

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

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. B17-25

APPLICANT

Estate of Ethel Cummings

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 12 & 13
Concession 5

Proposed severance is 0.809 ha with 60.6m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 23.4 hectares with 108.26m frontage, existing vacant land for proposed rural residential use.

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 – Township of 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

Required Fee: \$ 5370
Fee Received: Apr 30/25
File No. B17-25
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 Estate of Ethel Anne Joyce Cummings

Address

Phone No. Email:

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

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

Phone No. Email:

(c) Name and Address of Owner's Authorized Agent: Executors - Brigitte Cummings and Lance Cummings

Phone No. Email:

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

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

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

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

Local Municipality: County of wellington, Township of Puslinch

Concession5Lot No. Pt Lots 12 & 13

Registered Plan No. RP 61R6116Lot No.

Reference Plan No. Part No. Part 2 Parts 3 & 4

Civic Address

(b) When was property acquired: Estate 2022 Registered Instrument No.

5. Description of Land intended to be SEVERED:

Frontage/Width60.60

AREAapproximately 2 acres0.809 ha

Depth132.47/137.78

Existing Use(s)No use currently

Existing Buildings or structures: NONE

Proposed Uses (s): residential

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

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

[] Municipally owned and operated piped water system

[X] Well [] 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):

[] Pit Privy

[] Other (Specify):

6. Description of Land intended to be RETAINED: 108.26m Metric ☒ Imperial ☒
Frontage/Width ~~253.46~~ 65.55 + 42.71 = AREA ~~(52.674 ac)~~ 23.4 ha
Depth IRREGULAR Existing Use(s) 2ndary residential
Existing Buildings or structures: NONE
Proposed Uses (s): residential

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)
☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake
☐ Other NO WATER SUPPLY

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): NO SEWAGE DISPOSAL

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: _____

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 [] 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.
- 2.6 should be allowed. res development, including lot creation... & 2.6 section 1. c).

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.
- n/a.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
- secondary agricultural. We would want a single family residence..

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).

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 ☒ []

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

28. What is the zoning of the subject lands? ~~A AND NE~~ Secondary Ag + N1E

29. 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

30. 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 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”
"NOT APPLICABLE"

31. **Type of Farm Operation** conducted on these subject lands:

Type:

Dairy []

Beef Cattle []

Swine []

Poultry []

Other []

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

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	[]

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised July 2024

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 []

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 []

If yes, please indicate the person you have met/spoken to: Thomas Freeman.

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

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S/PURCHASER'S AUTHORIZATION:


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

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Lance Cummings the Registered Owners/Purchasers of Concession 5 Bear Part Lots 12+13 Of the City of Guelph in the PP6126116 County/Region of Wellington severally and jointly, solemnly declare that Brigitte Cummings

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) BRIGITTE CUMMINGS and LANCE CUMMINGS 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) _____

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.



(Owner/Purchaser or Applicant)

DECLARED before me at the City Of GUELPH In the

County/Region of WELLINGTON

(Owner/Purchaser or Applicant)

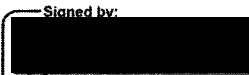
This 30th day of August 2025
TAMMY WEIR
CLERKS ASSISTANT
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO

Commissioner of Oaths
County of Wellington

Printed Commissioner's, etc. Name
LAND DIVISION FORM – SEVERANCE

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, LANCE CUMMINGS & BRIGITTE CUMMINGS, 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.

Signed by:


April 29, 2025

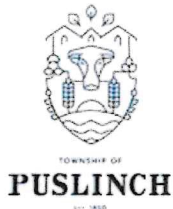
Signature of Owner/Purchaser/Applicant/Agent(s)

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



RECEIVED

MAY 05 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE



Restricted Land Use Notice No Prohibition or Risk Management Plan Requirement

Issued under the Clean Water Act, Section 59 (2) (a)

Notice Number: PUS-S59-25-004

Description and Date of Application/Supporting Documents: Consent to Sever, April 30, 2025 / Screening Form, Application, WHPA Maps

Applicant: Brigitte Cummings

Email: bcummings8@yahoo.ca

Roll Number: 230100000105500 **WHPA:** WHPA-B, WHPA-C

Vulnerability Score: 10, 8, 6, 4, 2 **Threats:** Sewage System Or Sewage Works - Septic System

Property Address: Concession 5 Rear Pt Lt 12 & 13 **Town:** Puslinch

Municipality: Township of Puslinch **Province:** Ontario

Postal Code: N0B 2J0

Source Protection Plan: Grand River **Drinking Water System:** City of Guelph

Property Owner Information

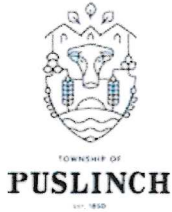
Name: Brigitte Cummings

Mailing Address: [REDACTED]

Town: Puslinch

Province: Ontario **Postal Code:** N0B 2J0

This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land



use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Severance application submitted for Concession 5 Rear Pt Lt 12 & 13. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. The proposed use of the property is residential. Part of the property is located within a Vulnerability Score 10 area where a septic system would be considered a significant threat. Based on discussions with the applicant, it is understood that the septic system will not be located within this area. Should this change, the septic system would be included in the mandatory septic inspection program, with the first inspection occurring 5 years after the system is installed.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

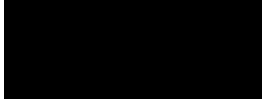


This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.

Signature:

Date:



5-May-2025

Kyle Davis, Risk Management Official
519-846-9691 ext. 362
kdavs@centrewellington.ca

Attachment(s): WHPA Map(s)

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

Parcels

Roads

Local Road

County Road

Highway

Well Locations

Existing

Proposed

Wellhead Protection Area

A

B

C

D

Vulnerability Score

10

8, D; 8; 8, C

2, 4, 6 (A, B or C)

2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,

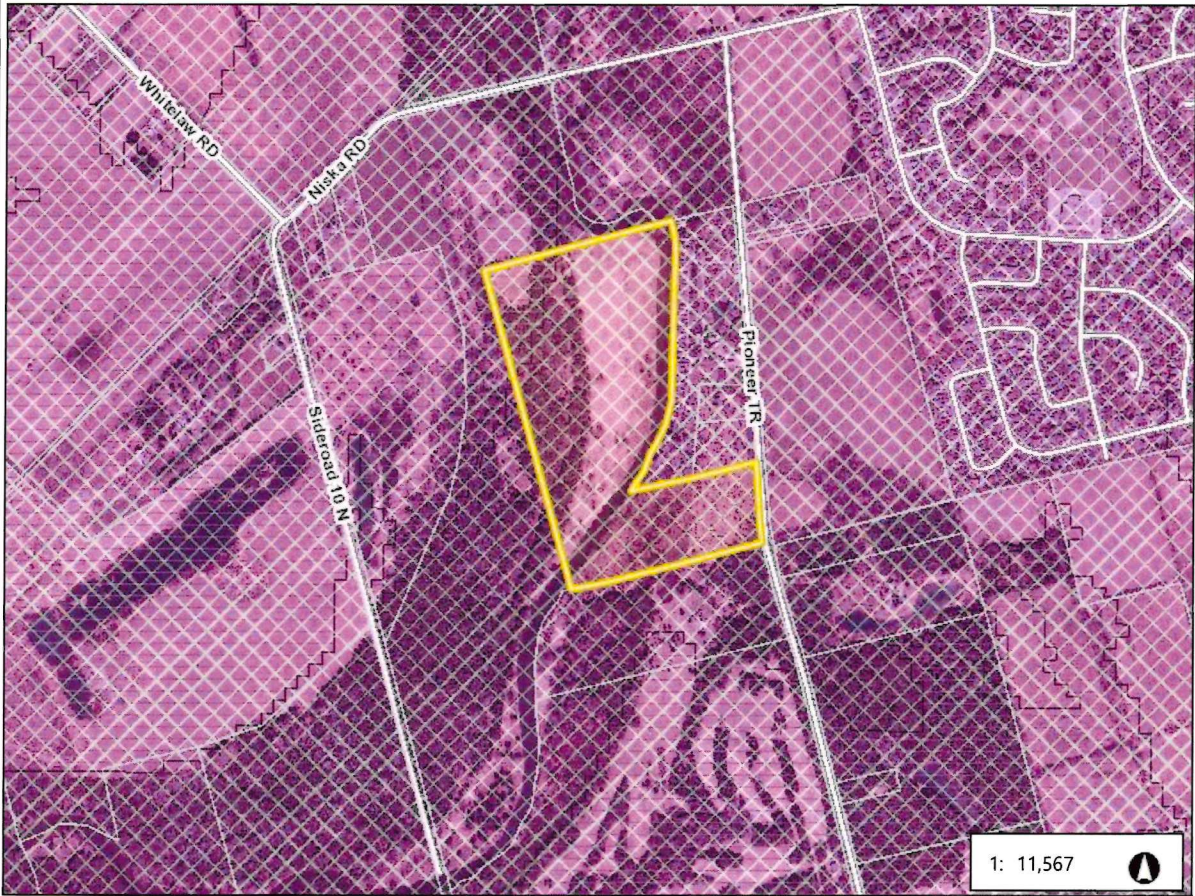
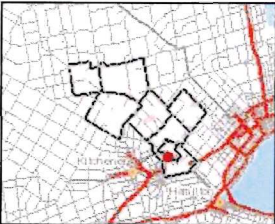
HVA

RoadsLookup

Prime Agriculture

1: 11,567

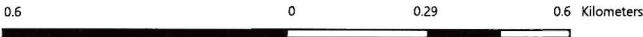




Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- WHPA Q1_Q2_Boundary
 - WHPA Q1_Q2
 - Approved
 - Draft
- SGRA
 - RoadsLookup
 - Prime Agriculture

1: 11,567



WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



PUS-S59-25-004

Final Audit Report

2025-05-05

Created:	2025-05-05
By:	Kim Funk (kfunk@centrewellington.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtn94yyjjH-jkbZS0ITZnMI_FCOoYtG_A

"PUS-S59-25-004" History

-  Document created by Kim Funk (kfunk@centrewellington.ca)
2025-05-05 - 1:37:19 PM GMT
-  Document emailed to Kyle Davis (kdavis@centrewellington.ca) for signature
2025-05-05 - 1:37:24 PM GMT
-  Email viewed by Kyle Davis (kdavis@centrewellington.ca)
2025-05-05 - 4:00:33 PM GMT
-  Document e-signed by Kyle Davis (kdavis@centrewellington.ca)
Signature Date: 2025-05-05 - 6:55:33 PM GMT - Time Source: server
-  Agreement completed.
2025-05-05 - 6:55:33 PM GMT

TOWNSHIP OF PUSLINCH

LOT 13 CONCESSION 5

PART 1 PLAN 61R-6116

SECONDARY AGRICULTURAL(OP)
AGRICULTURAL(PZ)

GATE (EXISTING
FIELD ENTRANCE)

SECONDARY AGRICULTURAL(OP)
AGRICULTURAL(PZ)

(TRAVELLED ROAD) POSTED AS 'PIONEER TRAIL' (WIDTH VARIES)

RECREATIONAL(OP)
RESORT COMMERCIAL C4-4(PZ)

4832

60.60

65.55

42.71

4800

CORE GREENLANDS(OP)
NATURAL ENVIRONMENT(PZ)

'RIVERBEND PARK'
4838

PART 1
PLAN
61R-21073

PART 1
PLAN
61R-8785

81R-21073

61R-8785

SECONDARY AGRICULTURAL(OP)
AGRICULTURAL(PZ)

SECONDARY AGRICULTURAL(OP)
AGRICULTURAL(PZ)

TREES

61.62

3.27

GREENLANDS(OP)

2

SECONDARY AGRICULTURAL(OP)
AGRICULTURAL(PZ)

CORE GREENLANDS(OP)
NATURAL ENVIRONMENT(PZ)

GREENLANDS(OP)

LOT 12

CONCESSION 5

PART 3 PLAN 61R-6116

CORE GREENLANDS(OP)
NATURAL ENVIRONMENT(PZ)

2

TREES

58.51

61.91

59.42

88.35

601.82

LOT LINE

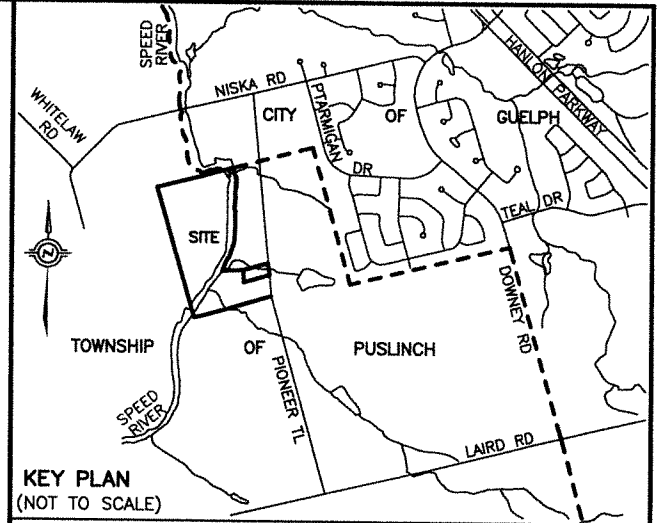
LOT 11

CONCESSION 5

GREENLANDS(OP)
AGRICULTURAL(PZ)

213±
GREENLANDS(OP)
AGRICULTURAL(PZ)

FRAME BARN
(POSITION NTS)



KEY PLAN
(NOT TO SCALE)

SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 3000

50 0 50 100 200 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 SEVERED (AREA = 0.809 ha)

② DENOTES LANDS TO BE RETAINED (AREA = 23.4± ha)

NOTES & LEGEND

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

THE POSITION OF ANY BUILDINGS/STRUCTURES SHOWN ARE TAKEN
FROM AIR PHOTO MAPPING.

7387

GRCA

OP

PZ

NTS

DENOTES MUNICIPAL ADDRESS

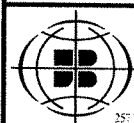
DENOTES GRAND RIVER CONSERVATION AUTHORITY

DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN

DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW

DENOTES GRCA REGULATION LIMITS

DENOTES NOT TO SCALE



J.D. BARNES
LIMITED

LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 1K1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DM DRAWN
CHECKED
DATED:
APRIL 29/25

Ref. No
25-14-267-00

PLOT DATE: 4/29/2025 10:57 AM

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