

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: May 02, 2025

FILE NO. B19-25

APPLICANT	LOCATION OF SUBJECT LANDS
White Wolf Property Management Inc. - c/o Alexandra Gott <div></div>	Township of Puslinch (Aberfoyle) Part Lots 23 & 24 Concession 7

Proposed severance is 4.6 hectares with 196m frontage, existing and proposed residential use with existing dwelling.
Retained parcel is 41.6 hectares with 45m frontage, existing and proposed industrial use with existing industrial building.

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
- 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: May 2/25
File No. B19-25
Accepted as Complete on: May 2/25

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

2. (a) Name of Registered Owner(s) or Purchaser White Wolf Property Management Inc. c/o Alexandra Gott

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

3. (b) Name and Address of Applicant (as authorized by Owner/Purchaser) White Wolf Property Management Inc. c/o Terri Murphy

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

(c) Name and Address of Owner's Authorized Agent: Jeff Buisman of Van Harten Surveying Inc.
2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

To create a new lot for rural residential purposes

OR

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

(a) If proposed parcel has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.
(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 7

Lot No. 23 and 24

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-4486

Part No. 1, 2 & 3

Reference Plan No. 61R-10702

Part No. 1

Civic Address 85, 95 & 101 Brock Road South

(b) When was property acquired: January 2025

Registered Instrument No. WC750953

5. Description of Land intended to be SEVERED:

Frontage/Width 196 ±

Metric ☒ [X]

Imperial ☐ []

AREA

4.6 ha ±

Depth 206 ±

Existing Use(s)

Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): Residential

Type of access (Check appropriate space)

Existing ☒ [X]

Proposed ☐ []

☐ [] Provincial Highway

☐ [] Right-of-way

☒ [X] County Road

☐ [] Private road

☐ [] Municipal road, maintained year round

☐ [] Crown access road

☐ [] Municipal road, seasonally maintained

☐ [] Water access

☐ [] Easement

☐ [] Other

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

☐ [] Municipally owned and operated piped water system

☒ [X] Well ☒ [X] individual ☐ [] communal

☐ [] Lake

☐ [] Other _____

Type of sewage disposal - Existing ☒ [X] Proposed ☐ [] (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 [X]

Imperial []

Frontage/Width

45 / 572 ±

AREA

41.6 ha ±

Depth

over 900 ±

Existing Use(s)

Industrial

Existing Buildings or structures:

Industrial Building

Proposed Uses (s):

No Change

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [X] NO []

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]?

YES [] NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640]?

YES [] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES [X] NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES [X] NO []

12. Is there a provincial park or are there Crown Lands within 500 metres [1640]?

YES [] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES [] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640]?

YES [X] NO []

15. Is there a noxious industrial use within 500 meteres [1640]?

YES [] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640]?

YES [] NO [X]

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby?

YES [] NO [X]
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site?

YES [X] NO [] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

Previously known as Blue Triton

- b) Has there been a commercial use(s) on the site?

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [X] NO []

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

**Severance B147/06 created November 2007 by INST WC202253 and known as Part 1, 61R-10702
Transferor – St. Lawrence Cement Inc. and Transferee: Nestle Canada Inc.**

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.

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, Greenlands, Residential, Central Business District and Special Policy Area (PA7-7) in the Official Plan.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

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? Core Mixed Use (CMU-h5), Natural Environment, Aberfoyle Flood Plain Overlay (f-A), Industrial & Environmental Protection Overlay

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

To be evaluated

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

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

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

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

Mortgage as in [REDACTED] with the Royal Bank of Canada

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: N/A

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

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

Industrial building on 101 Brock Road South – see sketch

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



May 1, 2025
34383-25

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
85, 95 and 101 Brock Road South
Part of Lot 23 & 24, Concession 7
PIN 71196-0063; PIN 71196-0277; PIN 71196-0275
Township of Puslinch**

RECEIVED

MAY 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 Reports and Map, the required deeds, a cheque to the GRCA for \$465.00 and a cheque to the Wellington County \$5,370.00.

Proposal:

The subject properties consist of 85, 95 & 101 Brock Road South and consist of three PINs but they have merged with respect to *The Planning Act*. The intention is for a new severance to separate the front residential area from the rear industrial area.

The Severed Parcel consists of #85 and #95 Brock Road South and will have an area of 4.6±ha. The existing dwelling, well and septic at #95 Brock Road South (PIN 71196-0277) will remain. The house is circa 1870 and listed on the Township's Heritage Register. There is an existing entrance from Brock Road South that will continue to allow for safe access. The house at #85 Brock Road South (PIN 71196-0063) was demolished – this parcel is now vacant and included within the Severed Parcel.

The Retained Parcel is known as #101 Brock Road South (PIN 71196-0275). It has an area of 41.6±ha and contains the existing Industrial building that will remain (former Blue Triton site). The entrance to the industrial property is part of the turning circle at Brock Road.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com



The Severed Parcel is intended to follow the Urban Centre Boundary, but with a small adjustment to reflect the wetland boundary so that all of the wetlands remain with the Retained Parcel. The Severed Parcel is outside of the wetland and the floodplain extends over a significant portion of the Severed Parcel. Since the existing dwelling is to remain – there is no development proposed on the site and the floodplain is not an issue for this severance evaluation. The development restrictions on this land is the same – whether it was severed or not.

The Zoning and Official Plan designations for the subject properties are complex due to being partially in the Urban Centre, being in a Flood Plain and being part of the Puslinch Economic Development Area.

The Severed Parcel is zoned Core Mixed Use (CMU-h5), Aberfoyle Flood Plain Area (f-A) and Natural Environment. "h5" is a Holding Provision that "Until the holding symbol is removed, these lands shall only be used for legal uses, buildings, and structures existing on the lot." The Aberfoyle Flood Plain (f-A) Zone Overlay in Section 13.4 allows the existing building to stay and permits limited additions to existing buildings in accordance with GRCA policies. Since no new development or construction is planned, the proposal conforms to the Zoning By-law.

The Official Plan designations for the Severed Parcel are Central Business District, Special Policy Area (PA7-7), Residential and Core Greenlands. PA7-7 has the same impact as f-A as described above.

The Retained Parcel is zoned Industrial, Natural Environment and Environmental Protection Overlay. The Official Plan designations are Secondary Agricultural, Special Policy Area (PA7-1), Core Greenlands, Greenlands and a small portion of Residential. The Retained Parcel, along with other lands in the area are part of the PA7-1 which is the Puslinch Economic Development Area. As stated in the Official Plan, *"this is an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township"*. Since the Retained Parcel is an existing Industrial facility, compliance to this direction is evident.

In summary, this severance is practical as the parcels have merged on title and the severance is separating the existing residential use in the front (in the Urban Centre) from the existing industrial use in the rear.

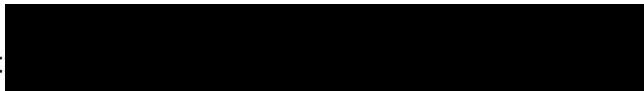
Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Terri Murphy, White Wolf Property Management:
cc Alexandra Gott, White Wolf Property Management



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) 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: **Joanna Henderson**

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), White Wolf Property Management Inc. c/o Alexandra Gott the Registered Owners/Purchasers of Part of Lot 23 and 24, Concession 7, as in ROS250855 & ROS615901 & Parts 1-3, 61R-4486 & Part 1, 61R-10702 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.

[Redacted Signature]

Signature(s) of Registered Owner(s)/Purchasers or Corporation's Officer

APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

I, (we) 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 23 and 24, Concession 7, as in ROS250855 & ROS615901 & Parts 1-3, 61R-4486 & Part 1, 61R-10702 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.

[Redacted Signature]

DECLARED before me at the City Of Guelph In the County/Region of Wellington

(Owner/Purchaser or Applicant)

[Redacted Signature]

(Owner/Purchaser or Applicant)

This 29 day of Apr 20 25

[Redacted Signature]

Commissioner of Oaths

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

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)

Apr 29/25

Date

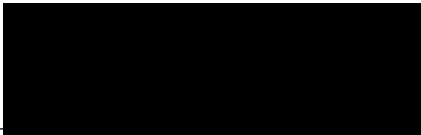
THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

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.



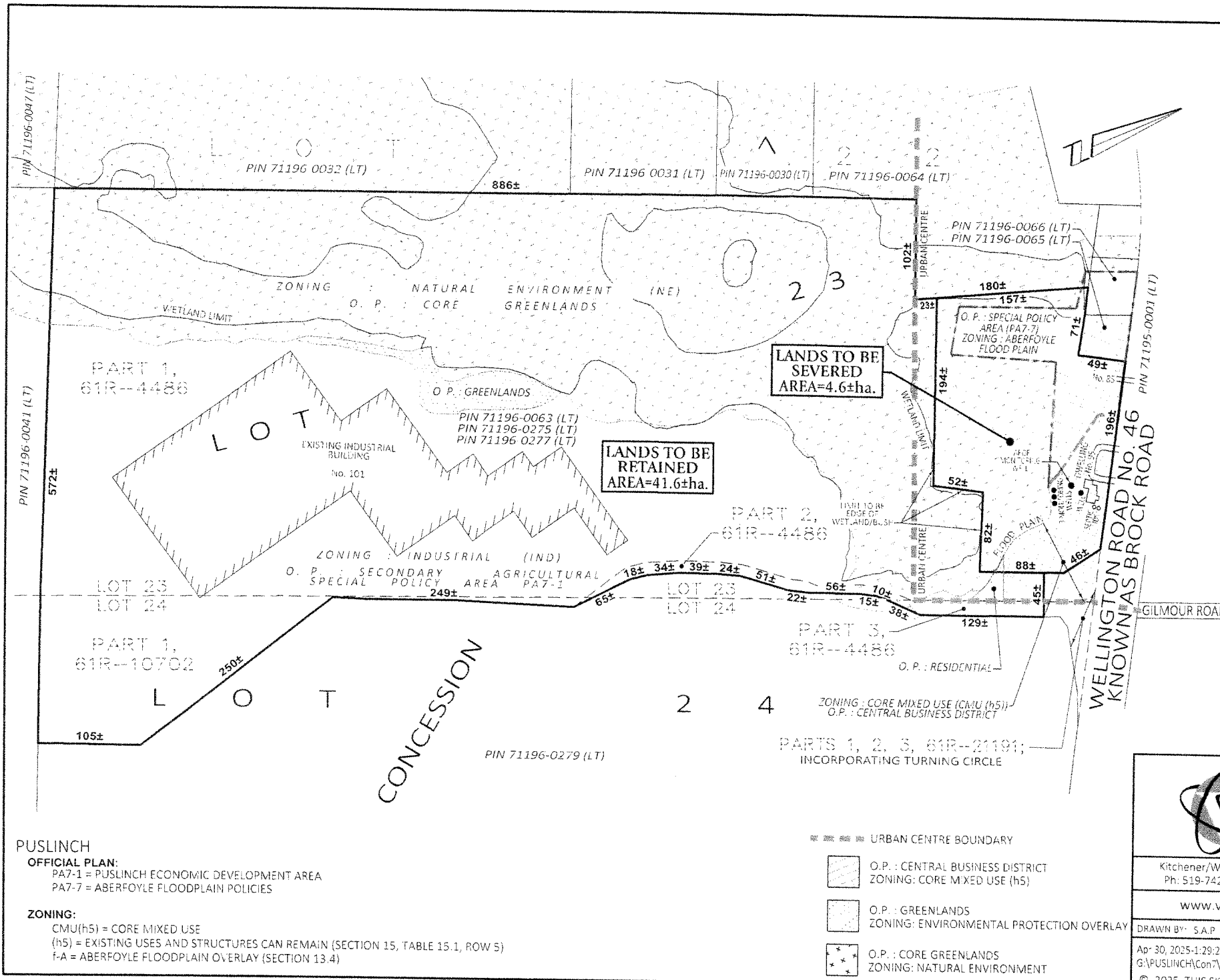
Signature of Owner/Purchaser/Applicant/Agent(s)

Date May 1, 2025

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

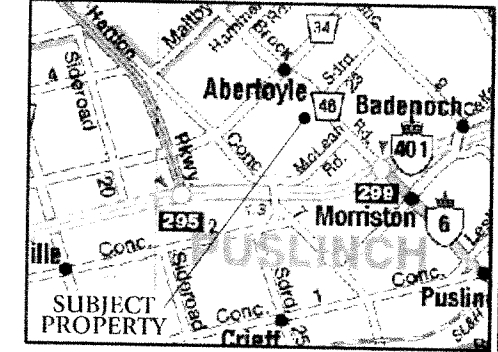


SEVERANCE SKETCH
PART OF LOTS 23 & 24, CONCESSION 7
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED CORE MIXED USE (CMU (h5)), NATURAL ENVIRONMENT (NE), ABERFOYLE FLOOD PLAIN OVERLAY (f-A), INDUSTRIAL (IND) & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SPECIAL POLICY AREA (PA7-1 & PA7-7), CENTRAL BUSINESS DISTRICT, RESIDENTIAL, GREENLANDS, CORE GREENLANDS & SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. FLOODPLAIN AND WETLAND LIMITS ARE BASED ON GRCA GIS MAPPING.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 30th DAY OF APRIL, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

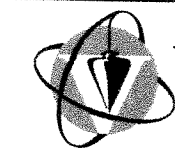
PUSLINCH

OFFICIAL PLAN:
PA7-1 = PUSLINCH ECONOMIC DEVELOPMENT AREA
PA7-7 = ABERFOYLE FLOODPLAIN POLICIES

ZONING:
CMU(h5) = CORE MIXED USE
(h5) = EXISTING USES AND STRUCTURES CAN REMAIN (SECTION 15, TABLE 15.1, ROW 5)
f-A = ABERFOYLE FLOODPLAIN OVERLAY (SECTION 13.4)

URBAN CENTRE BOUNDARY

- O.P. : CENTRAL BUSINESS DISTRICT
ZONING: CORE MIXED USE (h5)
- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



Van Harten
LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: S.A.P.	CHECKED BY: J.E.B.	PROJECT No. 34383-25
Apr 30, 2025-1:29:23 PM G:\PUSLINCH\Con7\LOT23 AND 24\Acad\SEV LOT 23, 24 (WHITE WOLF 3-383-25) UTM 2010.dwg © 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT		