

December 6, 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: November 27, 2024

FILE NO. B105-24

APPLICANT

Cheryl Ritter
7726 Maltby Road E
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 10

Proposed lot line adjustment is 901 square metres with 7.62m frontage (Part 3 on sketch), vacant land to be added to abutting rural residential parcel – Cheryl Ritter (Part 1 on sketch)

Retained parcel is 1.3893 square metres with 70.03m frontage, existing and proposed rural residential use with existing dwelling & garage (Part 2 on sketch)

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

January 22, 2025

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

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

SECTION B

Required Fee: \$ 5160
Fee Received: Nov 27/24

File No. 3105-24

Accepted as Complete on: Nov 27/24

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

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) or Purchaser Cheryl Louise Ritter

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) _____

Phone No. _____ Email: _____

(c) Name and Address of Owner's/Purchasers Authorized Agent: J.D. Barnes Limited

101-257 Woodlawn Toad West, Guelph, Ontario N1H 8J1

Phone No. 519-822-4031 Email: nshoemaker@jdbarnes.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 1

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

Conveyance to effect an addition to a lot

Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title): NOTE: if proposal 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) Provide legal description of the lands to which the parcel will be added: Part 1, Plan 61R-22348

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

Local Municipality: Township of Puslinch
Concession 10 Lot No. 15
Registered Plan No. _____ Lot No. _____
Reference Plan No. 61R-22348 Part No. Part 2
Civic Address 7726 Maltby Road

(b) When was property acquired: September 7, 2000 Registered Instrument No. LT38142

5. Description of Land intended to be **SEVERED**: PART 3 Metric [] Imperial []
Frontage/Width 7.62 m AREA 901 sq. m.
Depth 107.36 m Existing Use(s) vacant land - part of rural residential property
Existing Buildings or structures: None
Proposed Uses (s): To be added to an approved rural residential lot

Type of access (Check appropriate space) Existing [] Proposed []
[] Provincial Highway [] Right-of-way
[] County Road [] Private road
[] Municipal road, maintained year round [] Crown access road
[] Municipal road, seasonally maintained [] Water access
[] Easement [] Other

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

[] Municipally owned and operated piped water system
[] Well [] individual [] communal
[] Lake
[] Other (specify): _____

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

[] Municipally owned and operated sanitary sewers
[] Septic Tank [] individual [] communal
[] Pit Privy
[] Other (specify): _____

6. Description of Land intended to be **RETAINED**: PART 2 Metric [] Imperial []
Frontage/Width 70.03 m AREA 1.3893 sq.m.
Depth 142.27 m Existing Use(s) Rural Residential Lot
Existing Buildings or structures: Single Detached Dwelling, Detached Garage, Well & Septic
Proposed Uses (s): Same as existing use

Type of access (Check appropriate space)

Existing [X]

Proposed []

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

- Right-of-way
- Private road
- Crown access road
- Water access
- Other (specify) _____

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

- Municipally owned and operated piped water system
- Well individual communal
- Lake
- Other (specify): _____

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

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

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

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

Cheryl Louise Ritter, January 27, 2023 Rural Residential lot currently vacant

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.

Rural Residential is permitted in Rural areas. The PPS does not specifically address Lot Line Adjustments. No new lot is being created with this application.

25. In addition to the 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 Provincial Growth Plan has been replaced by the 2024 PPS

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 County Official Plan designated these lands as Secondary Agricultural. Rural residential uses are permitted within this designation. No new lot is being created.

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 the County of Wellington Official Plan.

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. What is the **zoning** of the subject lands? (A) Agricultural

28. Does the proposal for the subject lands conform to the existing zoning? YES NO

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

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

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

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages, provide complete name and address of Mortgagee WC134119

The Bank of Nova Scotia, 44 Village Centre Place, Mississauga, Ontario L4Z 1V9

Questions 30 – 33 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"

30. **Type of Farm Operation** conducted on these subject lands: None

Type: Dairy Beef Cattle Swine Poultry Other

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

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

DRY	SEMI-SOLID	LIQUID
Open Pile <input type="checkbox"/>	Open Pile <input type="checkbox"/>	Covered Tank <input type="checkbox"/>
Covered Pile <input type="checkbox"/>	Storage with Buck Walls <input type="checkbox"/>	Aboveground Uncovered Tank <input type="checkbox"/>
		Belowground Uncovered Tank <input type="checkbox"/>
		Open Earth-sided Pit <input type="checkbox"/>

33. Are there any drainage systems on the retained and severed lands? YES NO

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

34. **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 NO

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

November 26, 2024

Project: 24-14-115-01

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

**Re: Proposed Lot Line Adjustment
7726 Maltby Road
Part Lot 15, Concession 4
Township of Puslinch**

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 to cover the County's application fees and a cheque in the amount of \$465.00 to the Grand River Conservation Authority to cover their processing fees. I have attached copies of the deeds for the properties affected by this application. (WC695210 and LT38142).

In 2022, the owner of the subject lands received approval for a severance. The consent was finalized in 2023 and the owner decided to keep the new parcel and construct a retirement home for herself. In designing her new home, she realized she requires a bit wider lot and is therefore requesting a lot line adjustment to allow the severed parcel to accommodate her new dwelling.

Included with this application are MDS calculations and Farm Data sheets for barns located at 4630 Watson Road South and 7704 Maltby Road East, as well as the Drinking Water Source Protection Screening Form.

At the time of the 2022 application, there was a barn identified as 4616 Watson Road South; however, this is a log house and there are no livestock buildings on this property.

No additional lot is being created as part of the proposed lot line adjustment.

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

Should you have any questions, please do not hesitate to call me.

Yours very truly

J.D. BARNES LIMITED
(formerly Black, Shoemaker, Robinson & Donaldson Limited)



Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: Cheryl Louise Ritter

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

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

YES [] NO []

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

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

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" of the local municipality 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. 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.
6. 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.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S/PURCHASER'S AUTHORIZATION:

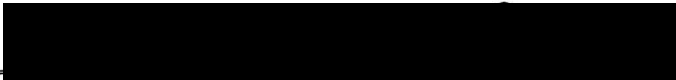
The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner 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), Cheryl Louise Ritter the Registered Owners/Purchasers of
Parts 1 and 2, Plan 61R-22348 Of the Township of Puslinch in the
County/~~Region~~ of Wellington severally and jointly, solemnly declare that
J.D. Barnes Limited

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



Signature(s) of Registered Owner(s), Purchaser or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemakerr (J.D. Barnes Limited) 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) 7726 Maltby Road East

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 26th day of November 2024



(Owner/Purchaser or Applicant)



Commissioner of Oaths

Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for J.D. Barnes Limited.
Expires April 11, 2025

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, Cheryl Louise Ritter, 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)

November 26, 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

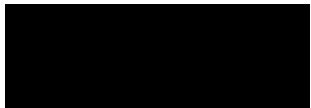
General information

Application date Nov 26, 2024	Municipal file number	Proposed application Lot creation for a maximum of three non-agricultural use lots
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Applicant contact information Nancy Shoemaker 101-257 Woodlawn Road West Guelph, ON N1H 8J1 519-822-4031 nshoemaker@jdbarnes.com	Location of subject lands County of Wellington Township of Puslinch PUSLINCH Concession 9, Lot 14 Roll number: 2301000008072500000
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Calculations

4630 Watson Road South, Puslin

Farm contact information Tom Smeh 	Location of existing livestock facility or anaerobic digester County of Wellington Township of Puslinch PUSLINCH Concession 9, Lot 14 Roll number: 2301000008072500000	Total lot size 10 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
Liquid	Chickens, Layer hens (for eating eggs; after transfer from pullet barn), Cages	50	0.3 NU	NA

Setback summary

Existing manure storage	M1. Liquid, outside, no cover, straight-walled storage		
Design capacity	0.3 NU		
Potential design capacity	0.3 NU		
Factor A (odour potential)	1	Factor B (design capacity)	150
Factor D (manure type)	0.8	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			132 m (433 ft)
Actual distance from livestock barn			415 m (1361 ft)
Storage base distance 'S' (minimum distance from manure storage)			219 m (718 ft)
Actual distance from manure storage			415 m (1361 ft)

Preparer signoff & disclaimer

Preparer contact information

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

Signature of preparer



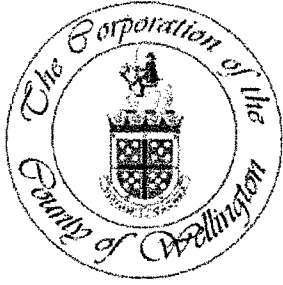
Nancy Shoemaker, Planner

November 26, 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 TOM SMEH

Contact Information

Email _____ Telephone _____
 Civic Address _____ Municipality PUSLICH
 Lot _____ Concession _____ Division _____
 Lot Size (where livestock facility is located) _____ hectares 10 acres

Signature of Livestock Facility Owner _____ Date Nov 21 '24

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1200 ft²/m² _____ 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)	50	V3
	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
Nov 26, 2024

Municipal file number

Proposed application
Lot creation for a maximum of three non-agricultural use lots

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

Location of subject lands
County of Wellington
Township of Puslinch
PUSLINCH
Concession 9 , Lot 15
Roll number: 2301000008071500000

Calculations

New farm

Farm contact information

Linda Fitzgibbons



Location of existing livestock facility or anaerobic digester

County of Wellington
Township of Puslinch
PUSLINCH
Concession 9, Lot 15
Roll number: 2301000008071500000

Total lot size

22 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	6000 ft ²	27.9 NU	6000 ft ²

Unoccupied Barn or Unused Storage (New farm)

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	27.9 NU		
Potential design capacity	55.7 NU		
Factor A (odour potential)	1	Factor B (design capacity)	271.48
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			210 m (689 ft)
Actual distance from livestock barn			265 m (869 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
101-257 Woodlawn Road West
Guelph, ON
N1H 8J1
519-822-4031
nshoemaker@jdbarnes.com

Signature of preparer



Nancy Shoemaker, Planner

November 26, 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 LINDA FITZGIBBONS

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address [REDACTED] Municipality PUSLINCH TWP
 Lot 15 Concession 9 Division _____
 Lot Size (where livestock facility is located) _____ hectares 22 acres

Signature of Livestock Facility Owner [REDACTED] Date Nov 18, 2024

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 100 x 601 ft²/m² _____ ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|---|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	N/A	N/A
	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	N/A	N/A
	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

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

SECTION A

Fee Received: Nov 27/24

File No. B105-24

Accepted as Complete on: Nov 27/24

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

SECTION A: Parcel to which land is being added. **PART 1**

2. (a) Name of Registered Owner(s) or Purchaser Cheryl Louise Ritter

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: J.D. Barnes Limited

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

Phone No. 519-822-4031

Email: nshoemaker@jdbarnes.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT [x]

AGENT [x]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [x]

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

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part Lot 15

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-22348

Part No. 1

Civic Address Not assigned - immediately south of 4615 Watson Road South

(b) When was property acquired: January 27, 2023 Registered Instrument No. WC695210

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, November 27, 2024 3:43 PM
To: Jana Poechman
Cc: wellington+313471@lswims.ca; Source Water
Subject: RE: B105-24 - SW 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: November 27, 2024 11:01 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B105-24 - SW 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.

Please see B105-24 for your review.

We hope to circulate December 5th.

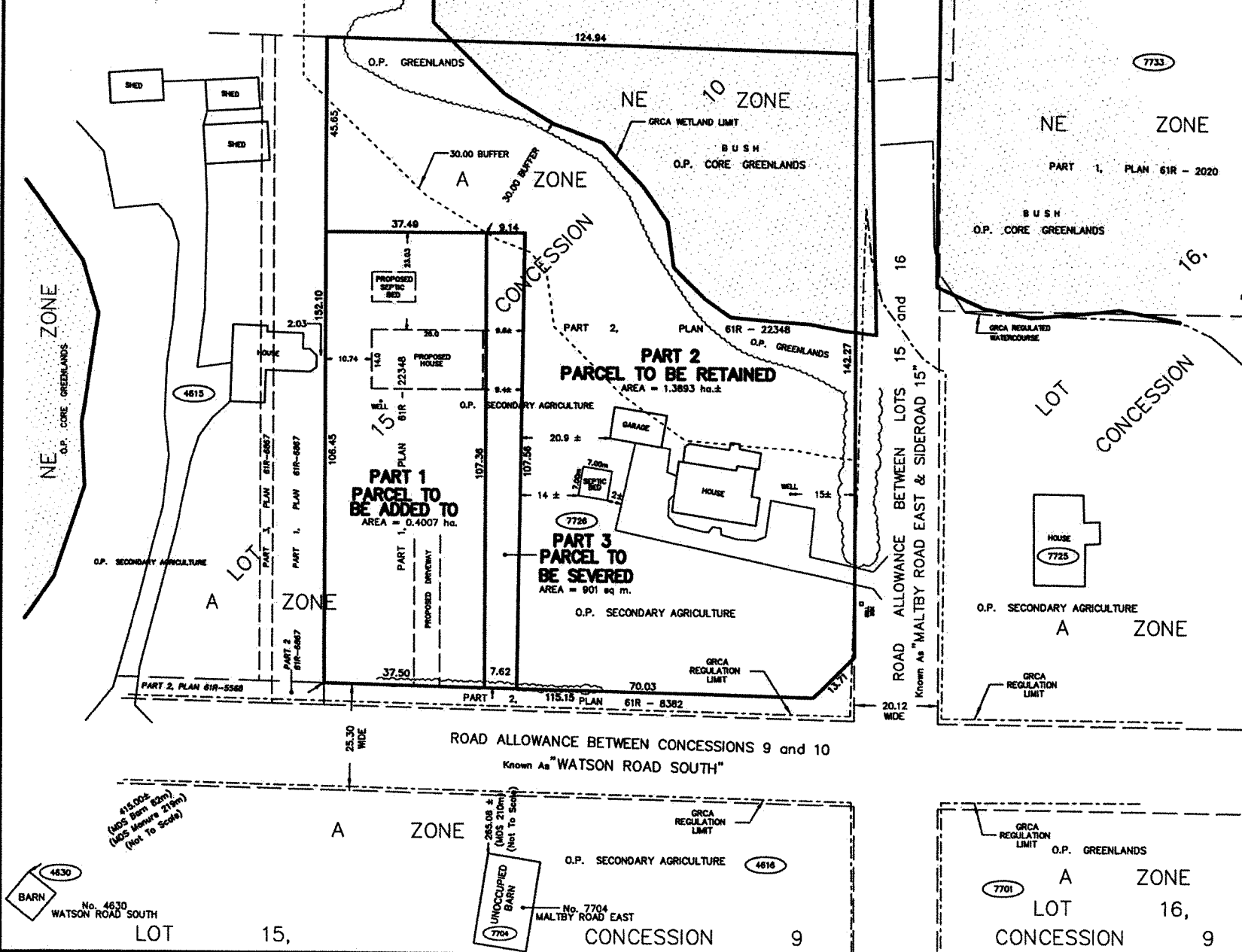
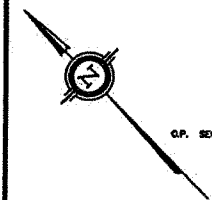
Thanks.

Jana

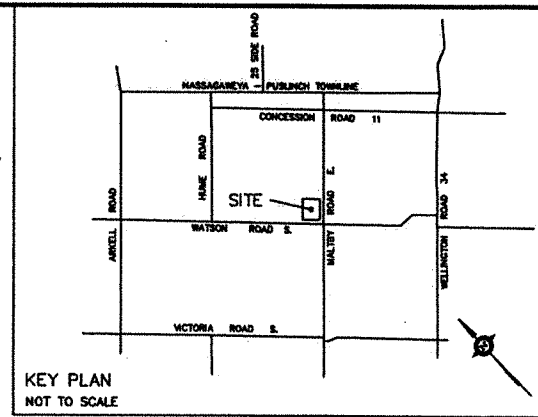
Jana Poechman
Development and Administration Coordinator
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

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Township of Puslinch



- LEGEND:**
- DENOTES MUNICIPAL ADDRESS
 - DENOTES WETLANDS (FROM GRCA MAPPING)
 - DENOTES APPROXIMATE EDGE OF TREE CANOPY
 - DENOTES GRCA REGULATED WATERCOURSE



PLAN
PREPARED FOR CONSENT APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

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

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

- NOTES:**
1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.
 2. TOTAL AREA OF SEVERED PARCEL AND PARCEL TO BE ADDED TO = 4908 sq m. (0.4908 ha.)

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS
SEVERED PARCEL: SECONDARY AGRICULTURAL
THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORaine POLICY AREA
THIS PROPERTY IS NOT SITUATED WITHIN A WELLHEAD PROTECTION AREA
THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION AREA

TOWNSHIP ZONING DESIGNATION:

SEVERED PARCEL: AGRICULTURAL (A)
RETAINED PARCEL: AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE)

THIS PLAN WAS PREPARED FOR
CHERYL RITTER
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

WATSON J. BARNES
ONTARIO LAND SURVEYOR

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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.jobarnes.com

DATE: November 27, 2024 RA PROJECT 24-14-115-00-Con

Handwritten signature or initials.