Rd
Date: Tuesday, October 15, 2024 7:18:10 AM
Attachments: [image002.png](#)
[image004.jpg](#)
[image001.jpg](#)
Sensitivity: Confidential

Public works has no concerns or comments.



From: Lynne Banks <lbanks@puslinch.ca>
Sent: Friday, October 11, 2024 1:17 PM
To: Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Brent Smith <bsmith@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B94-24 - Snyder - 339 Downey Rd
Sensitivity: Confidential

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by October 25th.

Thanks –

Lynne

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
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