

April 11, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

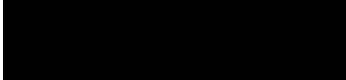
The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: April 03, 2025

FILE NO. B11-25

APPLICANT

Jacob & Miriam Kuruvilla



LOCATION OF SUBJECT LANDS

Township of Puslinch  
Part Lot 21  
Gore Concession

Proposed severance is 56m fr x 150m = 0.84 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 29.4 hectares with 468m frontage, existing and proposed agricultural use with existing dwelling and barn.

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

May 21, 2025

Comments can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca)

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

**NOTE:** Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

**INFORMATION REGARDING THE APPLICATION** is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.  
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

- |                               |                 |  |
|-------------------------------|-----------------|--|
| Local Municipality – Puslinch | County Planning | Conservation Authority – Hamilton Conservation |
| 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: \$ 5370  
Fee Received: Apr 3/25  
File No. B11-25  
Accepted as Complete on: Apr 3/25

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) or Purchaser Kuruvilla Jacob and Miriam Kuruvilla

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 1G6Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(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 &amp; provide short explanation)

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

To create a new lot for rural residential purposesOR

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 GORE

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

Reference Plan No. \_\_\_\_\_

Lot No. 21

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

Part No. \_\_\_\_\_

Civic Address 4059 Sideroad 20 South

(b) When was property acquired: July 2017

Registered Instrument No. WC511992

5. Description of Land intended to be SEVERED:

Frontage/Width 56 ±

Depth 150 ±

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Metric ☒ [X]

Imperial ☐ [ ]

AREA

0.84 ha ±

Existing Use(s)

Agricultural

Type of access (Check appropriate space)

Existing ☐ [ ]

Proposed ☒ [X]

- ☐ [ ] Provincial Highway
- ☐ [ ] County Road
- ☒ [X] 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
- ☒ [X] Well ☒ [X] individual ☐ [ ] communal
- ☐ [ ] Lake
- ☐ [ ] Other

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

- ☐ [ ] Municipally owned and operated sanitary sewers
- ☒ [X] Septic Tank (specify whether individual or communal): Individual
- ☐ [ ] Pit Privy
- ☐ [ ] Other (Specify): \_\_\_\_\_

6. Description of Land intended to be RETAINED:

Metric ☒Imperial ☐

Frontage/Width290 ±AREA29.4 ha ±

Depth841 ±Existing Use(s)Agricultural

Existing Buildings or structures: Dwelling & Barn (unoccupied)

Proposed Uses (s): Agricultural – No Change

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):  
☐ 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 meteres [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: Active Railway

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.**

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.

**There are areas of Natural Heritage System features located on the property, however they are outside of the severance and not a concern for this application.**

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 Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

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, Natural Environment and 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.

N/A

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: N/A

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]  
\_\_\_\_\_

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

|                 |                   |                    |                               |                              |
|-----------------|-------------------|--------------------|-------------------------------|------------------------------|
| <u>Severed</u>  | Width _____       | Length _____       | Area _____                    | Use _____                    |
| <u>Retained</u> | Width <u>12±m</u> | Length <u>16±m</u> | Area <u>192±m<sup>2</sup></u> | Use <u>Barn (unoccupied)</u> |



April 2, 2025

33750-24

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  
4059 Sideroad 20 South  
Part of Lot 21, Gore Concession  
PIN 71203-0111  
Township of Puslinch**

**RECEIVED**

**APR 02 2025**

**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, MDS Farm Data Sheets, a cheque to the Hamilton Conservation Authority for \$1,233.96 and a cheque to the Wellington County \$5,370.00.

Please note that the subject property is within both the GRCA and the Hamilton Conservation Authority areas. However, the severed parcel is within the Hamilton Conservation boundary, and we have included a cheque for their review of this application.

**Proposal:**

The proposal is to create a new rural residential parcel along Sideroad 20 South with a frontage of 56±m, depth of 150±m for an area of 0.84±ha. The Severed Parcel was configured to be along the south property line, situated beside the two adjacent rural residential parcels. The parcel was set in this location to be well clear of natural features. The severance is an efficient use of open space and the Zoning requirements are met for this parcel.

The Retained Parcel (#4059 Sideroad 20 South) is a corner lot with a frontage of 290±m along Concession Road 1 and frontage of 468±m along Sideroad 20 South, for an area of 29.4±ha. The existing dwelling and barn will remain with access from Sideroad 20 South. The barn is unoccupied and used for storage. The distance from the barn to the severed parcel is over 500m and therefore, not a concern for MDS.

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](http://www.vanharten.com)



The subject property is zoned Agricultural, Natural Environment and Environmental Protection Overlay. The zoning requirements are met for the Severed and Retained Parcels when reviewing the regulations of the Agricultural zoning. The lot frontage, area and setbacks are easily met for both parcels.

#### **MDS Review:**

We reviewed the Minimum Distance Separation (MDSI) guidelines and evaluated a few barns in the area. The barn on Retained Parcel is relatively old and is currently used for storage -- not being used for livestock. However, this barn is over 500m from the severed parcel and not applicable to the MDS regulations.

The second barn we evaluated is at #3972 Sideroad 20. The MDS form has been signed by the property owner, and using Type B MDS calculation, the required distance is 329m whereas the actual distance is 395±m, therefore MDS is met. We have also determined that there are four rural residential parcels located closer to this barn than the severed parcel and according to MDS Guideline #12, a reduced MDS setback may be permitted as long as it is located no closer to the livestock facility than the furthest of the fourth non-agricultural / residential use. (The fourth closest house is #3989 which is about 370m from the barn at #3972).

We are in the midst of requesting the MDS Form be filled in by the property owner at #4048 Sideroad 20 South. In the meantime, we completed a preliminary MDS calculation using an unoccupied livestock barn with an area of 315m<sup>2</sup>. The required MDS distance, using Type B, is 343m and the actual distance is 410±m. Therefore, we are quite confident that MDS can be met for this barn as well.

#### **Policy Review:**

The subject property is within the Secondary Agricultural, Core Greenlands and Greenlands designation of the County of Wellington Official Plan. The subject property is also within the Greenbelt Official Plan designation of Natural Heritage System. The severance has been configured to be outside of the Core Greenlands and Greenlands designation and is located within the Secondary Agricultural designation. The proposed lot is beside two other rural residential parcels to the south and the severance will not have negative impacts to any natural features on the retained parcel.

The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that the criteria listed in Section 10.4.4 are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain. The impact on the ANSI is negligible.
- Zoning requirements are met.
- MDS requirements are met.

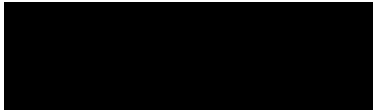




In summary this severance is practical and follows the relevant criteria for a severance.

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 Kuruvilla Jacob via email: [Jacob\\_ku@hotmail.com](mailto:Jacob_ku@hotmail.com)

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

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

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

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

35. **Source Water Protection Plan**

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

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.

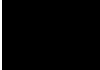
**NOTES:**

- 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), Kuruvilla Jacob  
Jacob Kuruvilla and Miriam Kuruvilla the Registered Owners/Purchasers of

Part of Lot 21, Concession Gore, as in ROS176966 Of the Township of Puslinch in the

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

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

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

X  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 21, Concession Gore, as in ROS176966 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

Guelph In the

County/Region of Wellington

This 2 day of April 2025



Commissioner of Oaths

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 21, 2027.

County of Wellington

LAND DIVISION FORM – SEVERANCE

(Owner/Purchaser or Applicant)




(Owner/Purchaser or Applicant)

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, 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)

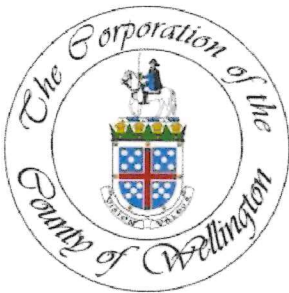
April 2, 2025  
\_\_\_\_\_  
Date

**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 Ginger + Les Dorgo

Contact Information [Redacted]

Email [Redacted] Phone [Redacted]

Civic Address 3972 Sidbrook RD Municipality [Redacted]

Lot [Redacted] Concession [Redacted] Division [Redacted]

Lot Size (where livestock facility is located) 12.8 hectares 12.8 ha [Redacted] acres

Signature of Livestock Facility Owner [Redacted] Date Dec 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. [Redacted] ft<sup>2</sup>/m<sup>2</sup> [Redacted] ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- |    |   |    |  |
|----|---|----|--|
| V1 | Solid, inside, bedded pack  | 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)   |                            |  |
|                         | 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)  |                            |  |
|                         | Hieifers (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)                  |                            |  |



| 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)  | } <del>400</del> 200 Total | V3                                     |
|                            | 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)  | 30                         | V3                                     |
| Goats                      | Does & bucks (for meat kids; includes unweaned offspring and replacements)   | } 30 Total                 | V3                                     |
|                            | Does & bucks (for dairy; includes unweaned offspring & replacements)   |                            |  |
|                            | Kids (dairy or feeder kids)  |                            |  |
| Chickens                   | ✓ Layer hens (for eating eggs; after transfer from pullet barn)  | 30                         | V3                                     |
|                            | ✓ Layer pullets (day-olds until transferred into layer barn)   |                            |  |
|                            | ✓ Broiler breeder growers (males/females transferred out to layer barn)  | 300                        | V3                                     |
|                            | 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  
F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca  
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1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca  
T 519.837.2600 x2130  
1.800.663.0750 x2130



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 Kurunilla Jacob

**Contact Information** [Redacted] Telephone [Redacted]

Email [Redacted]

Civic Address 4059 Sideroad 20S. Municipality PUSlinch

Lot 21 Concession Gore Division \_\_\_\_\_

Lot Size (where livestock facility is located) 29.4ha hectares \_\_\_\_\_ acres

**Signature of Livestock Facility Owner** [Redacted] Date 24-March-2025

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 192m<sup>2</sup> - Approx. ft<sup>2</sup>/m<sup>2</sup> \_\_\_\_\_ ft<sup>2</sup>/m<sup>2</sup>

- Manure Storage Types** Solid manure: 18% dry matter, or more      Liquid manure: <18% dry matter
- |    |   |    |  |
|----|---|----|--|
| V1 | Solid, inside, bedded pack  | 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)   |                            |  |
|                         | 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)  |                            |  |
|                         | Hieifers (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)                  |                            |  |

| Animal Type of Material    | Description  | Housing Capacity (maximum) | Manure Storage Type (select from list) |
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| 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 pulletbarn)   |                            |  |
|                            | Layer pullets (day-olds until transferred into layer barn)   |                            |  |
|                            | Broiler breeder growers (males/females transferred out to layerbarn)   |                            |  |
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| Turkeys                    | Turkey poults (day-old until transferred to grow out turkeybarn)   |                            |  |
|                            | 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 istypical)   |                            |  |
|                            | Toms (day-olds to over 10.8 to 20 kg; 14.5 kg istypical)   |                            |  |
|                            | 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.* | - Currently unoccupied     |  |

\*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).

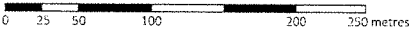
**QUESTIONS?**  
**PLEASE CONTACT**

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 74 Woolwich Street, Guelph  
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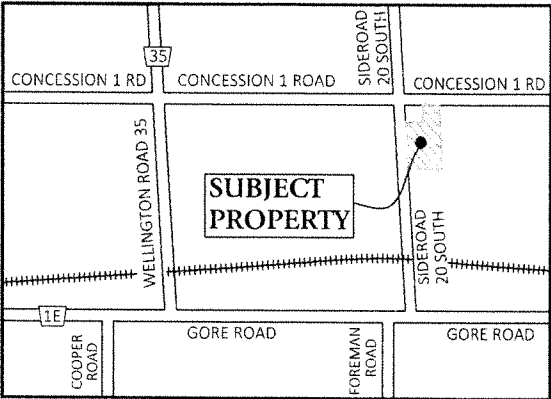


SEVERANCE SKETCH  
PART OF LOT 21, GORE  
CONCESSION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON  
SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP:



SURVEYOR'S CERTIFICATE:  
THIS SKETCH WAS PREP  
ON THE 2nd DAY OF APRIL

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



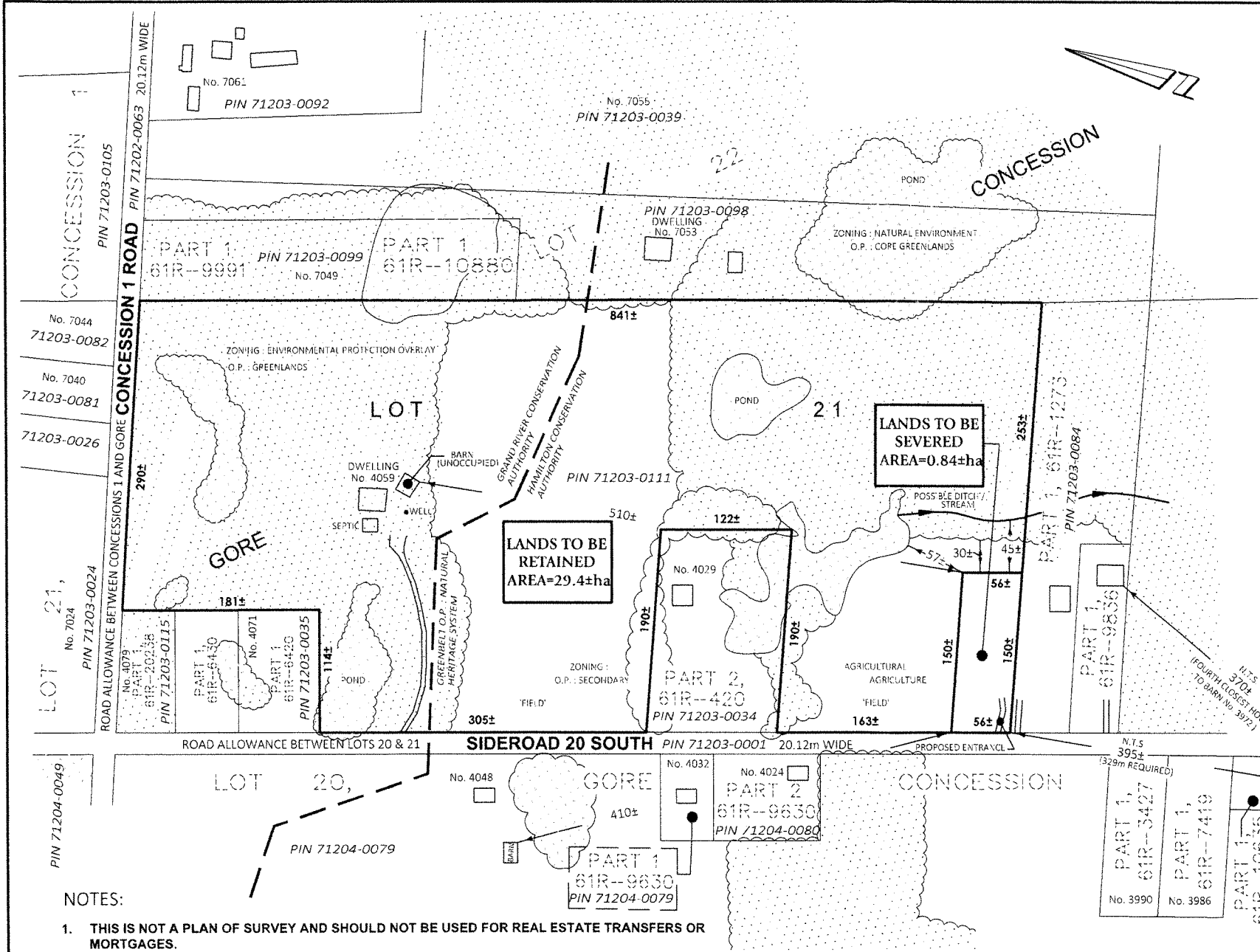
Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: SJ CHECKED BY: JB PROJECT No. 33750-24

Apr 2, 2025-12:56:16 PM  
G:\PUSLINCH\ConGore\ACAD\SEV LOT 21 (33/50-24 Jacob) UTM 2010.dwg

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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, ENVIRONMENTAL PROTECTION OVERLAY AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS AND CORE GREENLANDS.
4. SUBJECT LANDS HAVE A GREENBELT DESIGNATION OF NATURAL HERLTAGE SYSTEM.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.

----- CONSERVATION AUTHORITY BORDER  
AND GREENBELT O.P. BORDER

O.P.: GREENLANDS  
ZONING: ENVIRONMENTAL  
PROTECTION OVERLAY

O.P.: CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

B11-25