

May 9, 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 30, 2025

FILE NO. B16-25

APPLICANT

Wythe & Rosemary Scrivener
4438 Watson Rd S
Puslinch N0B 2C0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 21 & 22
Concession 9

Proposed severance is 38.1 hectares with 599.26m frontage, existing agriculture and natural habitat with barn for proposed conservation.

Retained parcel is 8.32 hectares with 378.5m frontage, existing and proposed rural residential use with existing dwelling, garage/workshop.

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

June 25, 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
- County Engineering
- 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 30/25
File No. B1625
Accepted as Complete on: Apr 30/25

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

2. (a) Name of Registered Owner(s) or Purchaser Wythe and Rosemary Scrivener

Address 4438 Watson Rd. S.

Puslinch ON N0B 2C0

Phone No. [REDACTED] Email: n/a

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: Thomas Woodcock

rare Charitable Research Reserve

1679 Blair Rd., Cambridge, Ontario, N3H 4R8

Phone No. 519-650-9336 ext.121 Email: tom.woodcock@raresites.org

(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[]

OR

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

retained land with current dwelling, severed land conveyed to charitable land trust for conservation

(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.
rare Charitable Research Reserve

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

Local Municipality: Township of Puslinch
Concession part of 9 Lot No. part of 21 and 22
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 4438 Watson Rd. S.

(b) When was property acquired: Sept 20, 1996 Registered Instrument No. RO758825

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐
Frontage/Width 600 meters AREA 38 hectares
Depth 803 meters Existing Use(s) agriculture/natural habitat
Existing Buildings or structures: barn
Proposed Uses (s): conservation

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 none required

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): none required

6. Description of Land intended to be RETAINED:

Metric ☒]

Imperial [☐]

Frontage/Width 370 meters

AREA 8.2 hectares

Depth 300 meters

Existing Use(s) rural residential

Existing Buildings or structures: dwelling, garage/workshop

Proposed Uses (s): rural residential

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 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: _____

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised July 2024

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 [X] NO []

If YES, is it identical [] or changed [X] Provide previous File Number B28-24

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.

Rosemary Scrivener; October 14, 2010; parcel remains 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.
This project will conserve and steward existing environmentally sensitive land, without creating a new rural residence or negatively impacting agricultural potential.

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.
not in Greenbelt

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 consists of a mixture of agricultural land and natural habitat,
zoned as Secondary Agricultural and Greenlands/Environmental Protection (overlay).

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? Retained A(sp112); Severed NE(sp111)

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: NOT APPLICABLE
Type: Dairy [] Beef Cattle [] 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	[]	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 []

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 [] 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 [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.

Resubmission of earlier consent application, due to change of severance line by property owner.

Environmental Impact Statement included in package.

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), Wythe and Rosemary Scrivener the Registered Owners/Purchasers of 4438 Watson Rd. S. Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Thomas Woodcock

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

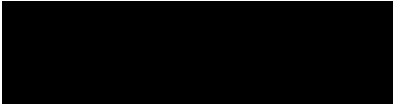
This must be completed by the Applicant for the proposed consent

I, (we) Thomas Woodcock of the City of Cambridge In the County/Region of Waterloo Solemnly declare that all the statements contained in this application for consent for (property description) 4438 Watson Rd. S. Township of Puslinch Wellington County

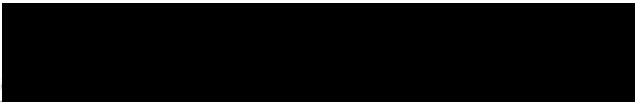
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

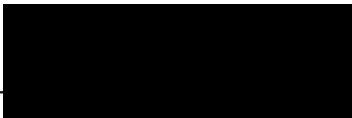
Township Of Puslinch In the County/Region of Wellington This 14 day of April 20 25



Commissioner of Oaths
County of Wellington



(Owner/Purchaser or Applicant)



(Owner/Purchaser or Applicant)

Laura Elizabeth Emery, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.

Expires August 31, 2026.
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, WATHE SCRIVENER, 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)

Apr. 14, 2025

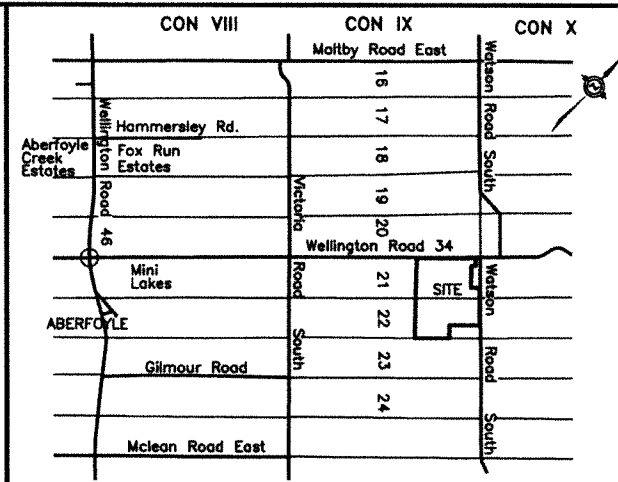
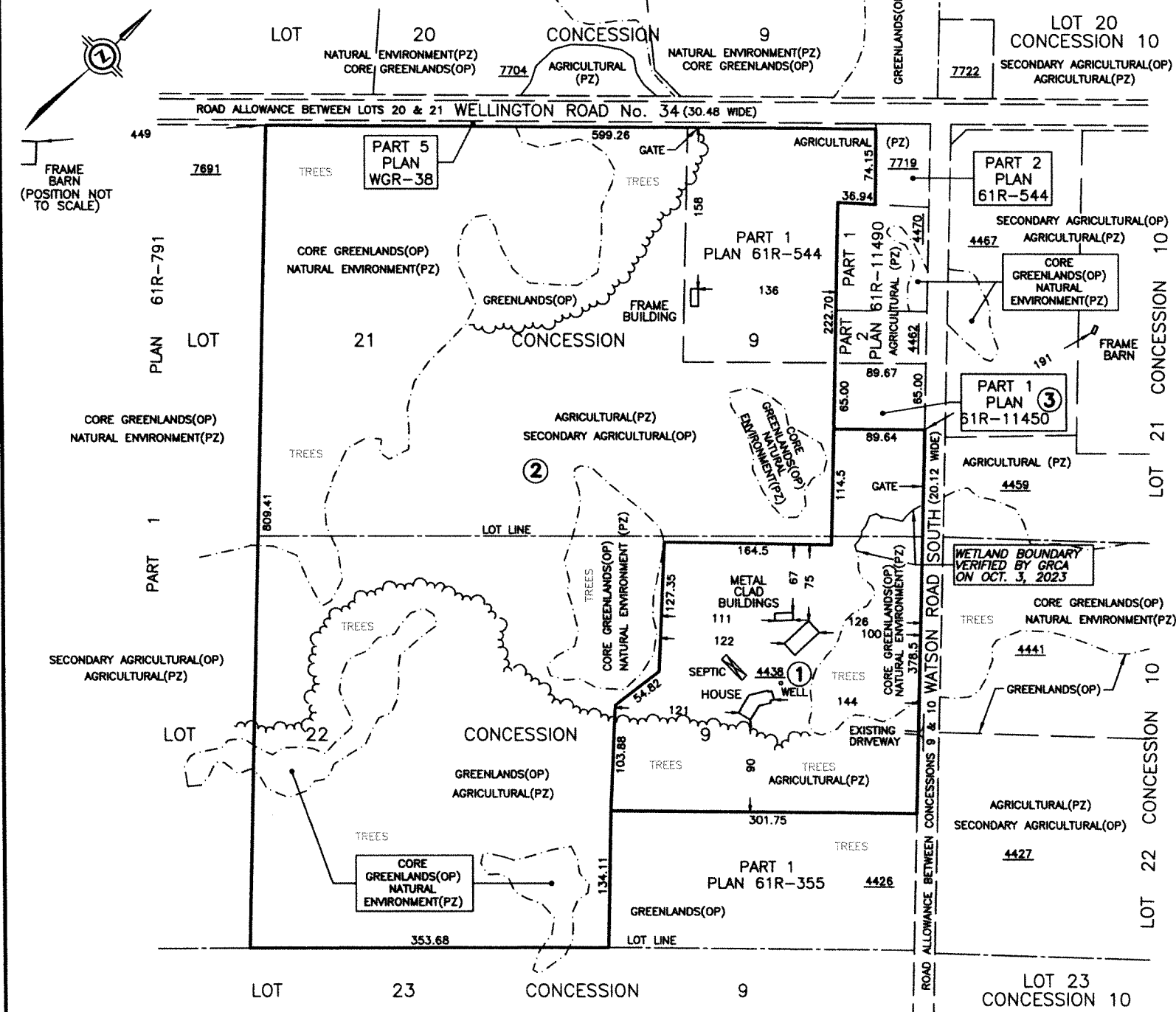
Date

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

TOWNSHIP OF PUSLINCH



KEY PLAN (NOT TO SCALE)

SKETCH PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000
0 100 200 300 METRES

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.
J.D. BARNES LIMITED
© COPYRIGHT 2025

- ① DENOTES LANDS TO BE RETAINED (AREA = 8.32 ha)
- ② DENOTES LANDS TO BE SEVERED (AREA = 38.1± ha)
- ③ DENOTES ADDITIONAL LANDS OWNED BY THE APPLICANT(S) & PREVIOUSLY SEVERED (FILE No. B58/10 - CONSENT GIVEN OCT. 13, 2010 (INST. No. WC293602))

NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRCA REGULATION LIMIT.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

- 7387 DENOTES MUNICIPAL ADDRESS
- GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY
- OP DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN
- PZ DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
- DENOTES GRCA WETLAND LIMITS

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
257 WOODLAW ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4801 F: (519) 822-1220 www.jdbarnes.com

DM	DRAWN
CHECKED	
DATE:	MAR.17,2025
Ref. No	23-14-044-01

PLOT DATE: 3/17/2025 10:20 AM

R1-25