



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JUNE 10, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A

DATE: June 10, 2025

MEETING: 7:00 PM

≠ Denotes resolution prepared

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of the Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Consent Agenda ≠**
 - 6.1 May 13, 2025, Planning and Development Committee Meeting Minutes**



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7. Delegations

7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. None

7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1. None

9. Reports

9.1. Land Division (Consents)

**9.1.1. B16-25 (SCR) – Scrivener, Rosemary & Wythe – 4438 Watson Rd S,
Township of Puslinch #**

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.

RECOMMENDATION:

*That Report D10-2025-003 entitled Consent Application D10/SCR be received;
and*

Whereas the Township has reviewed the proposal to create a parcel for conservation use with frontage on Watson Road South for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed parcel of 38 ha, 74.01m of frontage on Watson Road south and 599.26 m of frontage on Wellington Road 34, depth of 809.18 m, of agricultural land; and the retained parcel being 8.2 ha, 378.5 m of frontage on Watson Road south, with an existing dwelling, workshop and shed; and

Therefore, the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:



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That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
- 2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*
- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*

9.1.2. B17-25 (CUM) – Cummings, Ethel (Estate of) – 4800 Pioneer Trail, Township of Puslinch ≠

Proposed severance is 0.809 hectares 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.

RECOMMENDATION:

That Report D10-2025-004 entitled Consent Application D10/CUM be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Pioneer Trail for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and



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JUNE 10, 2025
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7404 WELLINGTON RD 34, PUSLINCH

Whereas the request for consent to convey includes a proposed severed vacant land of 0.81ha, 60 m of frontage, depth of 132.48 m and 137.78 m; and the retained parcel being 23.4 ha, 108.26 m of frontage on Pioneer Trail, Vacant land; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.



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JUNE 10, 2025
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**9.1.3. B19-25 (WHI) – White Wolf Property Management Inc – 85/95/101
Brock Rd S, Township of Puslinch #**

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 uses with existing industrial building.

RECOMMENDATION:

*That Report D10-2025-005 entitled Consent Application D10/WHI be received;
and*

Whereas the Township has reviewed the proposal to create a rural residential lot along Brock Road South for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed lot with an existing dwelling of 4.6 ha, with 196 m of frontage; and the retained parcel being 41.6 ha, 45 m of frontage on roundabout of Brock Road South and Gilmour Road, with an industrial building; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.



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JUNE 10, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
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7404 WELLINGTON RD 34, PUSLINCH

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

5. That the owner provide documentation that the four existing monitoring wells on the severed property have been included in a monitoring program or provide documentation that they have been decommissioned according to O.Reg 903 standards, to the satisfaction of the Township Risk Management Official.

9.1.4. B20-25 (BRI), Bridgeman, Tyler – 6848 Wellington Rd 34, Township of Puslinch ≠

Proposed severance is 0.4 hectares with 46m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 9.8 hectares with 25m frontage, existing and proposed agricultural use with existing dwelling.

RECOMMENDATION:

*That Report D10-2025-006 entitled Consent Application D10/BRI be received;
and*

Whereas the Township has reviewed the proposal to create new rural residential lot along Wellington Road 34 for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and



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JUNE 10, 2025
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7404 WELLINGTON RD 34, PUSLINCH

Whereas the request for consent to convey includes a proposed severed vacant land of 0.41ha, 46 m of frontage, depth of 117 m; and the retained parcel being 9.8 ha, 25 m of frontage on Wellington Road 34, with an existing dwelling and shed; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.



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9.2. Zoning By-law Amendment Applications

9.2.1 None

9.3. Staff Reports

9.3.1. PDAC Memo-2025-002 OCOA Conference

RECOMMENDATION:

That the Committee Memo 2025-002 entitled Ontario Association of Committees of Adjustment & Consent Authorities 2025 Conference, Collingwood Ontario be received for information; and,

That the Committee direct staff to request a quote from the Township's Planning Consultant to provide annual training on amendments to the Planning Act and related policies for the Committee's consideration for the 2026 Budget process; and,

That the Committee recommend that a future training session include information regarding the requirements of O. Reg. 200/96 Minor Variance Applications and the impacts of the recent changes by the Province to planning legislation or policy; and,

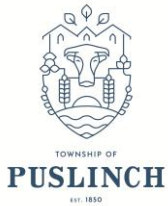
That the Committee recommend that Council continues to support member and/or staff attendance at OACOA conferences as this provides significant education opportunities.

10. Correspondence

10.1. None

11. New Business

12. Adjournment #



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 13, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

MINUTES

DATE: May 13, 2025
MEETING: Following Committee of Adjustment

The May 13, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:18 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Chris Pickard
Paul Sadhra
Kim McCarthy
Amanda Knight

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-014:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard



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MAY 13, 2025
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That the Committee approves the May 13, 2025 PDAC Agenda as circulated.

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. DELEGATIONS

None

7. CONSENT AGENDA

**7.1 Approval of the Minutes
April 8, 2025**

Resolution No. 2025-015:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee approves the Minutes from the meeting held April 8, 2025.

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

None

9.1. LAND DIVISION (Consents)

**9.1.1 Severance Application B11-25 – (KUR) – Kuruvilla, Jacob – 4059 Sideroad 20 S,
Township of Puslinch ≠**

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



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
MAY 13, 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION

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

Resolution No. 2025-016:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra

That the Committee supports Severance Application B95-24 subject to the following condition(s):

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
 - 2.1 That the Owner demonstrates MDS I compliance for barn located at the property municipally known as 4048 Sideroad 20 South; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That the Owner provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will



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MAY 13, 2025
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accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3. STAFF REPORTS

9.3.1 PDAC-2025-001- Minor Variance Questionnaire

Resolution No. 2025-017

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That Report PDAC-2025-001 – Minor Variance Questionnaire be received for information and that the Sub-Committee's recommendations be provided to Council.

CARRIED.

9.3.2 PDAC-2025-003 – Finance and Budget Training

Resolution No. 2025-018

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That Reports CofA-2025-002 and PDAC-2025-003 – Finance and Budget Training be received for information.

CARRIED.

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-019

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Planning and Development Advisory Committee hereby adjourned at 7:46 p.m.

CARRIED.



REPORT D10-2025-003

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: June 10th, 2025

SUBJECT: Consent Application D10/SCR (Scrivener)
4438 Watson Road South
Part of Lot 21 and 22, Concession 9
County File No. B16-25

RECOMMENDATION

That Report D10-2025-003 entitled Consent Application D10/SCR be received; and

Whereas the Township has reviewed the proposal to create a parcel for conservation use with frontage on Watson Road South for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed parcel of 38 ha, 74.01 m of frontage on Watson Road south and 599.26 m of frontage on Wellington Road 34, depth of 809.18 m, of agricultural land; and the retained parcel being 8.2 ha, 378.5 m of frontage on Watson Road south, with an existing dwelling, workshop and shed; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

Subject Property Map

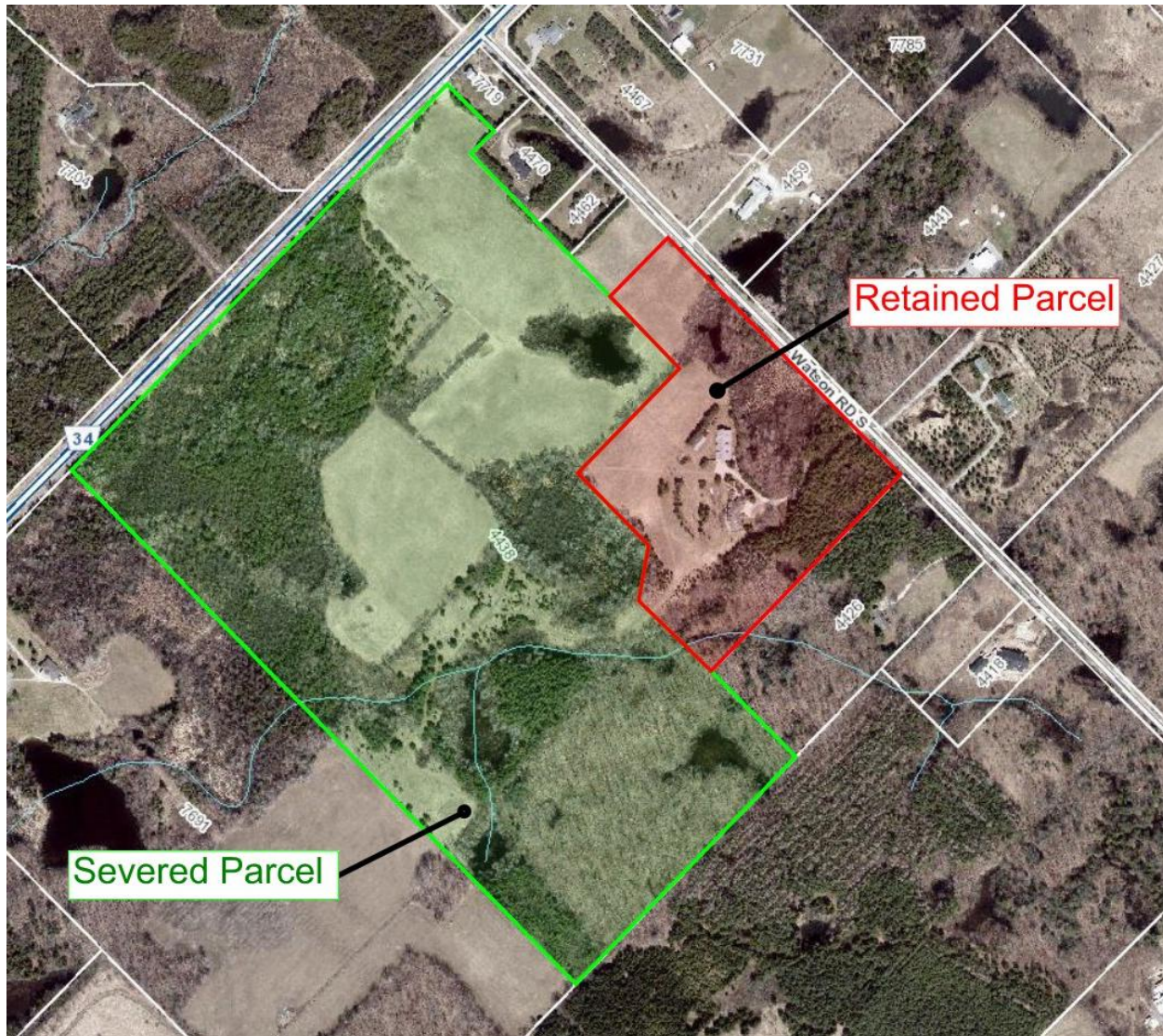


Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	8.2 ha	4 ha	38 ha

Minimum Lot Frontage	120 m	378.5 m	120 m	599.26 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Existing - Residential use	No change	Permitted – Conservation use	Conservation use



2. Conservation Authority: The Township did not receive comments by the report publication deadline.

3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: No new entrance is proposed.
5. Source Water comments: No concerns.
6. Building comments: No concerns.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)

Wellington Official Plan - Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping - Wellington.ca/business-development/maps-guides

- Grandriver.ca/planning-development/map-your-property

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Mehul Safiwala
Junior Planner

Reviewed by:

Justine Brotherston
Interim Municipal Clerk

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

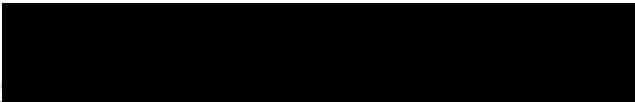
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

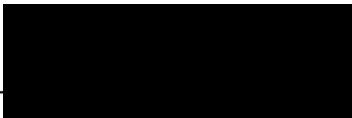
Township Of
Puslinch In the
County/Region of Wellington
This 14 day of April 20 25



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

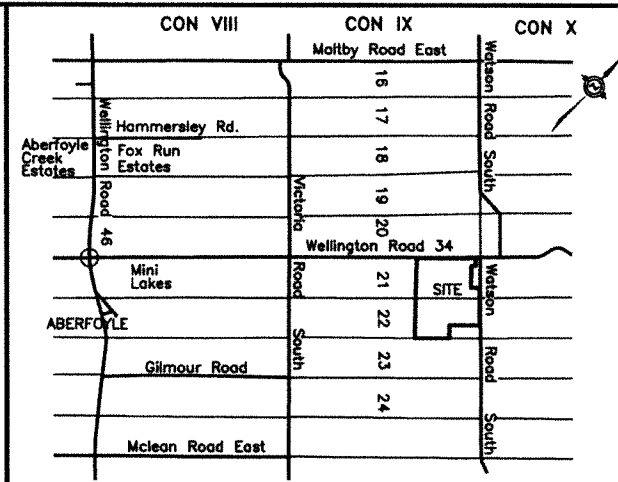
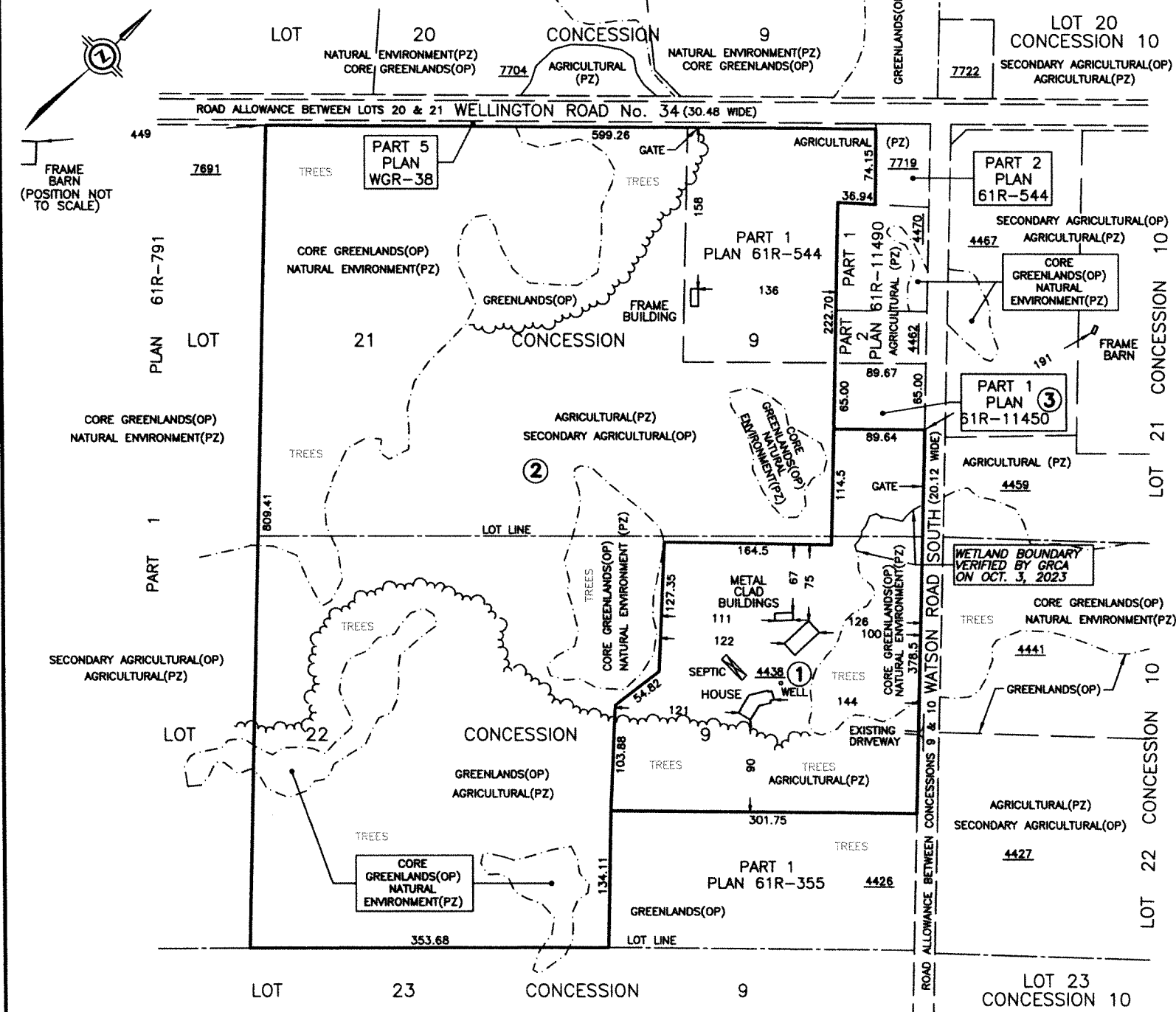
Date

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 WOODLAKE 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

FILE: G:\23-14-044\01\Drawing\23-14-044-01 SEV SKETCH.dwg

R1-25

Comments received to date

By-law/PW – no comments or concerns

Building – no building code concerns

From: [Jacob Normore](#)
Sent on: May 8, 2025 12:44:51 PM
To: [Lynne Banks](#)
Subject: RE: Consent Application B16-25 (Scrivener) - 4438 Watson Rd. S.

Hi Lynne,

By-law Enforcement has no comments or concerns at this time.

Sincerely,



Jacob Normore
By-law Enforcement Supervisor, C.P.S.O.
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: May 8, 2025 12:24 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B16-25 (Scrivener) - 4438 Watson Rd. S.

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)

Sent on: May 8, 2025 3:06:32 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B16-25 (Scrivener) - 4438 Watson Rd. S.

After review, Public works has no concerns or comment.



Mike Fowler

Director of Public Works, Parks and Facilities

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, May 8, 2025 12:24 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B16-25 (Scrivener) - 4438 Watson Rd. S.

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Andrew Hartholt](#)
Sent on: May 13, 2025 10:40:13 AM
To: [Lynne Banks](#)
Subject: RE: Consent Application B16-25 (Scrivener) - 4438 Watson Rd. S.

I have no building code concerns with this application.



Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca



My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: May 8, 2025 12:24 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B16-25 (Scrivener) - 4438 Watson Rd. S.

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca





REPORT D10-2025-004

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: June 10th, 2025

SUBJECT: Consent Application D10/CUM (Cummings)
Part of Lot 12 & 13, Concession 5
County File No. B17-25

RECOMMENDATION

That Report D10-2025-004 entitled Consent Application D10/CUM be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Pioneer Trail for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 0.81 ha, 60 m of frontage, depth of 132.48 m and 137.78 m; and the retained parcel being 23.4 ha, 108.26 m of frontage on Pioneer Trail, Vacant land; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

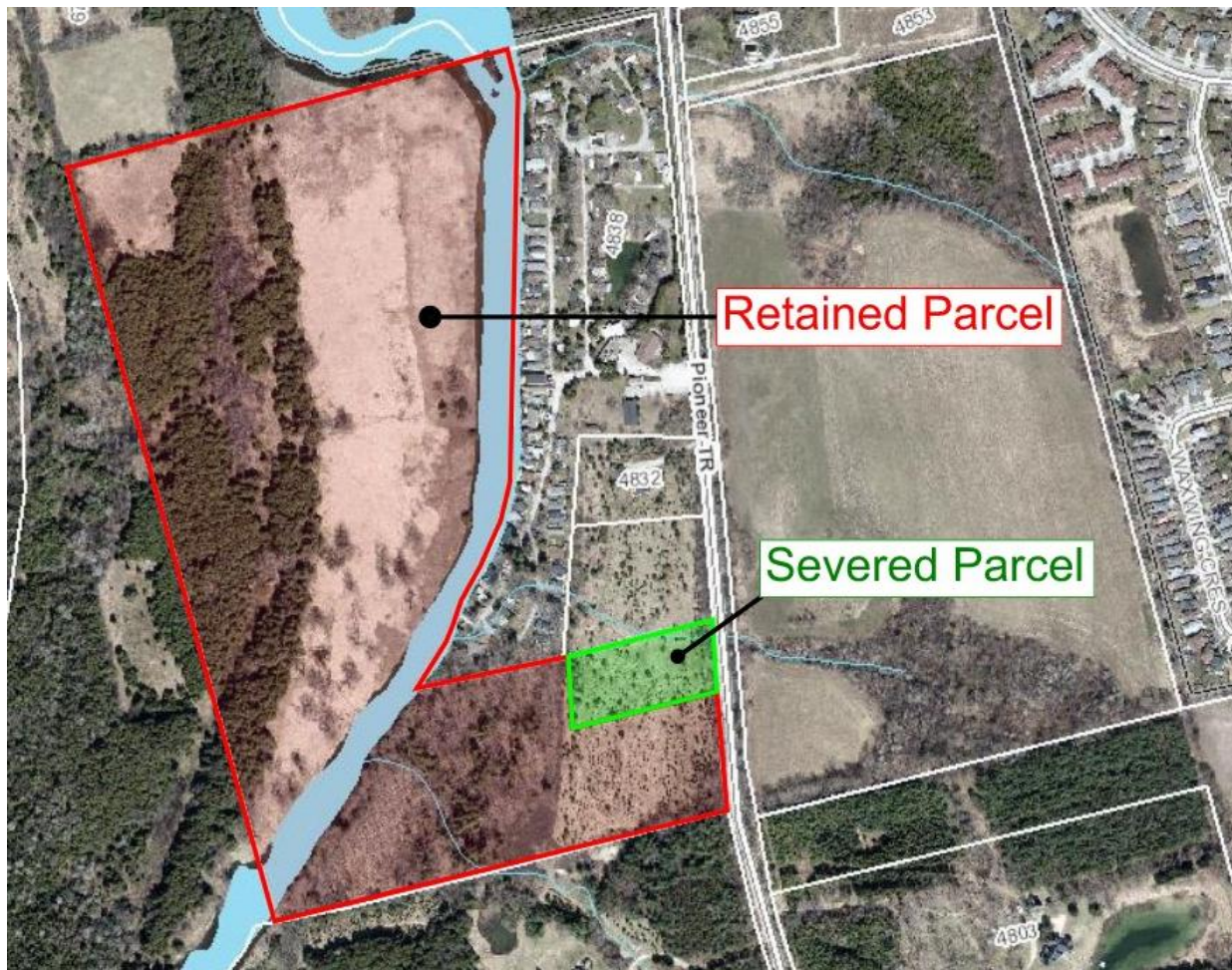
Subject Property Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	23.4 ha	0.4 ha	0.81 ha
Minimum Lot Frontage	120 m	108.26 m	25 m	56 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Vacant Land	Single Detached Dwelling	Permitted – Single family dwelling	Single Detached Dwelling



2. Conservation Authority: The Township did not receive comments by the report publication deadline.
3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: The Director of Public Works, Parks and Facilities has determined safe access can be achieved for the property.
5. Source Water comments: No concerns.
6. Building comments: No concerns.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)

Wellington Official Plan - [Wellington.ca/planning-development/official-plan-land-use](https://wellington.ca/planning-development/official-plan-land-use)

Interactive Mapping - [Wellington.ca/business-development/maps-guides](https://wellington.ca/business-development/maps-guides)

- [Grandriver.ca/planning-development/map-your-property](https://grandriver.ca/planning-development/map-your-property)

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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 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: _____

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	[]

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:

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

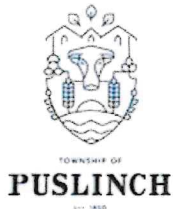
April 29, 2025

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



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: [REDACTED]

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

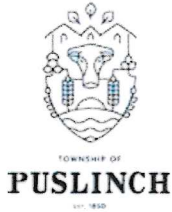
Name: Brigitte Cummings

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).

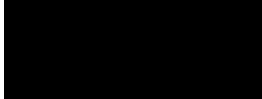


This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection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

If you require further information, please contact the undersigned.

Signature:

Date:

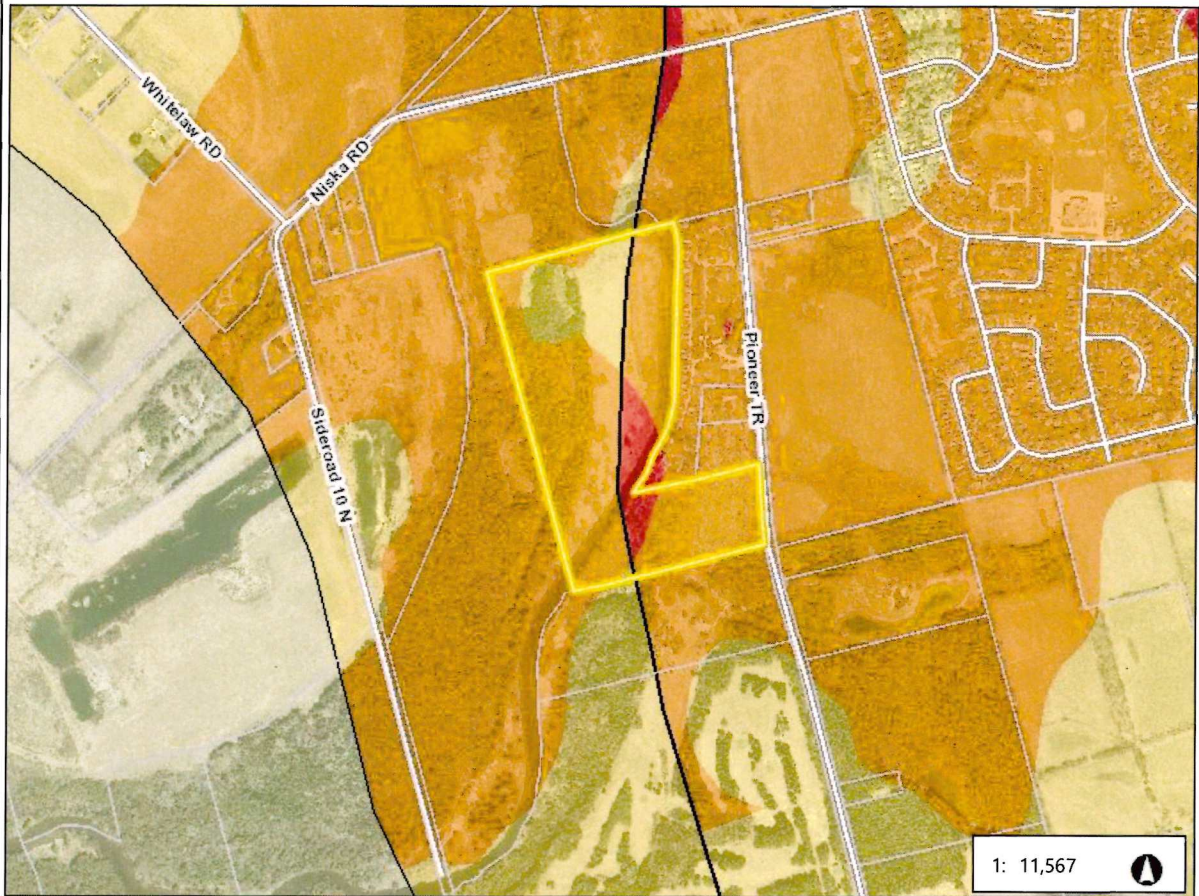


5-May-2025

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

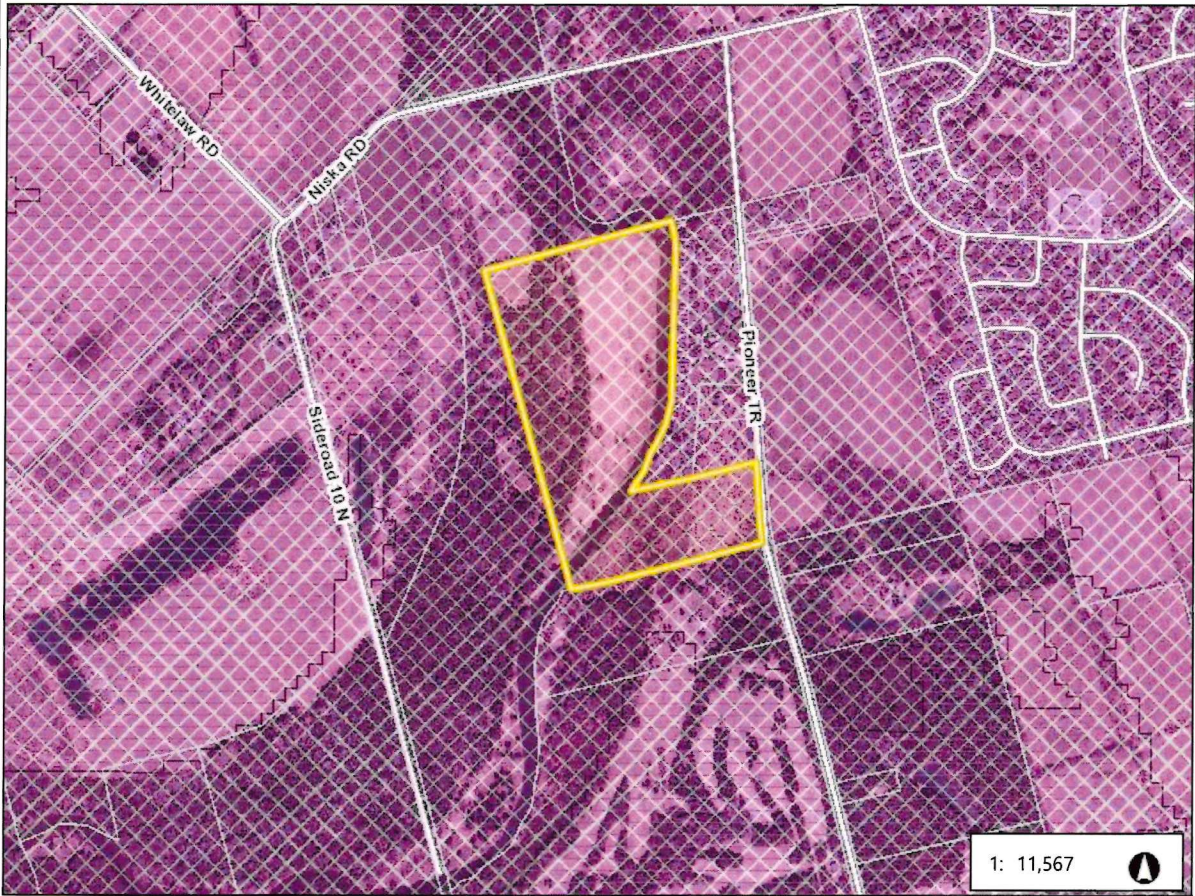
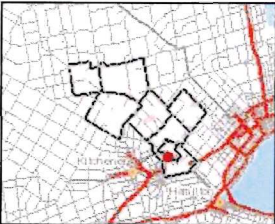
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- Wellhead Protection Area
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- RoadsLookup
- Prime Agriculture

Notes



Explore Wellington

Concession 5 Rear Pk 12 & 13. Plus more - Quantity



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



0.6 0 0.29 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

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

PART 1
PLAN
61R-6116

81R-21073

132.48

137.8

228.60

4800

PART 4 PLAN 61R-6116

542.5±

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

61.62

3.27

50.50

58.51

61.91

59.42

88.35

LOT 12 CONCESSION 5

PART 3 PLAN 61R-6116

CORE GREENLANDS(OP)
NATURAL ENVIRONMENT(PZ)

2

GREENLANDS(OP)
AGRICULTURAL(PZ)

LOT 11 CONCESSION 5

601.82

LOT LINE

LOT LINE

FL (FLOODWAY) ZONE (CITY OF GUELPH)

28.6

138.14

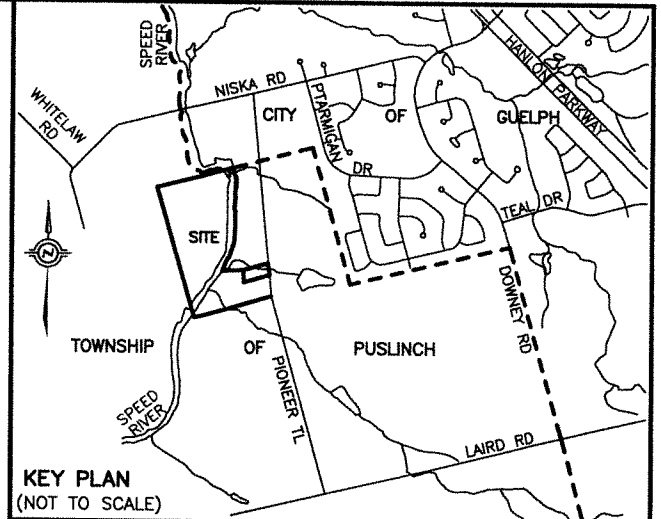
CITY OF GUELPH CORPORATION BOUNDARY

234.50

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

FILE: G:\25-14-267\00\Drawing\25-14-267-00 SEV SKETCH.dwg

217-25

Comments received to date

By-law/PW/Building – no comments or concerns

From: [Jacob Normore](#)

Sent on: May 8, 2025 12:44:59 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B17-25 (Cummings) - Concession 5 Rear Pt. Lt. 12 & 13

Hi Lynne,

By-law Enforcement has no comments or concerns at this time.

Sincerely,



Jacob Normore
By-law Enforcement Supervisor, C.P.S.O.
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: May 8, 2025 12:24 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B17-25 (Cummings) - Concession 5 Rear Pt. Lt. 12 & 13

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Andrew Hartholt](#)

Sent on: May 13, 2025 1:25:03 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B17-25 (Cummings) - Concession 5 Rear Pt. Lt. 12 & 13

I have no building code concerns with this application.



Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca



My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: May 8, 2025 12:24 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

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7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



From: [Mike Fowler](#)

Sent on: May 8, 2025 3:05:29 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B17-25 (Cummings) - Concession 5 Rear Pt. Lt. 12 & 13

After review, Public works has no concerns or comments.



Mike Fowler

Director of Public Works, Parks and Facilities

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, May 8, 2025 12:24 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B17-25 (Cummings) - Concession 5 Rear Pt. Lt. 12 & 13

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



REPORT D10-2025-005

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: June 10th, 2025

SUBJECT: Consent Application D10/WHI (White Wolf)
85, 95, and 101 Brock Road South
County File No. B19-25

RECOMMENDATION

That Report D10-2025-005 entitled Consent Application D10/WHI be received; and

Whereas the Township has reviewed the proposal to create a rural residential lot along Brock Road South for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed lot with an existing dwelling of 4.6 ha, with 196 m of frontage; and the retained parcel being 41.6 ha, 45 m of frontage on roundabout of Brock Road South and Gilmour Road, with an industrial building; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.
5. That the owner provide documentation that the four existing monitoring wells on the severed property have been included in a monitoring program or provide documentation that they have been decommissioned according to O.Reg 903 standards, to the satisfaction of the Township Risk Management Official.

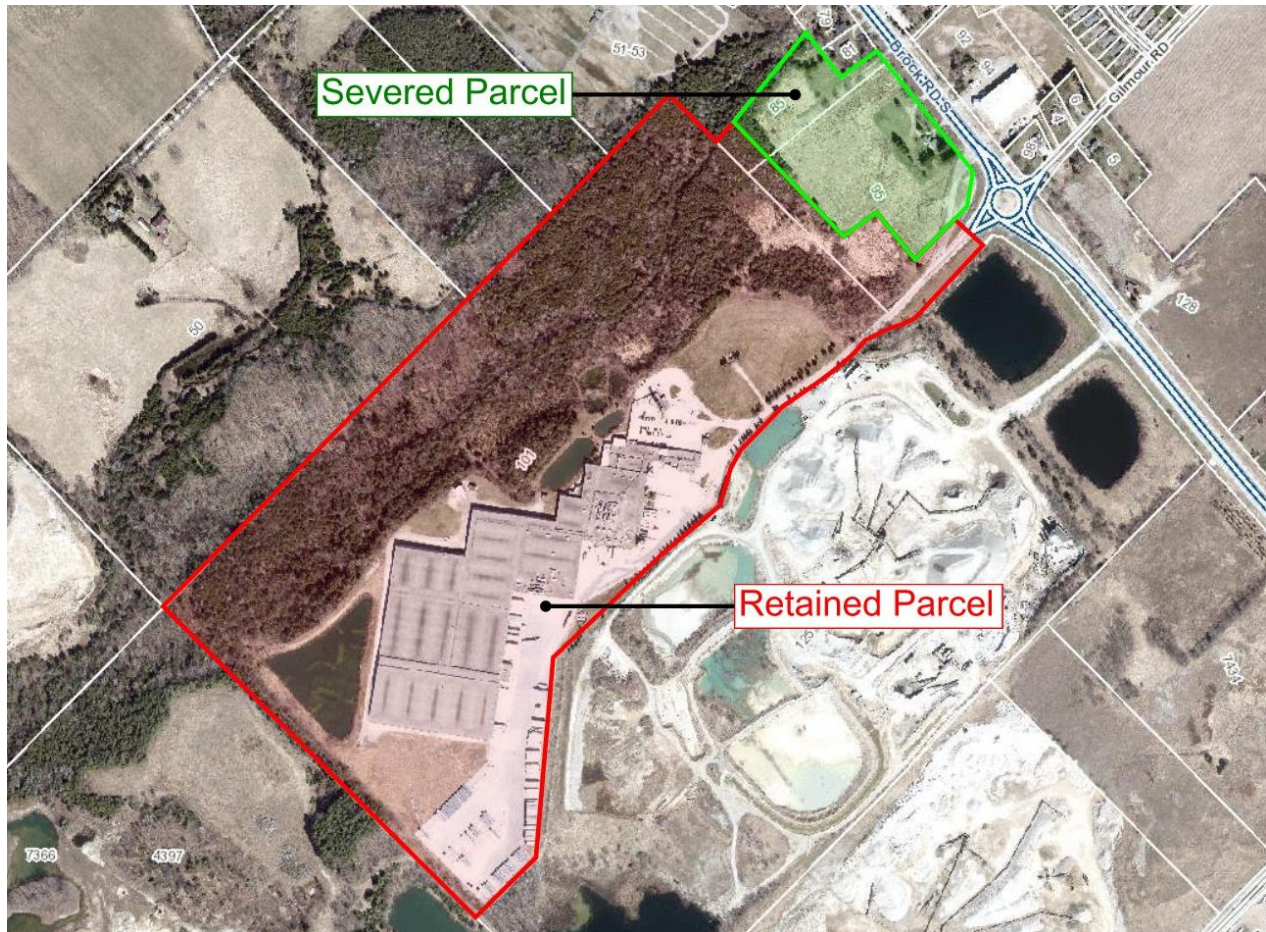
Subject Property Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	41.6 ha	4 ha	4.6 ha
Minimum Lot Frontage	30 m	45 m	120 m	196 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Existing Industrial use –	No change	Existing Residential use –	No Change



2. Conservation Authority: The Township did not received comments by the report publication deadline.
3. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
4. Safe Access: No new driveway is proposed, and the County of Wellington is the road authority for Brock Road South
5. Source Water comments: That the owner provide documentation that the four existing monitoring wells on the severed property have been included in a monitoring program or provide documentation that they have been decommissioned according to O.Reg 903 standards, to the satisfaction of the Township Risk Management Official.

6. Building comments: No concerns.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)

Wellington Official Plan - [Wellington.ca/planning-development/official-plan-land-use](https://wellington.ca/planning-development/official-plan-land-use)

Interactive Mapping - [Wellington.ca/business-development/maps-guides](https://wellington.ca/business-development/maps-guides)
- [Grandriver.ca/planning-development/map-your-property](https://grandriver.ca/planning-development/map-your-property)

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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.

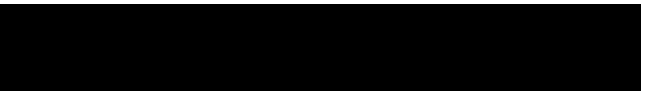
Please call me if you or the Planning Staff have any questions.

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:

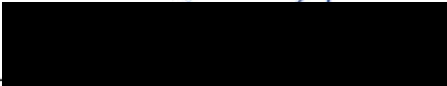
The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

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.




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

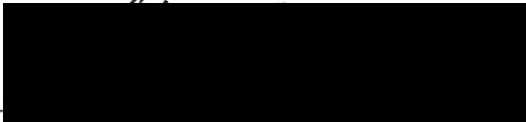
APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

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.


DECLARED before me at the  (Owner/Purchaser or Applicant)

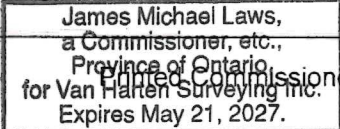
City Of  (Owner/Purchaser or Applicant)

Guelph In the

County/Region of Wellington

This 29 day of Apr 20 25

 Commissioner of Oaths

 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)

May 1, 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

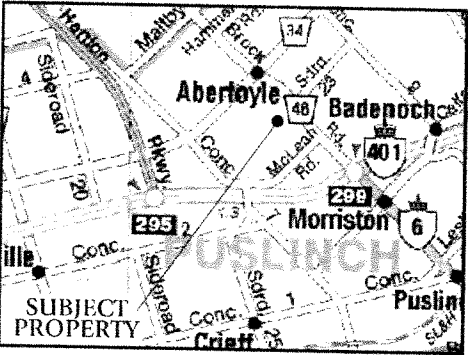
Phone (519) 837-2600 Ext. 2170

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



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.

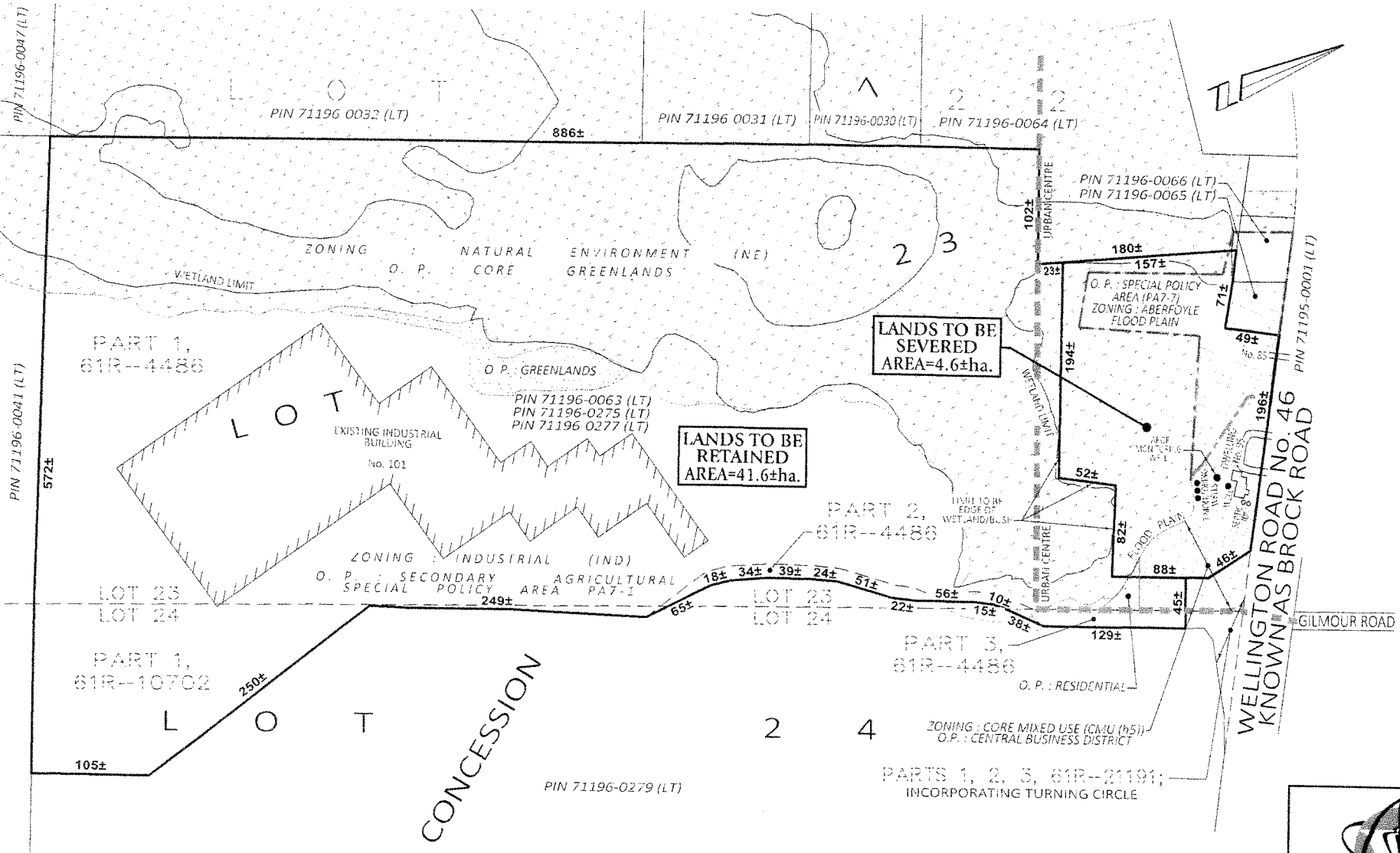
CHECKED BY: J.E.B.

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



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

Comments received to date

By-law/PW/Building – no comments or concerns

From: [Andrew Hartholt](#)

Sent on: May 26, 2025 1:01:58 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B19-25 - White Wolf Property Management Inc. - 85, 95, 101 Brock Rd. S

Lynne,

I have no concerns from a building code perspective on the proposed severance.



TOWNSHIP OF
PUSLINCH
est. 1880

Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: May 8, 2025 12:23 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B19-25 - White Wolf Property Management Inc. - 85, 95, 101 Brock Rd. S

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



TOWNSHIP OF
PUSLINCH
est. 1880

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Jacob Normore](#)

Sent on: May 8, 2025 12:44:43 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B19-25 - White Wolf Property Management Inc. - 85, 95, 101 Brock Rd. S

Hi Lynne,

By-law Enforcement has no comments or concerns at this time.

Sincerely,



Jacob Normore
By-law Enforcement Supervisor, C.P.S.O.
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: May 8, 2025 12:23 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B19-25 - White Wolf Property Management Inc. - 85, 95, 101 Brock Rd. S

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)

Sent on: May 8, 2025 3:10:33 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B19-25 - White Wolf Property Management Inc. - 85, 95, 101 Brock Rd. S

After review, Public works has no concerns or comment.



Mike Fowler

Director of Public Works, Parks and Facilities

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, May 8, 2025 12:23 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B19-25 - White Wolf Property Management Inc. - 85, 95, 101 Brock Rd. S

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Thanks –

Lynne



Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca



May 13, 2025

Memorandum

To: Jana Poechman – Development and Administration Coordinator, County of Wellington

Cc: Jesse Auspitz – Principal Planner, NPG Planning Solutions
Lynne Banks – Development and Legislative Coordinator, Township of Puslinch
Mehul Safiwala – Junior Planner, Township of Puslinch

From: Kim Funk – Risk Management Inspector, Wellington Source Water Protection

RE: **101 Brock Rd S, Township of Puslinch**
Consent to Sever

Wellington Source Water Protection (WSWP) staff have had the opportunity to review the submitted documents in support of the above noted application. This property is located within a vulnerable area and our review was completed to ensure the activities at this property meet the requirements of relevant Source Protection Plan and County of Wellington Official Plan policies.

Clean Water Act Section 59 Notice & Risk Management Plan:

A Section 59 Notice and Risk Management Plan are not required for this proposal. If the nature of the development changes, Notices may apply and Risk Management Plan may be required.

Land Use Planning:

WSWP recommends the following condition for the severance application:

1. THAT the owner provide documentation that the four existing monitoring wells on the severed property have been included in a monitoring program or provide documentation that they have been decommissioned according to O.Reg 903 standards, to the satisfaction of the Township Risk Management Official.

WSWP provides the following comments for the applicant to consider for future development on the severed parcel:

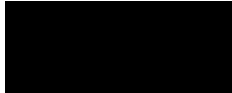
2. Any future wells proposed for this site must be constructed according to O.Reg 903 standards and be either installed in the upper bedrock aquifer or cased to the lower aquifer to prevent the creation of a multi-aquifer penetrating well.
3. If future development includes the creation of impervious surfaces, a hydrogeological review including water balance, will be required.
4. If future development includes a Plan of Condominium, the condo board declaration shall include a requirement for the creation and implementation of a Winter Maintenance Plan.
5. If future development includes industrial, commercial, or institutional uses, additional documentation related to drinking water threats will be required as per County of Wellington Official Plan policy 4.5.9.4.



6. Additional documentation and studies may be required based on the nature of any future proposed development or Planning Act applications and additional guidance will be provided at the time of application.

For more information, please contact sourcewater@centrewellington.ca.

Sincerely,



May 13, 2025

Kim Funk
Risk Management Inspector
519-846-9691 ext 283
kfunk@centrewellington.ca

Attachments: Vulnerable Area Maps





Explore
Wellington

101 Brock Rd South, Puslinch - Quantity



1: 11,567



Legend

Parcels

Roads

Local Road

County Road

Highway

Urban Centres and Hamlets

Well Locations

Existing

Proposed

WHPA Q1_Q2_Boundary

WHPA Q1_Q2

Approved

Draft

HVA

SGRA

RoadsLookup

Prime Agriculture

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

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



REPORT D10-2025-006

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: June 10th, 2025

SUBJECT: Consent Application D10/BRI (Bridgeman)
6848 Wellington Road 34
Part of Lot 14, Concession 3
County File No. B20-25

RECOMMENDATION

That Report D10-2025-006 entitled Consent Application D10/BRI be received; and

Whereas the Township has reviewed the proposal to create new rural residential lot along Wellington Road 34 for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent to convey includes a proposed severed vacant land of 0.41 ha, 46 m of frontage, depth of 117 m; and the retained parcel being 9.8 ha, 25 m of frontage on Wellington Road 34, with an existing dwelling and shed; and

Therefore, that the Planning and Development Advisory Committee, in consultation with Township staff, recommend that the Township submit the following comments to the County Land Division Committee for consideration:

That the Township of Puslinch Planning and Development Advisory Committee recommends approval of the application subject to the following conditions:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

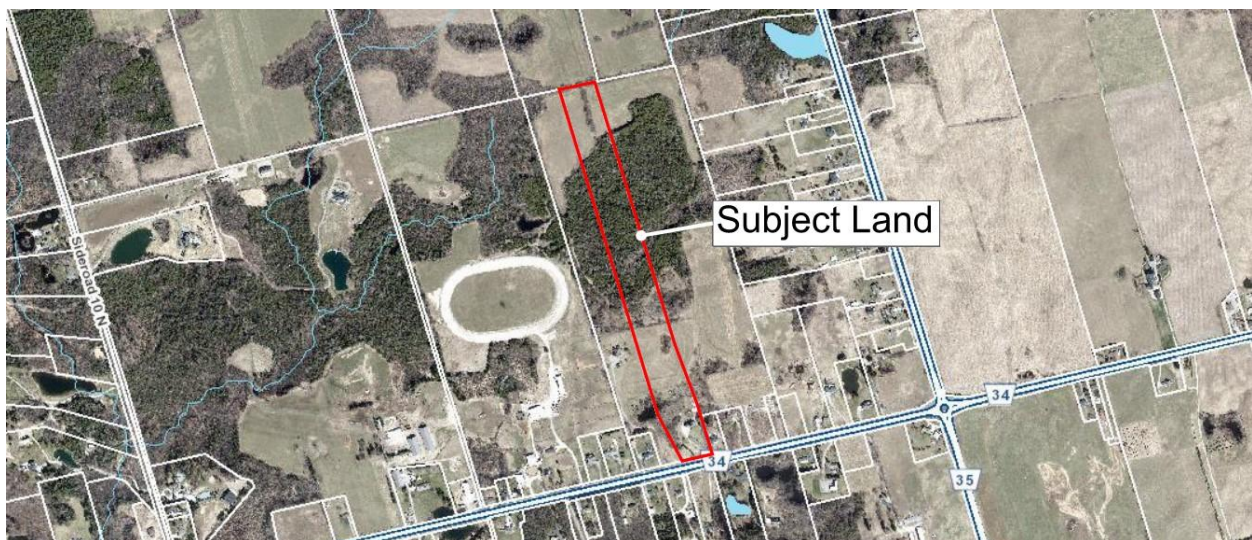
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2.1 Apply for, and receive approval of, a minor variance for the retained parcel for the reduced lot frontage.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

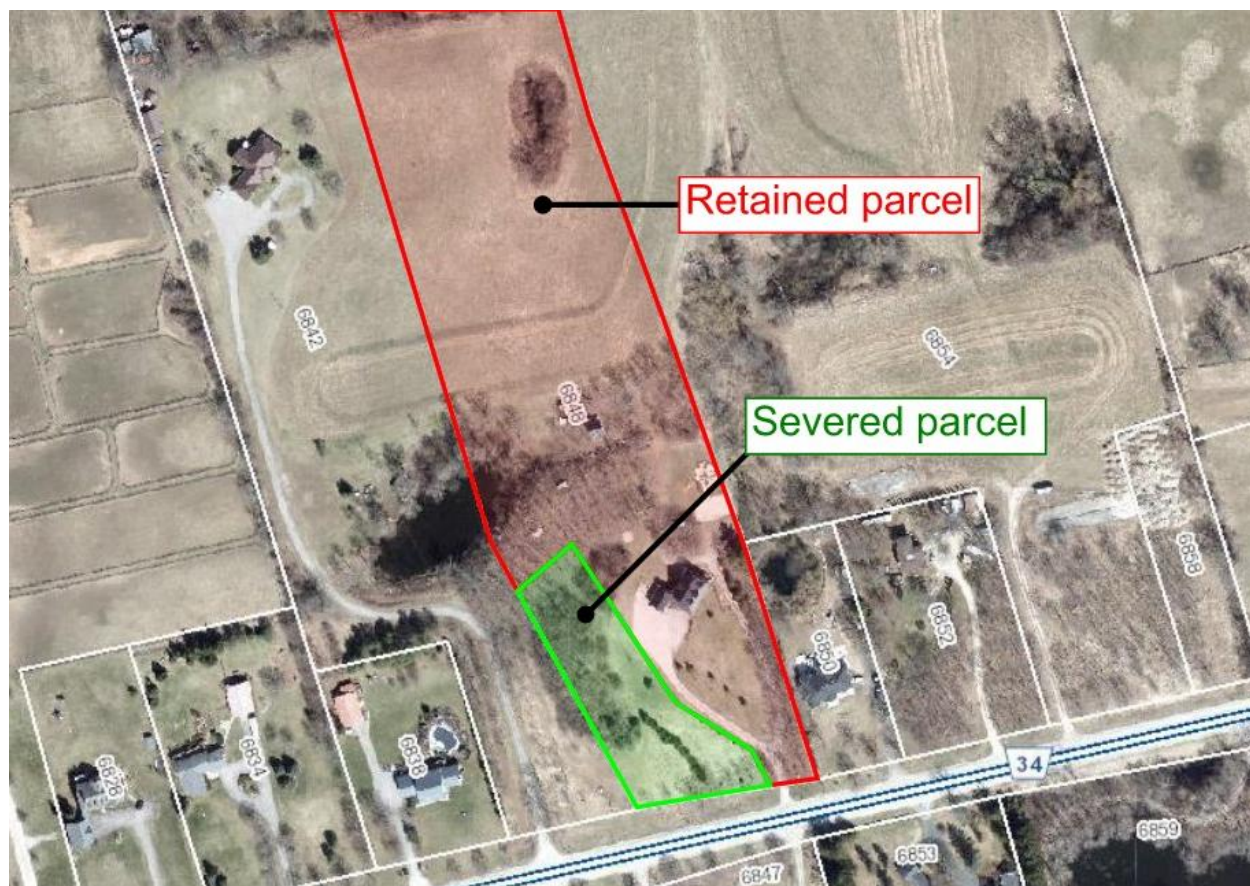
Subject Property Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	9.8 ha	0.4 ha	0.41 ha
Minimum Lot Frontage	120 m	25 m	25 m	46 m
Minimum Distance Separation (MDS I)	N/A	N/A	257 m	276 m
Zoning Compliance – Permitted Uses	Existing - Single family dwelling	No change	Permitted – Single family dwelling	Single Detached Dwelling



2. Conservation Authority: The Township did not received comments by the report publication deadline.

3. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
4. Safe Access: Staff note that the proposed residential lot is located along Wellington Rd 34 under the jurisdiction of the County of Wellington.
5. Source Water comments: No concerns.
6. Building comments: No concerns.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

Resources

Township Zoning By-law - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)

Wellington Official Plan - Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping - Wellington.ca/business-development/maps-guides

- Grandriver.ca/planning-development/map-your-property

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala
Junior Planner

Justine Brotherston
Interim Municipal Clerk

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. B20-25

APPLICANT

Tyler Bridgeman
6848 Wellington Road 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 14
Concession 3

Proposed severance is 0.4 hectares with 46m frontage, existing vacant land for proposed rural residential use.

Retained parcel is 9.8 hectares with 25m frontage, existing and proposed agricultural use with existing dwelling.

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. B26-25
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 Tyler Bridgeman

Address 6848 Wellington County Road 34, Cambridge, ON, N3C 2V4

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 1G6

Phone No. 519-821-2763 x225 Email: 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 & 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

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

Local Municipality: Township of Puslinch

Concession 3 Lot No. 14

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-8891 Part No. 1

Reference Plan No. 61R-9743 Part No. 1 (There is an error on the

Land Tile PIN document – it states Part 2, 61R-9743 however it is Part 1, 61R-9743. We will work with

the lawyers and Register Office to have this corrected)

Civic Address 6848 Wellington Road 34

(b) When was property acquired: September 2010 Registered Instrument No. WC291310

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 46 ± AREA 0.41 ha ±

Depth 117 ± Existing Use(s) Rural Residential

Existing Buildings or structures: None

Proposed Uses (s): A new single-detached dwelling

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" 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 _____

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

☐ Municipally owned and operated sanitary sewers

☒ 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

25 / 102 ±

AREA

9.8 ha ±

Depth

1025 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Dwelling

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 [X] (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ 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 [] NO [X]

12.

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

YES [] NO [X]

13.

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

YES [] NO [X]

14.

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

YES [] NO [X]

15.

Is there a noxious industrial use within 500 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 [] 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 ☒ 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 ☒ 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 ☒

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?

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 over 30m to 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 [] NO [X]
A minor variance will be applied for pending severance approval

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: None
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

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

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



May 1, 2025

34115-24

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
6848 Wellington Road 34
Part of Lot 14, Concession 3
PIN 71209-0117 & 71209-0126
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 Report and Map, the required deeds, MDS Farm Data Sheets, MDS Evaluation Sketch, Conceptual Lot Development Septic Report and Plan, a cheque to the GRCA for \$465.00 and a cheque to the Wellington County \$5,370.00.

Proposal:

The proposal is to create a new rural residential parcel along Wellington County Road 34 with a frontage of 46±m, depth of 117±m for an area of 0.41±ha.

The Retained Parcel (#6848 Wellington Road 34) has a frontage of 25±m, depth of 1,025±m, for an area of 9.8±ha where the existing dwelling will remain.

The proposed severance has a bit of a unique shape due to existing property lines and existing topography. We felt that this severance required a more extensive evaluation than a typical rural residential parcel. This evaluation included a topographic survey along with a Conceptual Lot Development Plan and Report to ensure that a reasonable house could be accommodated on this parcel. The proposed lot and dwelling is to be owned by the daughter of the property owner.

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 details of the proposed configuration can be seen on the Conceptual Lot Development Plan. The factors affecting the lot configuration include the following:

- An existing angled property line on the left side
- The location of the existing driveway and tree row to the existing dwelling on the retained parcel
- The location of the pond (wetland) to the rear
- The relatively steep slopes on the property
- The desire to keep the majority of the trees that currently exist

The Conceptual Lot Development Septic Plan and Report presents a concept/hypothetical dwelling that has been reviewed by the prospective purchaser – a child of the property owner. The plan includes the design of an appropriate septic system and a grading design that meets typical standards. The proposed dwelling will be located on “top of the hill” and septic filter beds will be placed to the rear of the dwelling. The new driveway will be “on an angle” similar to the existing driveway on the retained parcel. Also note that the rear limit has been set to be 30m from the small pond/wetland to the rear.

The subject property consists of two PINS, being 71209-0117 and 71209-0126, however the parcel is considered as one parcel under *The Planning Act* due to a previous lot line adjustment that merged these two pieces (See Instrument WC80375). The parcels were not consolidated with the Registry Office.

MDS Review:

We reviewed the Minimum Distance Separation (MDSI) guidelines and evaluated a couple barns in the area. There is an old horse barn across the road at #6847 Wellington Road 34. This barn is very old, currently unoccupied and has been used for storage for over 20 years. Using Type B MDS calculation, based on 3 horses, the required distance is 162m, or the required distance based on the size of the barn is 216m – both of which are met as the actual distance is approximately 229m to the Severed Parcel.

The second property we evaluated is located at #6814 Wellington Road 34 (Shamrock Training Centre) which has 4 barns and a more significant horse operation. Using Type B MDS calculation, the required distance is 505m. However, MDS Guideline #12 applies and we found the fourth closest house (#6838) to the closest of the four barns to be 257m. (Please see “MDS Sketch”). Therefore, the MDS requirement is 257m and the actual distance to the proposed severance is 276m – thus MDS is met for these barns as well.

Policy Review:

The subject property is zoned Agricultural, Natural Environment and Environmental Protection Overlay. The zoning requirements are met for the Severed when reviewing the Reduced Lot Regulations. The Zoning for the Retained Parcel is met in terms of Lot Area, however, the frontage is being reduced, and a minor variance is required to address this deficiency. The lot frontage for the existing parcel is 71m which is under the minimum zoning requirements of 120m for parcels over 4.0ha. This severance will further reduce the frontage to 25m vs 120m required. Although this sounds like a large variance request, there are a number of rural residential parcels along this section of road with smaller frontages and larger lot sizes as most parcels are long and narrow and the reduced frontage fits in with the area and still allows for safe access to the existing dwelling.



The subject property is within the Secondary Agricultural, Core Greenlands and Greenlands designation of the County of Wellington Official Plan. The severance has been configured to be at least 30m outside of the Core Greenlands designation. The property is located within the Secondary Agricultural designation and the severance will not have negative impacts to the small pocket of natural features on the Retained Parcel.

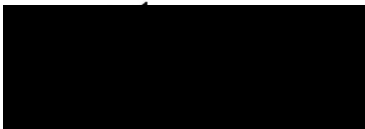
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that the criteria listed in Section 10.4.4 are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- 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.
- Zoning requirements are met for the Severed Parcel. The reduced lot frontage of the Retained will be address through a Minor Variance Application.
- 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 David Stephens & Mariah Bridgeman via email: [REDACTED]
cc Tyler Bridgeman via email: [REDACTED]

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? **YES [] NO [X]**

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 [X] 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 [X] NO []

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.

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), Tyler Bridgeman the Registered Owners/Purchasers of Part of Lot 14, Concession 3, Part 1, 61R-8891 & Part 2, 61R-9743 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

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 14, Concession 3, Part 1, 61R-8891 & Part 2, 61R-9743 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 _____ (Owner/Purchaser or Applicant)

Guelph _____ In the _____
County/Region of Wellington
This 1 day of May 20 25

(Owner/Purchaser or Applicant)


Commissioner of Oaths

James Michael Laws,
a Commissioner, etc.,
Printed Name
for Van Harten Surveying Inc.
Expires May 21, 2027.

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

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)

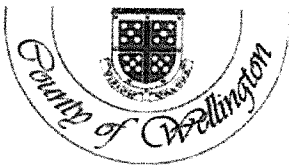
May 1, 2025

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



Minimum Distance Separation I (MDSI)

County of Wellington

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

Joan Bridgeman

Contact Information

Email

Telephone

Civic Address

6847 Wellington County R134

Municipality

Paschim

Lot

2

Concession

14

Division

Lot Size (where livestock facility is located)

hectares

78 acres

Signature of Livestock Facility Owner

Date

Nov 15th 2025

BARN(S) SIZE

Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.

18x13 = 234

ft²/m²

ft²/m²

Manure Storage Types

Solid manure: 18% dry matter, or more

Liquid manure: <18% dry matter

- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, ≥30% dry matter
- V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
- V5 Liquid, inside, underneath slatted floor
- V6 Liquid, outside, with a permanent, tight-fitting cover

- L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
- L2 Liquid, outside, with a permanent floating cover
- M1 Liquid, outside, no cover, straight-walled storage
- M2 Liquid, outside, roof, but with open sides
- H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	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)	3	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	currently unoccupied	

for over 20 years.
Used for storage

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

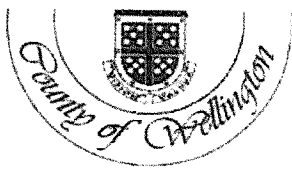
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130



Minimum Distance Separation I (MDSI)

County of Wellington

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 NANCY PIKENS

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 6814 WELLINGTON RD 34 Municipality CAMBRIDGE

Lot LT 13 Concession 13 Division

Lot Size (where livestock facility is located) hectares 96 acres

Signature of Livestock Facility Owner [REDACTED] Date 08/06/25

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 38X160 24 STALL ft²/m² 76X140 40 STALL ft²/m²
38X160 23 STALL OLD BARN 85X75 16 STALL

- 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)		
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	Large-framed; 545 – 658 kg (e.g. Holsteins)		
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	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)	103	NMS 12802
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Minimum Distance Separation I (MDSI)

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

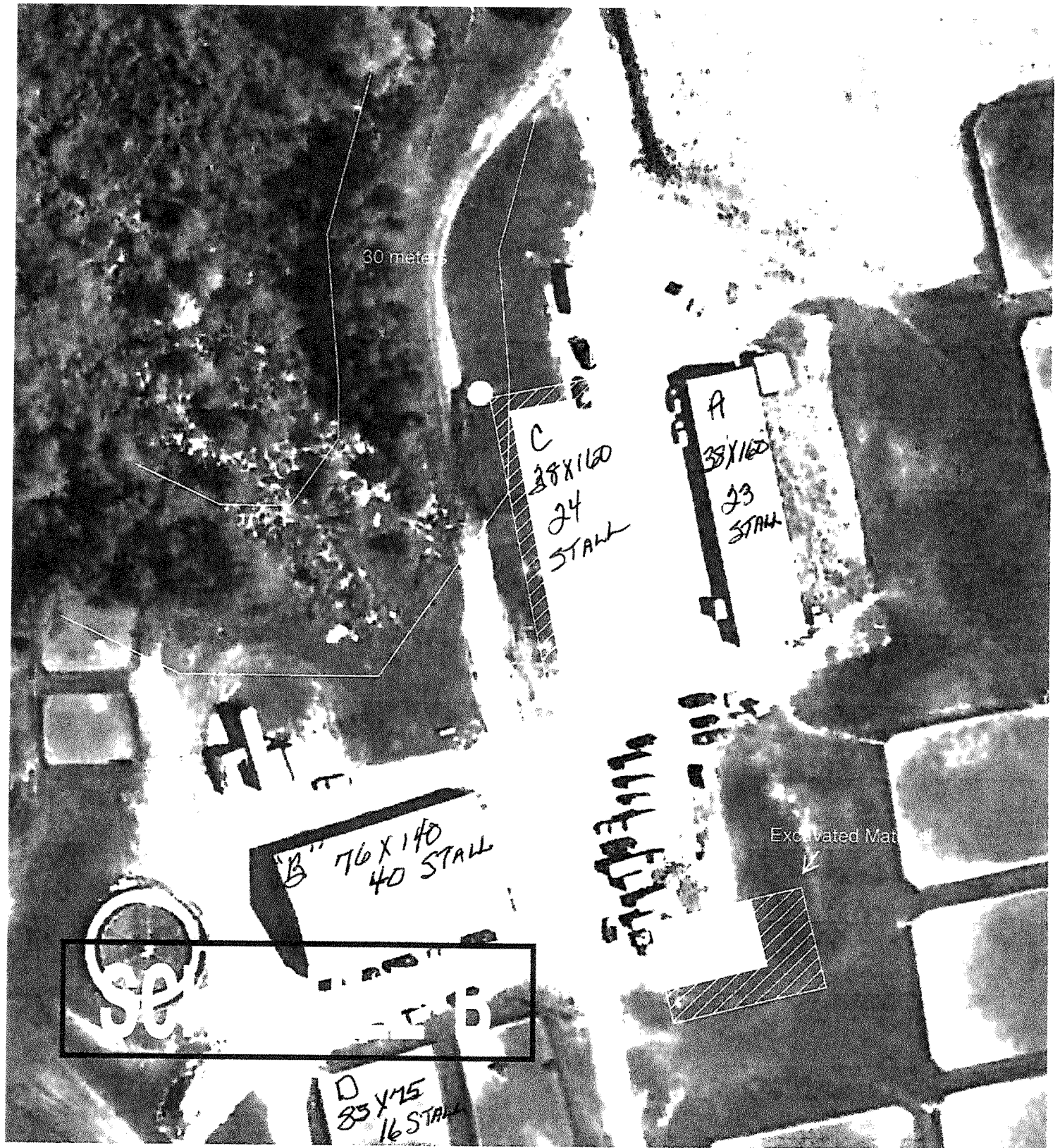
QUESTIONS?

PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

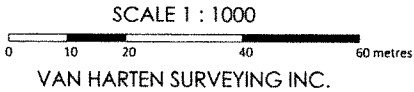
Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130

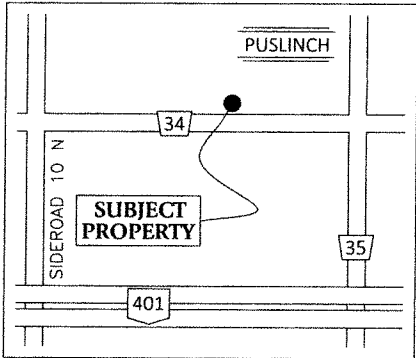


Card House

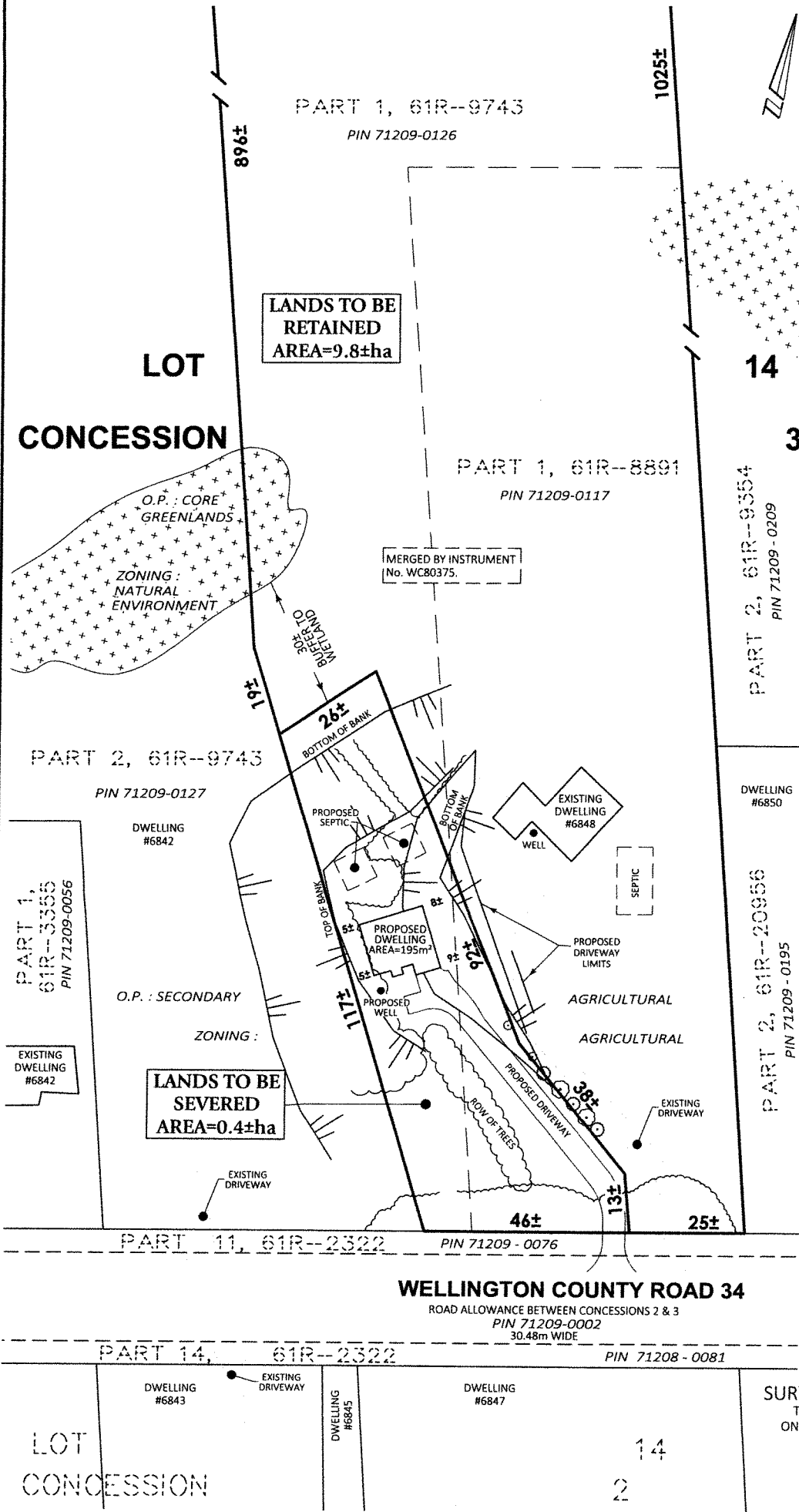
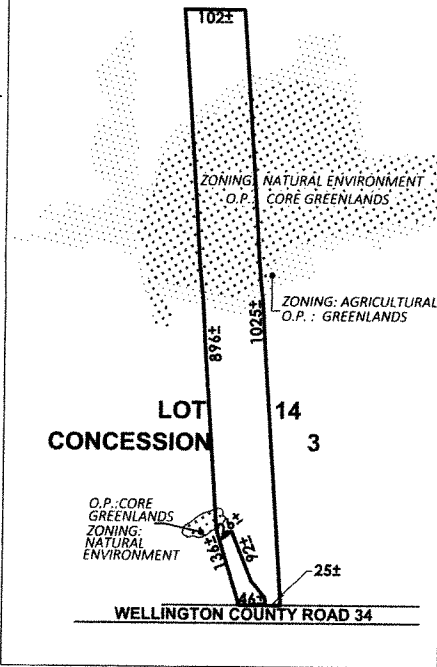
SEVERANCE SKETCH
PART OF LOT 14, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



KEYMAP:



LOT CONFIGURATION:
(NOT TO SCALE)



SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 30th DAY OF APRIL, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
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.



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34115-24
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May 1, 2025-12:14:44 PM
G:\PUSLINCH\Con3\ACAD\SEV\SEV PLT 14 (34115-24 STEPHENS) UTM 2010.dwg
© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT

Comments received to date

By-law/PW/Building– no comments or concerns

From: [Andrew Hartholt](#)
Sent on: May 12, 2025 4:26:25 PM
To: [Lynne Banks](#)
Subject: RE: Consent Application B20-25 (Bridgeman) - 6848 Wellington Rd. 34

I have no building code concerns with this application.



Andrew Hartholt
Chief Building Official
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 229 www.puslinch.ca

My work hours may not match yours, and I do not expect you to respond outside your working hours.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: May 8, 2025 12:23 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B20-25 (Bridgeman) - 6848 Wellington Rd. 34

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Jacob Normore](#)
Sent on: May 8, 2025 12:44:21 PM
To: [Lynne Banks](#)
Subject: RE: Consent Application B20-25 (Bridgeman) - 6848 Wellington Rd. 34

Hi Lynne,

By-law Enforcement has no comments or concerns at this time.

Sincerely,



PUSLINCH
EST. 1990

Jacob Normore
By-law Enforcement Supervisor, C.P.S.O.
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 215 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>
Sent: May 8, 2025 12:23 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B20-25 (Bridgeman) - 6848 Wellington Rd. 34

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Thanks –

Lynne



PUSLINCH
EST. 1990

Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

From: [Mike Fowler](#)

Sent on: May 8, 2025 3:11:44 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B20-25 (Bridgeman) - 6848 Wellington Rd. 34

After review, Public works has no concerns or comments.



Mike Fowler

Director of Public Works, Parks and Facilities

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 220 Fax 519-736-5846 www.puslinch.ca

My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Lynne Banks <lbanks@puslinch.ca>

Sent: Thursday, May 8, 2025 12:23 PM

To: Andrew Hartholt <ahartholt@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>

Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Planning <planning@puslinch.ca>

Subject: Consent Application B20-25 (Bridgeman) - 6848 Wellington Rd. 34

Attached please find a consent application with supporting documents for the above property for your review and comment. Please provide comments by May 26, 2025.

Thanks –

Lynne



Lynne Banks

Development and Legislative Coordinator

Township of Puslinch

7404 Wellington Rd 34, Puslinch ON N0B 2J0

519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

COMMITTEE MEMO PDAC 2025-002

TO: Planning and Development Advisory Committee Chair and Members of Committee

FROM: Chris Pickard
Member, Committee of Adjustment

MEETING DATE: June 10, 2025

SUBJECT: Ontario Association of Committees of Adjustment & Consent Authorities
2025 Conference, Collingwood Ontario

RECOMMENDATIONS

That the Committee Memo 2025-002 entitled Ontario Association of Committees of Adjustment & Consent Authorities 2025 Conference, Collingwood Ontario be received for information; and,

That the Committee direct staff to request a quote from the Township's Planning Consultant to provide annual training on amendments to the *Planning Act* and related policies for the Committee's consideration for the 2026 Budget process; and,

That the Committee recommend that a future training session include information regarding the requirements of O. Reg. 200/96 Minor Variance Applications and the impacts of the recent changes by the Province to planning legislation or policy; and,

That the Committee recommend that Council continues to support member and/or staff attendance at OACOA conferences as this provides significant education opportunities.

Purpose

The purpose of this memo is to provide the Committee with a report on the *Ontario Association of Committees of Adjustment & Consent Authorities* Annual Conference workshop sessions Committee Members attended on behalf of the Committee on Tuesday May 13, 2025; this was day 2 of the conference.

Report

The conference was fully booked, and attendance was from across Ontario, and included planning staff as well as Committee members. Presenters included lawyers, planners and

Committee members. There were four blocks of presentations through the day, with each block having three concurrent workshops; attendees could attend any one of the 45 minute long workshops.

Presenters noted the Province had just announced changes to legislation or planning policy and recognized that those changes may affect the Committees' work, but did not have enough information or time to reference those impacts in the presented material.

The following 4 sessions were attended:

1. "Four Tests" vs. "Red Herrings"; the digital slide deck for this session is attached;
2. Navigating Section 53: A Guide to the Consent Process; there was no slide deck provided for this session;
3. It's a Committee of Adjustment not a Committee of Approval: Navigating through Difficult Hearings; the digital slide deck for this session is attached;
4. City of Hamilton's Reimagining Neighbourhoods Project and Other Housing Supportive Initiatives; the digital slide deck for this session is attached.

"Four Tests" vs. "Red Herrings"

The focus of the workshop was on Section 45.1 of the *Planning Act*. They first dealt with the 4 tests aspect of the minor variance process.

The presenter noted that the law says a CofA "...**shall authorize** a minor variance under subsection (1) only if, in addition to satisfying the requirements of that subsection, the minor variance conforms with:

- (a) the prescribed criteria, if any; and
- (b) the criteria established by the local municipality by by-law, if any.

It was the Committee Members' understanding that the minor variance must be granted where the application meets the 4 tests in the Act and municipal criteria. If the application fails on one test, the application must be denied.

Further, all decisions must comply with Ontario's policy statements and provincial plans.

Test 1: Is it minor? The presenter noted that this is not a mathematical concept, but based on whether or not there is undue adverse impact...the effects of privacy, shadows, etc. Further, if the application is for multiple variances for a property, the cumulative impact needs to be considered in the decision-making process. He emphasized that the variance is to as-of-right development and must not be based on the personalities involved.

Additionally, the presenter noted that the decision on an application must consider the cumulative effect of all minor variances over time. That is, sequential minor variances over the course of years may, in aggregate, not be minor in effect and the most recent application would be denied.

Test 2: Is it desirable? The presenter indicated that this is from a public interest perspective; consider compatibility of the proposed variance with the context.

Tests 3 and 4: Does it maintain the Zoning By-law and the Official Plan? The presenter indicated that the application must meet both documents. Failure to meet either document results in the application failing.

Refer to slide 6 of 26: The presenter made the point that Ontario planning tribunals have issued decisions that are intended as guidance only and not additional tests. He noted that those seeking relief from hardship, such as building too close to a property line may not warrant a minor variance on a 'mercy basis', as the hardship is self imposed – the minor variance must be considered on the criteria only.

Refer to slide 7 of 26: the presenter made the point that Ontario has other aspects that may warrant consideration in a minor variance decision, but that these should be seen as guidance and context only.

The presenter then discussed the 'red herring' aspect; 'red herring' means a distraction and can be intentional or unintentional on the part of the applicant or others.

Discussions on red herring 1 emphasized that decisions cannot consider non-planning influences. Discussions on red herring 2 indicated that a new use is potentially permitted as part of a minor variance process but not where the use is prohibited explicitly – that should be a zone change application. Discussions on red herring 3 suggest that repeated applications for essentially the same objectives, but with only minor wording changes is an abuse of process, and not necessarily a red herring. In the red herring 4 discussion he noted compliance is required with O. Reg. 200/96 Minor Variance Applications ([O. Reg. 200/96 MINOR VARIANCE APPLICATIONS | ontario.ca](https://www.ontario.ca/regulation/en/regulations/20096)) where the reasons the applicant cannot meet the by-law must be in the application; the reasons must be provided and the applicant **cannot** omit that information. Red herring 5 deals with legal non-conforming applications, and the 4 tests do not apply; the decision is based on 'good planning'. In red herring 6, the presenter emphasized that the conditions imposed in a variance decision must relate to planning issues connected to the variance, that there can be time limited conditions, and conditions must be 'advisable'.

Recommendation: it may be worthwhile to educate Committee members on the requirements of O. Reg. 200/96 as it relates to the Committee's work.

Navigating Section 53: A Guide to the Consent Process

There is no slide deck for this workshop. The presenters refer to O. Reg 197/96.

Discussions included:

1. Preconsultations: one municipality charges \$250 which is applied to the application fee if the application is submitted within 12 months. Preconsultation is encouraged even where not required by legislation.
2. There was discussion of inadvertent mergers of formerly severed abutting properties. Some municipalities use their Official Plan to address the issue, while others find other ways to correct the problems arising. 'Correction of Conveyance' under the *Planning Act* was discussed as the best approach, but other attendees have used other approaches. Presenters noted that there are efforts underway to ask the Province to change the legislation to avoid the issues with inadvertent mergers of formerly severed properties.
3. There are diverse approaches to handling severance applications; some municipalities allow multiple severances in one application for serviced land while others require separate applications.

It's a Committee of Adjustment not a Committee of Approval: Navigating through Difficult Hearings

The slide deck contains the majority of the content, and the added notes are consequently limited. The presenter, the Chair of Guelph's Committee of Adjustment, added to the presented material by noting that his Committee has, on occasion, deferred matters to allow applicants and objectors to meet to try and determine mutually acceptable resolutions to contentious items.

City of Hamilton's Reimagining Neighbourhoods Project and Other Housing Supportive Initiatives

This presentation was one of the last workshops on Day 2, and those last workshops were generally concerning larger planning matters, rather than C of A concerns. The presentation outlined the City's approach to residential intensification; as this has little impact on this Committee's work, there are no comments to provide.

Attachments – Schedule "A" – Presentations

"FOUR TESTS" VS. "RED HERRINGS"

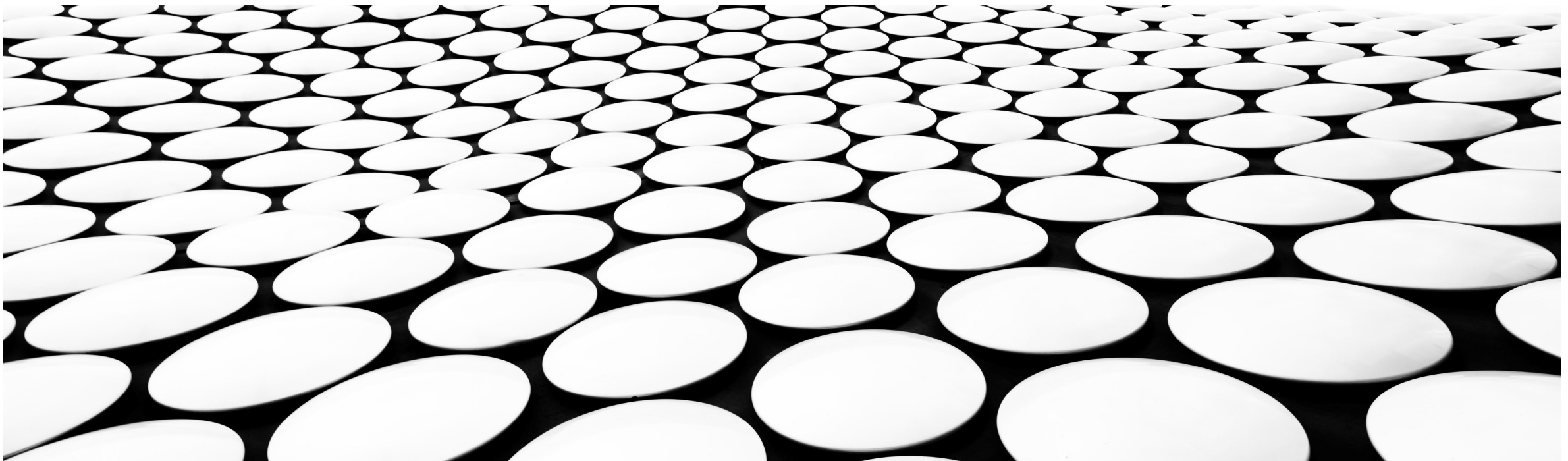
Ian Clendening, MPI. RPP.

Senior Planner & Deputy Secretary-Treasurer, City of Kingston
OACA Director



Leo F. Longo

Partner, Aird & Berlis LLP



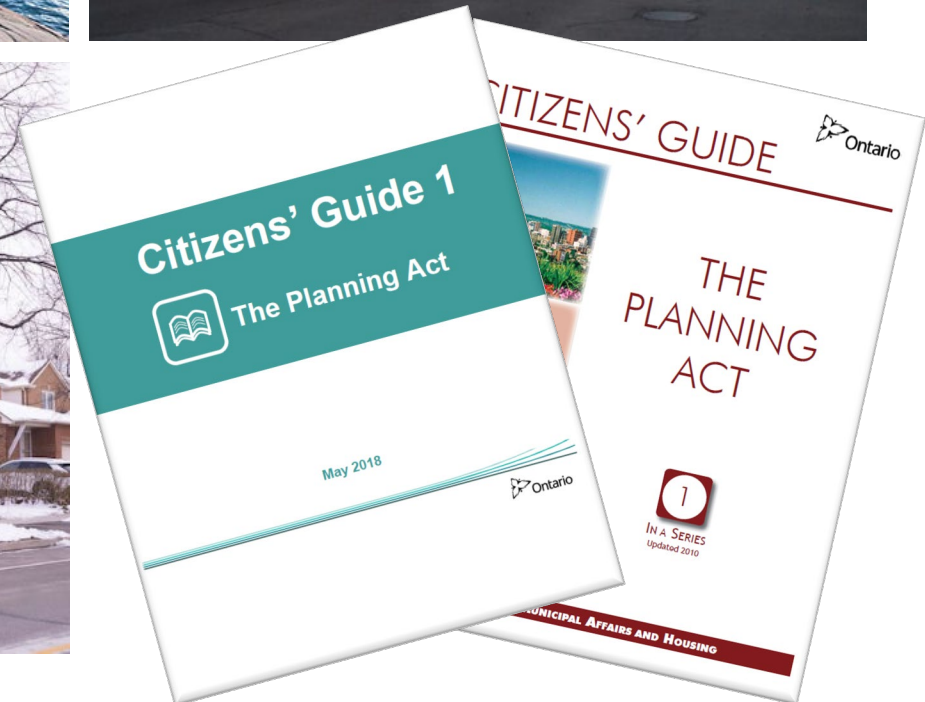
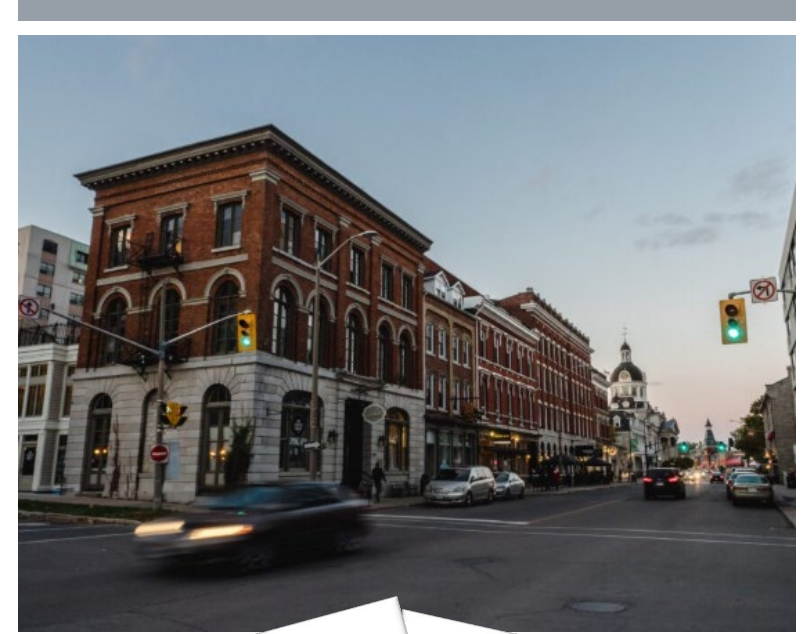
PART 1 – “FOUR TESTS”



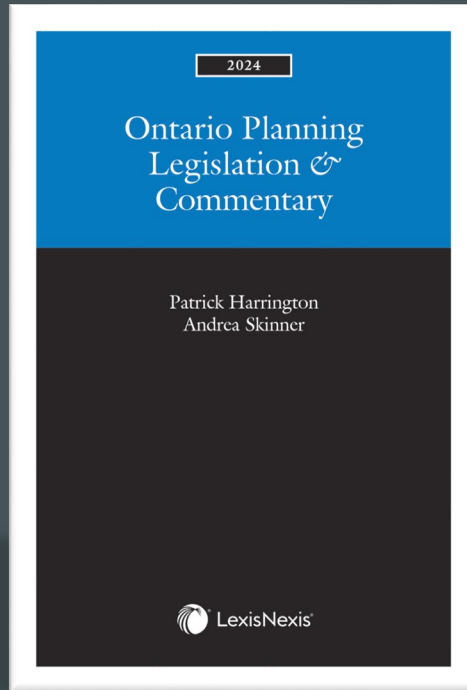
Presentation by:
Ian Clendening



Overview:
Statutory Framework
Provincial Interest
Elements of the Four Test
Policy Statements & Provincial Plans
Tying it all Together



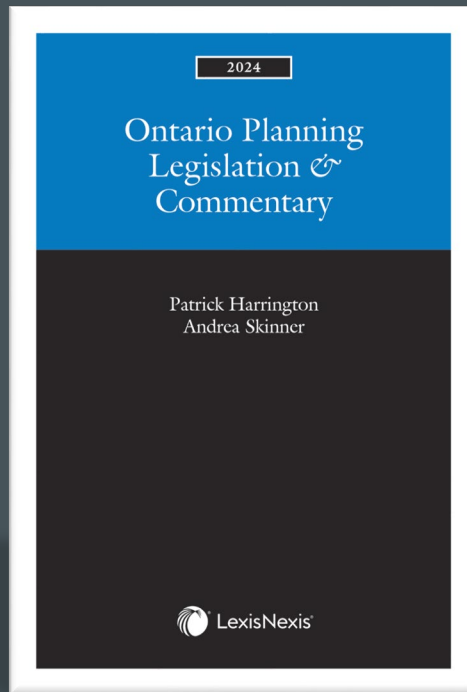
STATUTORY FRAMEWORK



Powers of committee

45 (1) The committee of adjustment, upon the application of the owner of any land, building or structure affected by any by-law that is passed under section 34 or 38, or a predecessor of such sections, or any person authorized in writing by the owner, may, despite any other Act, authorize such minor variance from the provisions of the by-law, in respect of the land, building or structure or the use thereof, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if in the opinion of the committee the general intent and purpose of the by-law and of the official plan, if any, are maintained. R.S.O. 1990, c. P.13, s. 45 (1); 2006, c. 23, s. 18 (1); 2009, c. 33, Sched. 21, s. 10 (11).

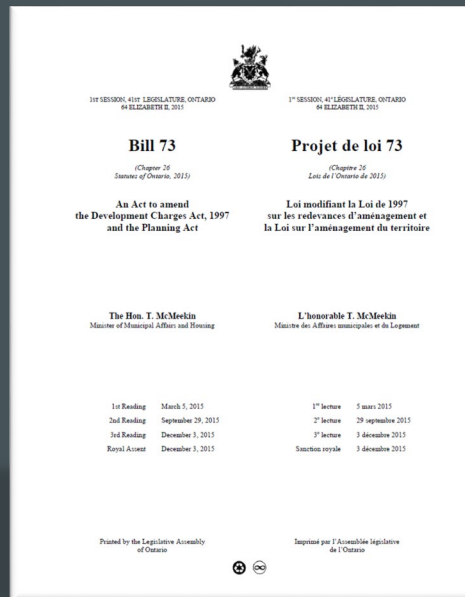
STATUTORY FRAMEWORK



Powers of committee

45 (1) The committee of adjustment **may** authorize such **minor variance**, as in its opinion is **desirable for the appropriate development** or use of the land, building or structure, if the general **intent and purpose of the by-law** and of the **official plan**, are maintained.

MAY/SHALL AUTHORIZE



Powers of committee

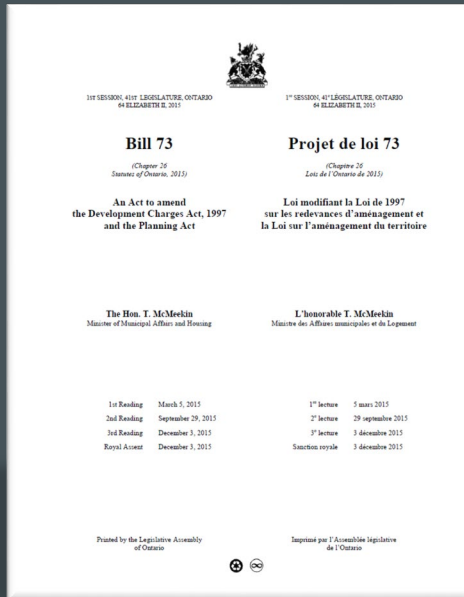
45 (1) The committee of adjustment **may authorize** such minor variance, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if the general intent and purpose of the by-law and of the official plan, are maintained.

Criteria

45 (1.0.1) The committee of adjustment **shall authorize** a minor variance under subsection (1) only if, in addition to satisfying the requirements of that subsection, the minor variance conforms with,

- (a) the prescribed criteria, if any; and
- (b) the criteria established by the local municipality by by-law, if any. 2015, c. 26, s. 29 (1).

MAY/SHALL AUTHORIZE



***Sokolski v. Toronto (City) Committee of Adjustment* [2004] O.M.B.D No. 110845**

Following factors are viewed only as an aid to determining whether or not the variance is desirable and minor and not as either additional tests or as a substitute to the four tests:

1. A hardship based upon unusual conditions in the size, shape, topography, or orientation of the property.
2. The unusual conditions which may be peculiar to the property in question or to not more than a few properties in the zoning district.
3. The hardship must be on the property itself.
4. The hardship must not have been self-created.
5. A literal application of the regulations would deprive the owner of a reasonable use of the property.

MATTERS OF PROVINCIAL INTEREST

Provincial interest

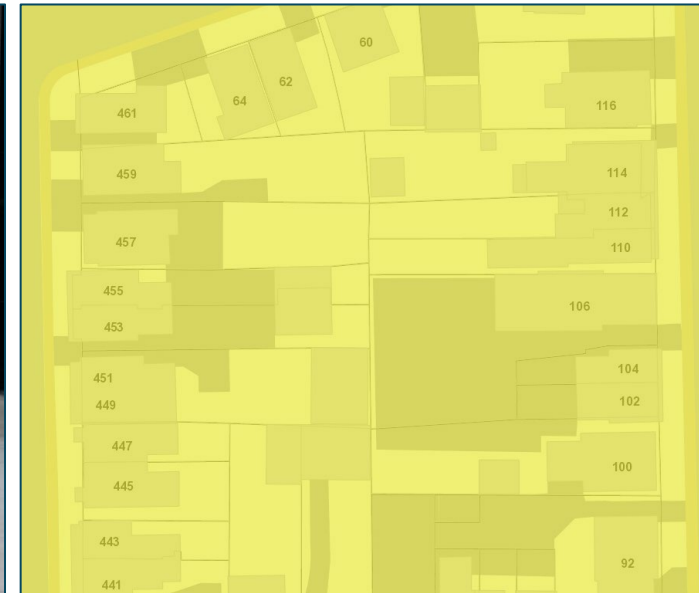
2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, **shall have regard to**, among other matters, matters of provincial interest such as,

- (a) the protection of ecological systems, including natural areas, features and functions;
- (b) the protection of the agricultural resources of the Province; [. . .]
- (h) the orderly development of safe and healthy communities;
- (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; [. . .]
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities; [. . .]
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; [. . .]

TEST 1: 'MINOR' IN NATURE

Powers of committee

45 (1) The committee of adjustment may authorize such **minor variance**, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if the general intent and purpose of the by-law and of the official plan, are maintained.



TEST 2: DESIRABLE & APPROPRIATE

Powers of committee

45 (1) The committee of adjustment may authorize such minor variance, as in its opinion is **desirable for the appropriate development or use of the land, building or structure**, if the general intent and purpose of the by-law and of the official plan, are maintained.



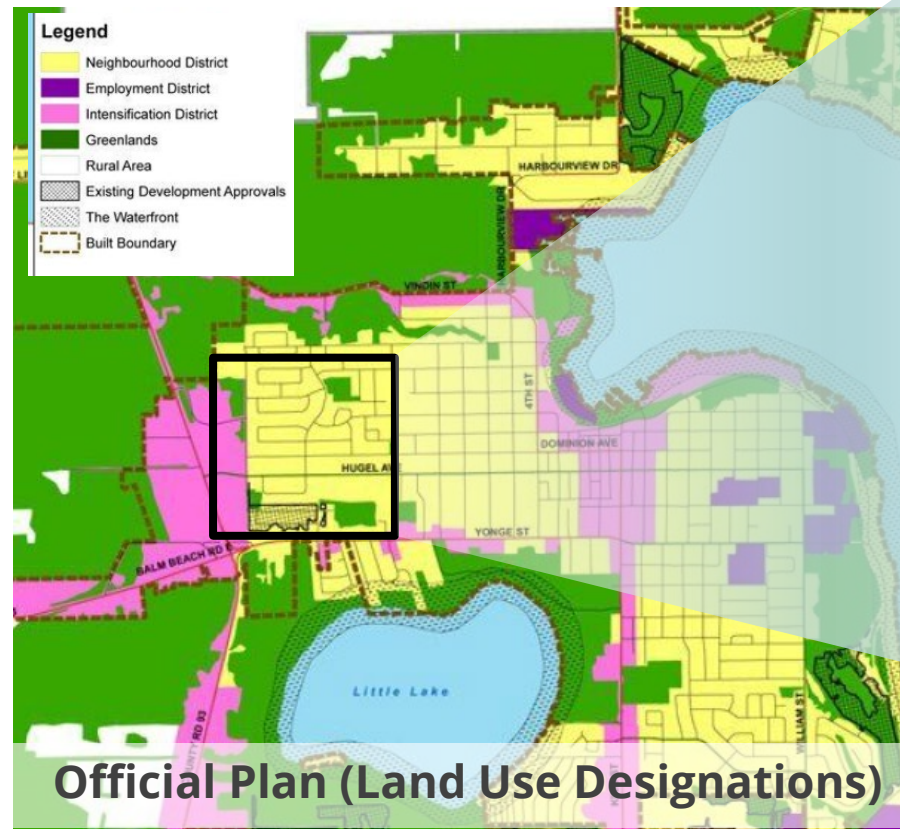
TEST 3 & 4: MAINTAIN THE INTENT & PURPOSE:

- ZONING BY-LAW

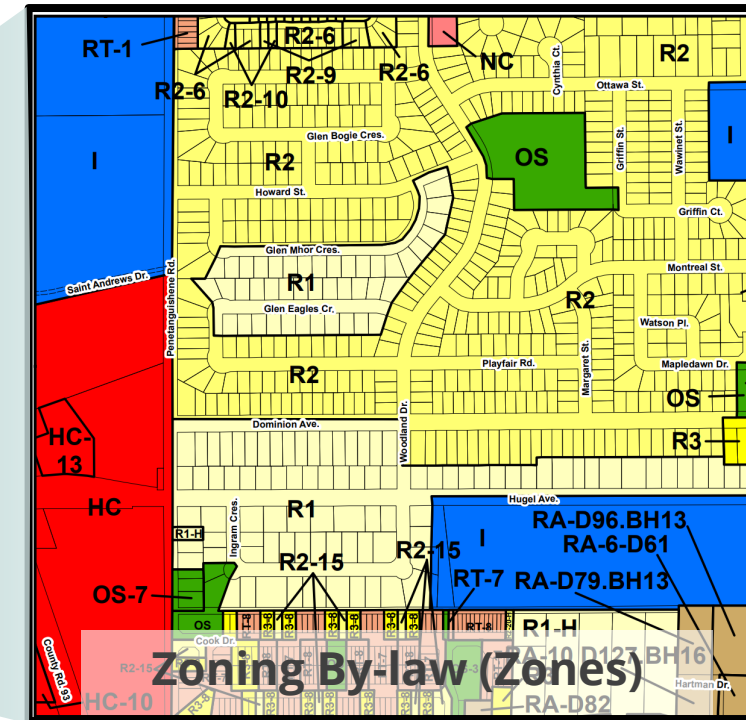
- OFFICIAL PLAN

Powers of committee

45 (1) The committee of adjustment may authorize such minor variance, as in its opinion is desirable for the appropriate development or use of the land, building or structure, if the **general intent and purpose of the by-law and of the official plan, are maintained.**



Official Plan (Land Use Designations)



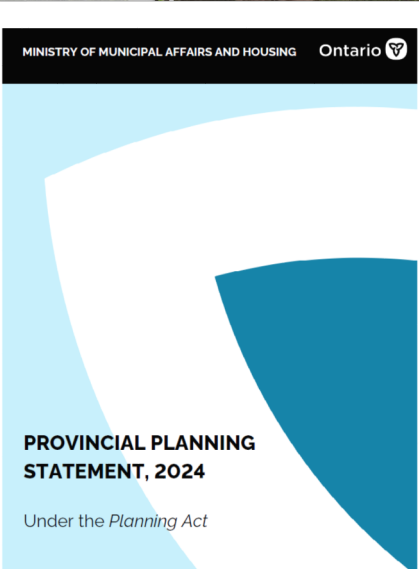
ADDITIONAL CONTEXT:

- SUCCESSIVE
APPLICATIONS
- ENFORCEMENT
INITIATED
APPLICATIONS

[. . .]not whether the incremental changes from the previously-approved variances meet the statutory tests but whether the variances, individually and collectively, meet the tests in s. 45(1)



ALL DECISIONS



Policy statements and provincial plans

- 3 (5) A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,
- (a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and
 - (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

ALL DECISIONS



Policy statements and provincial plans

3 (5) A decision in respect a planning matter,

- (a) shall be **consistent with** the **policy statements** in effect on the date of the decision; and
- (b) shall **conform with** the **provincial plans** that are in effect on that date, **or shall not conflict** with them.



TYING IT ALL TOGETHER

Part 2 – “Red Herrings” Table of Contents

The Term “Red Herring”

Red Herring #1 – Unrelated Neighbourhood Complaints / Grievances

Red Herring #2 – “New” Use?

Red Herring #3 - Abuse of Process?

Red Herring #4 - Hardship?

Red Herring #5 - The Four Tests?

Red Herring #6 - Imposition of Conditions

The Term “Red Herring”

- “A **red herring** is something that misleads or distracts from a relevant or important question.
- The term was popularized in 1807 by English polemicist William Cobbett, who told a story of having used a strong-smelling smoked fish to divert and distract hounds from chasing a rabbit.
- According to the *Oxford English Dictionary*, a red herring may be intentional or unintentional; it is not necessarily a conscious intent to mislead.” [Red herring - Wikipedia](#)
- So...what is an irrelevant consideration? What matters/submissions should Committee Members ignore/give no weight to?

Red Herring #1 – Unrelated Neighbourhood Complaints

- Numerous examples of unrelated neighbourhood complaints/grievances
- 1) Applicant a “bad neighbour” – “Undeserving”
- 2) Noise
- 3) Litter
- 4) Other Property Standards violations
- 5) Property value diminishment

Red Herring #2 – “New” Use?

- Can the Committee permit a “new” use?
- *Fred Doucette Holdings Ltd. v. Waterloo (City)* (1997), 32 O.R. (3d) 502 (Div. Ct.), leave to appeal refused (C.A.) – Yes – if the proposed use is minor in light of the zoning by-law and other ss. 45(1) factors.
- *Canadian National Rail v. Canada Square Development Co.* (2001), 41 O.M.B.R. 396 (OMB) – No – Cannot add a use where that use is prohibited by the zoning by-law.
- Question – When is a zoning by-law amendment application the more appropriate route to go?

Red Herring #3 – Abuse of Process?

- Applicant:
 - 1) Duplicative / Similar Applications – *Re Buffone and DiGenova* (1987), 21 O.M.B.R. 257 (OMB), but see *Da Silva v. Cambridge (City) Committee of Adjustment* (1989), 23 O.M.B.R. 406 (OMB)
- Objector:
 - 1) Distance – Must establish some geographic proximity to subject site – *Campbell v. Collingwood (Town) Committee of Adjustment* (1995), 33 O.M.B.R. 1 (OMB)
 - Raising a failure to provide proper and timely notice of a Committee meeting or application is never a “red herring”.

Red Herring #4 – Hardship?

- *Planning Act*, ss. 70.1(1) 2. – Regulations...“prescribing information and material that are to be provided under this Act and the manner in which they are to be provided”...
 - O.Reg. 200/96 – Minor Variance Applications
2. The information and material to be provided by an applicant under section 45 of the Act are set out in the Schedule.

SCHEDULE

INFORMATION AND MATERIAL TO BE PROVIDED IN AN APPLICATION UNDER SECTION 45 OF THE ACT

1. ...
5. The reason why the proposed use cannot comply with the provisions of the zoning by-law.
- Is “hardship” a legitimate “fifth test” or a “red herring”? Part of the “desirability” test?

Red Herring #5 – The Four Tests

- Not all Committee Decisions require the application or consideration of the “Four Tests”
- The following ss. 45(2) “permissions” have different / distinct “tests”:
 - LNC Use: ss. 45(2)(a) Committee may permit either:
 - (i) an “enlargement or extension” of a LNC building, structure or use [but not beyond the protected property limits owned and used] – test? - “good planning”
 - (ii) a use “**similar** to the purpose” of the protected LNC use OR a use “**more compatible** with the uses permitted in the current by-law”
 - “General Term” Use Permission: ss. 45(2)(b) – Committee may permit a use that “conforms with the uses permitted in the current by-law”

Red Herring #5 – The Four Tests

- *Re Roman and Andersen* (1979), 23 O.R. (2d) 442, 9 O.M.B.R. 137 (Div. Ct.)
- Committee may allow extension or enlargement of a LNC use, even where it is not a minor variance.
- *Action Sandy Hill v. Catholic Health Ass'n of Canada* (1987), 20 O.M.B.R. 476 (OMB)
- “Four Tests” of ss. 45(1) do not apply to an extension or enlargement of a LNC use. Test is “impact of the use on the neighbourhood.”

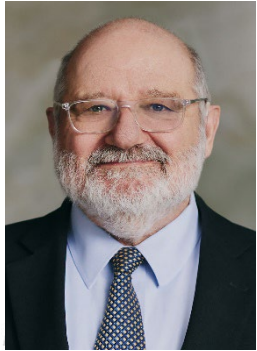
Red Herring #6 – Imposition of Conditions

- Variances: ss.45(9) – approval “may be for such time and subject to such terms and conditions **as the committee considers advisable**...”. [emphasis added]
- While quite broadly worded, there must be a plausible land use planning rationale for the condition, or the condition itself might be challenged as constituting a “red herring”.
- *Re Texaco Canada Inc. and Guelph (City) Committee of Adjustment* (1979), 10 M.P.L.R. 202 (OMB); *Law Development Group (1989) Ltd. v. Collingwood (Town)* (2000), 40 O.M.B.R. 410 (OMB)
- Conditions must be reasonably related to the variance applied for.

Red Herring #6 – Imposition of Conditions

- Consents: ss. 53(12) & 51(15)-(27) – approval “may impose such conditions...**as in the opinion of the approval authority are reasonable**...”. [emphasis added]
- Reasonableness is linked to the ss. 51(24) preamble wording, *i.e.* “to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality” and listed “criteria” (a)-(m).
- *Federico v. Point Edward (Village)* (1986), 18 O.M.B.R. 485 (OMB)
- Accepting a neighbouring owner’s claims of adverse possession or right-of-way are not legitimate consent conditions.
- *Rose Homes Ltd. v. North Barrie Developments Ltd.* (1999), 39 O.M.B.R. 376 (OMB)
- Cost-sharing of services installed by others is a legitimate condition to impose.

Contacts



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Presented by



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IT'S A COMMITTEE OF
ADJUSTMENT

NOT
A COMMITTEE OF

APPROVAL



NAVIGATING THROUGH DIFFICULT HEARINGS

WE'VE ALL EXPERIENCED THEM

AND THEY CAN TAKE MANY FORMS

WHEN WE THINK OF A DIFFICULT
HEARING

THIS IS OFTEN OUR EXPECTATION



WITH APOLOGIES TO

O'BRIAN

WHY WE MAY SEE MORE DIFFICULT HEARINGS

CHANGING PLANNING LANDSCAPE

NEED FOR MORE HOUSING MEANS INTENSIFICATION

LACK OF UNDERSTANDING OF PROJECT'S DETAILS

LOSS OF DECORUM

PEOPLE KNOW THERE IS A NEED FOR MORE HOMES
BUT DON'T UNDERSTAND HOW CHANGES MADE BY
THE PROVINCE HAVE IMPACTED OUR CITIES

PEOPLE KNOW THERE IS A NEED FOR MORE HOMES

“According to a Habitat for Humanity Canada 2022 survey, 54 per cent of Canadians feel that NIMBY sentiment is one of the main barriers to making affordable housing available in neighbourhoods, with almost three in four agreeing that people worry about the impact of affordable housing on their property values and neighbourhood” * source: cbc news

THE DISCONNECT IS IN THE IMPLEMENTATION

Last September Phillip Mills, CEO of Waterloo Region Habitat for Humanity told 570 Kitchener “I don’t know if we’re just lying to ourselves as a community where we say ‘Hey, we can keep things the way they are. The community as it is now can stay. We can recreate that space we remember.’ But, we’re long past that opportunity. We don’t have an opportunity to go backwards”

* source:570 NewsRadio Kitchener

LOSS OF DECORUM CAN MAKE DIFFICULT HEARINGS MORE DIFFICULT

“The courtroom is supposed to be a serious place to be. ... In the COVID world ... it’s been very easy for us to forget about that” Lawyer Jason Rabinovitch commenting on Judge admonishing an accused for connecting to court from vehicle.* Source Barrie Today

HOW SHOULD WE ANTICIPATE
DIFFICULT HEARINGS?

HOW SHOULD WE ANTICIPATE
DIFFICULT HEARINGS?





LORD ROBERT BADEN-POWELL
BE PREPARED



BE PREPARED

- TAKE NOTES
- CAREFULLY REVIEW APPLICATIONS
- VISIT EVERY LOCATION
- READ ALL COMMENTS FROM APPLICANT
- PAY PARTICULAR ATTENTION TO PUBLIC COMMENTS
- READ CITY STAFF'S COMMENTS LAST
- HOW DOES THIS IMPACT NEIGHBOURING PROPERTIES

SEND QUESTIONS TO CITY STAFF
BEFORE A HEARING

CAREFULLY READ ALL APPLICATIONS

- IS THE INFORMATION CLEAR?
- DO DRAWINGS AND ILLUSTRATIONS AGREE WITH THE APPLICATION?
- TRY TO PUT YOURSELF IN THE POSITION OF A NEIGHBOUR WHO DOESN'T UNDERSTAND PLANS AND REGULATIONS

KEEP AN EYE OUT FOR STORIES IN
THE LOCAL MEDIA

VISIT EACH LOCATION

- STREET VIEW CAN BE VERY APPEALING
- VISITING A SITE GIVES TRUE CONTEXT
- CONTEXT MAY BE MISSING FROM APPLICATION



VISIT EACH LOCATION

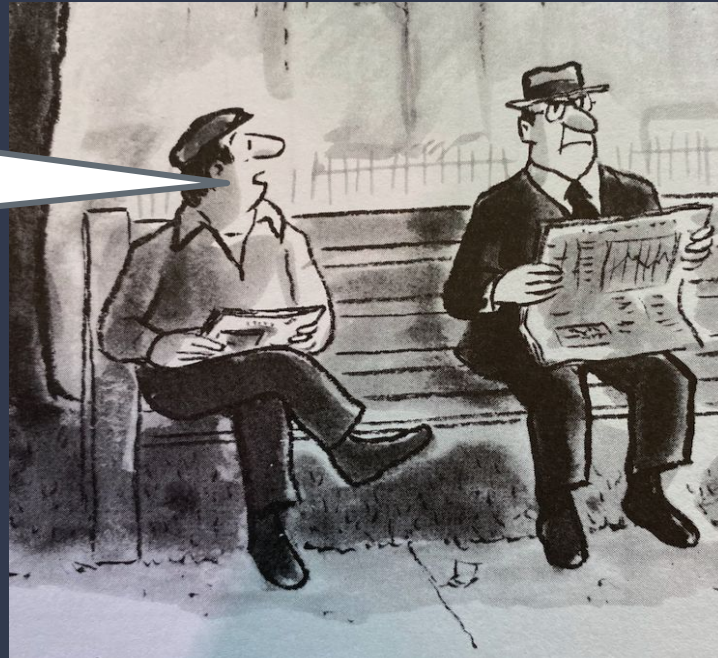
- STREET VIEW CAN BE VERY APPEALING
- VISITING A SITE GIVES CONTEXT
- TRUE CONTEXT MAY BE MISSING FROM APPLICATION



COMMENTS FROM APPLICANT

- IS THE APPLICATION CLEAR TO A LAYMAN?
- ARE NEIGHBOURHOOD CONCERNS ADDRESSED?
- HAS THE APPLICANT ANTICIPATED A DIFFICULT HEARING?

CAN YOU RUN
THOSE
PLANS BY ME
ONE MORE
TIME?



PUBLIC COMMENTS

- HOW MANY COMMENTS HAVE BEEN SUBMITTED?
- DO THE COMMENTS SHOW AN UNDERSTANDING OF AN APPLICATION?
- ARE THERE MANY DIFFERENT POINTS OF VIEW OR JUST A SINGLE ISSUE?

HOW MANY DELEGATIONS HAVE BEEN REGISTERED?

A NEIGHBOURHOOD'S "LAST CHANCE"

- OFTEN A CofA HEARING IS THE ONLY TIME NEIGHBOURS GET A CHANCE TO VOICE AN OPINION
- A PROPOSAL IMPACTS PEOPLE'S HOMES
- THIS CAN BE EMOTIONAL, ACKNOWLEDGE THIS
- PEOPLE WANT TO BE HEARD & VALIDATED

CITY STAFF COMMENTS

- HAVING A CLEAR OPINION OF THE MERITS OF AN APPLICATION BEFORE READING STAFF'S COMMENTS ALLOWS ONE TO REVIEW STAFF'S COMMENTS IN THE CONTEXT OF UNDERSTANDING AND BEING ABLE TO WEIGH THEM FROM BETTER POINT OF VIEW

QUESTIONS TO CITY STAFF BEFORE A HEARING ALLOWS FOR MORE KNOWLEDGEABLE ANSWERS AND LESS DELAYS IN A HEARING

BEING WELL PREPARED ALSO MEANS

WORKING WITH COMMITTEE STAFF IN
PREPARATION OF A POTENTIALLY DIFFICULT
HEARING

IS THIS A FULL AGENDA?

-SHOULD BREAKS BE CONSIDERED IN ADVANCE?

-IS SECURITY A CONCERN?

LOOKS LIKE
WE'RE READY
FOR OUR
MEETING



BEING WELL PREPARED

IT'S NOW TIME TO EXPECTED AND THE
UNEXPECTED...



GEEZ! THE
SECRETARY
TREASURER WAS
RIGHT THIS **IS**
GOING TO BE A
DIFFICULT HEARING

BEFORE & AS THE MEETING STARTS

- GETTING IN PLACE EARLY ONE CAN GET A READ ON THE MOOD IN THE HEARING ROOM
- ADD TO THE OPENING SCRIPT IF NECESSARY
- REPEAT AND EMPHASISE IMPORTANT MEETING RULES
- CONSIDER REORDERING THE AGENDA

IF SECURITY IS IN ATTENDANCE DUE
TO SAFETY CONCERNS -
NOTE THEIR PRESENCE

GETTING TO THE MEETING EARLY

- THIS ALLOWS MEETING WITH COMMITTEE STAFF TO:
 - TALK ABOUT WHAT ITEMS MAY BE DIFFICULT
 - PRESENCE OF SECURITY
 - NUMBERS & TYPES OF REGISTERED DELEGATES
 - ANTICIPATED TIME OF MEETING
 - IF ADDITION BREAKS MAY BE REQUIRED

DISCUSS POTENTIAL CHANGES TO AN
AGENDA

SET THE TONE

- WHEN A HEARING MAY BE DIFFICULT, ONE MAYBE MORE NERVOUS THAN NORMAL
 - READ THE OPENING SCRIPT SLOWLY & CLEARLY
DON'T RUSH
 - MARK-UP YOUR SCRIPT TO ADD A PAUSE OR 3
 - HAVE WATER AT THE READY

LOOK UP FROM YOUR NOTES TO
THOSE IN ATTENDANCE FREQUENTLY

ADD TO THE OPENING SCRIPT TO:

- REPEAT IMPORTANT GUIDELINES SUCH AS:
 - TIME KEEPING & MAKING NEW POINTS
- IF NOT IN THE SCRIPT, EMPHASIZE:
 - SIGNS ARE NOT ALLOWED IN THE GALLERY
 - THIS IS A HEARING NOT A HOCKEY GAME
 - NO JEERING, INTERRUPTIONS OR APPLAUSE IS ALLOWED
- ACKNOWLEDGE THE HEARING MAY BE DIFFICULT
- ASK THAT ALL BE RESPECTFUL OF OTHER OPINIONS

FIRMLY STATE THAT BREAKING THE RULES
OF DECORUM WILL NOT BE TOLERATED

ADD TO THE OPENING SCRIPT TO:

- CONSIDER ADDING A COMMENT ABOUT THE ROLE OF THE COMMITTEE OF ADJUSTMENT
- OUR JOB IS LIMITED TO DETERMINING IF AN APPLICATION IS MINOR IN NATURE VIS A VIS THE FOUR TESTS
- CONSIDERING POINTING OUT HOW THE PLANNING ACT & POSSIBLY ZONING BYLAWS HAVE CHANGED

CONSIDER NOTING THAT EVERY DELEGATE'S COMMENTS SHALL BE CONSIDERED

CONSIDER REORDERING AN AGENDA

- SHOULD THOSE WITH A STRAIGHTFORWARD VARIANCE HAVE TO WAIT HOURS FOR A CONTROVERSIAL HEARING TO CONCLUDE?
- MOVING A DIFFICULT HEARING TO THE END OF AN AGENDA MAY AVOID MAKING THOSE OTHER APPLICANTS FROM BEING SHORT TEMPERED

MOVING CONTROVERSIAL HEARINGS TO THE
END OF AN AGENDA MAY TAKE SOME OF
THE EMOTION OUT OF THE ROOM

AT THE HEARING

- REMIND BOTH APPLICANTS & DELEGATES OF THE TIME LIMIT & STICK TO NEW INFORMATION
- PUT SPEAKERS AT EASE
- LOOK DIRECTLY AT A SPEAKER
- LISTEN & TAKE NOTES
- ONCE QUESTIONS HAVE BEEN BEEN ASKED REMEMBER TO THANK A SPEAKER
- DO NOT ALLOW LACK OF DECORUM IN THE HEARING



TIME LIMITS

- WITHOUT A SOFTWARE TIMER USE YOUR PHONE'S TIMER ALERT
- IF A SPEAKER IS INTERRUPTED OR HAS A TECHNICAL GLITCH
CONSIDER STOPPING THE CLOCK OR ALLOWING MORE TIME
- DO NOT ALLOW A SPEAKER TO
GO OVERTIME



TAKE NOTES

- HELPS KEEP TRACK OF WHAT'S BEING SAID
- ALLOWS ONE TO POINT OUT WHAT'S ALREADY BEEN SAID
- SHOWS THE THOSE AT THE HEARING THAT THEIR OPINION IS VALIDATED
- BASIS FOR FOLLOW-UP QUESTIONS



IT'S VITAL TO PUT PRESENTERS AT EASE

EMOTIONS AND LACK OF A FEELING OF VALIDATION WILL
IMPACT HOW A HEARING WILL PROGRESS



IT'S VITAL TO PUT PRESENTERS AT EASE

EVERYONE WANTS NOT ONLY BE HEARD, BUT ALSO TO BE SEEN TO BE HEARD

ACCORDING TO A NOVEMBER 2017 ARTICLE IN PSYCHOLOGY TODAY, FEAR OF PUBLIC SPEAKING CAN CAUSE:

“Fear and anxiety (that) involve the arousal of the autonomic nervous system in response to a potentially threatening stimulus. When confronted with a threat, our bodies prepare for battle.”



TO PUT PRESENTERS AT EASE

- REMIND BOTH APPLICANTS & DELEGATES OF THE TIME LIMIT & TO STICK TO ADDING NEW INFORMATION
- LISTEN & TAKE NOTES
- BE SYMPATHETIC TO NERVOUS DELEGATES SUGGEST THEY TAKE THEIR TIME OR A SIP OF WATER
- IF TECH ISSUES OR NERVOUS CLUMSINESS CAUSES A DELEGATE TO GO OVERTIME CONSIDER ALLOWING THEM TO FINISH THEIR REMARKS



THIS IS A HEARING NOT A DISCUSSION

- DON'T HESITATE TO ASK IF A POINT HAS ALREADY BEEN MADE
- ASK SPECIFIC QUESTIONS & DON'T "SPEECHIFY"
- FIRMLY INTERRUPT COMMENTS THAT CRITICISE CITY STAFF, THE PROCESS, OR PERSONAL OBSERVATIONS
- BE OPEN TO CREATIVE SOLUTIONS BUT...
- IT'S NOT OUR ROLE TO "FIX" AN APPLICATION, DON'T ATTEMPT TO REDESIGN A PROPOSAL ON THE FLY
- BEFORE LOOKING FOR A MOTION, ASK CITY STAFF IF THEY HAVE ANYTHING TO ADD
- IF AN ADDITIONAL CONDITIONS ARE BEING PROPOSED, CONSIDER A SHORT RECESS FOR WORDSMITHING

NO MATTER HOW MINOR A MINOR VARIANCE APPLICATION MAY BE

- A MINOR VARIANCE MAY BE THE MOST IMPORTANT THING IN AN APPLICANT OR A NEIGHBOUR'S WORLD AT THE MOMENT
- A BAD OR ENTITLED ATTITUDE IN A PRESENTATION COULD MEAN FOR A DIFFICULT HEARING
- SOME WILL TRY TO DRAW THE COMMITTEE INTO A DEBATE, DO NOT ALLOW THIS
- WATCH FOR LACK OF DECORUM AND BE READY TO SHUT THIS DOWN

HOPEFULLY THESE TIPS CAN HELP TURN
A HEARING LIKE THIS



HOPEFULLY THESE TIPS CAN HELP TURN
INTO ONE LIKE THIS



IT'S YOUR TURN

- WHAT ARE SOME OF YOUR WORST HEARING MOMENTS?
- HOW DID YOU MANAGE THEM?





City of Hamilton's Reimagining Neighbourhoods Project and Other Housing Supportive Initiatives



Presented by:

Anita Fabac, MCIP, RPP
Acting Director of Planning and
Chief Planner
City of Hamilton

Emily Coe, BA, CPT
Manager, Zoning and Committee of
Adjustment
City of Hamilton

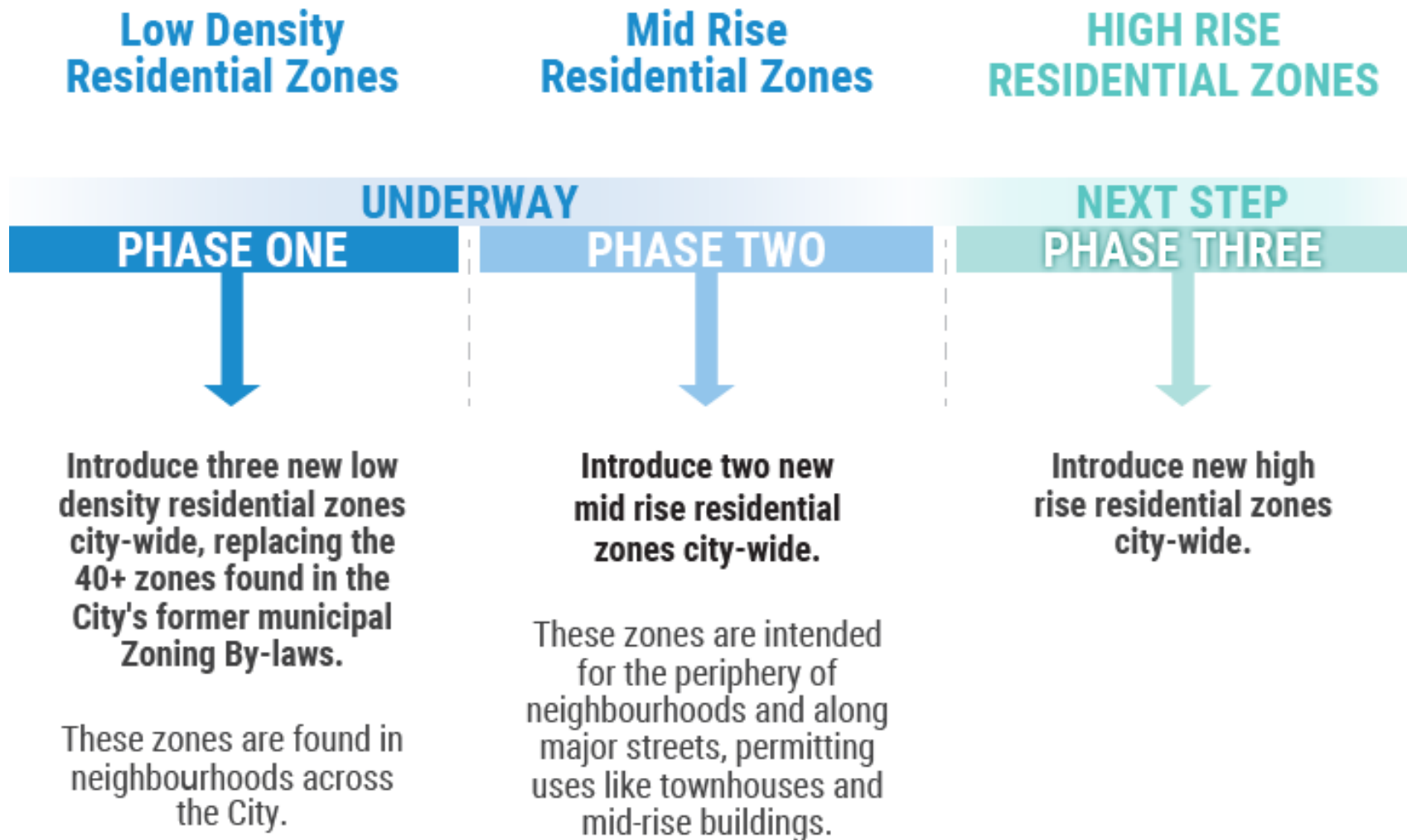
REIMAGINING NEIGHBOURHOODS



The Residential Zones Project is:

- Creating a new set of residential zones in Zoning By-law No. 05-200 so that all residentially zoned properties city-wide in the urban area are subject to a consistent set of zone standards.
- Expanding the types of housing permitted in residential zones to provide greater housing options within and along the periphery of neighbourhoods.

Residential Zones Project Phases

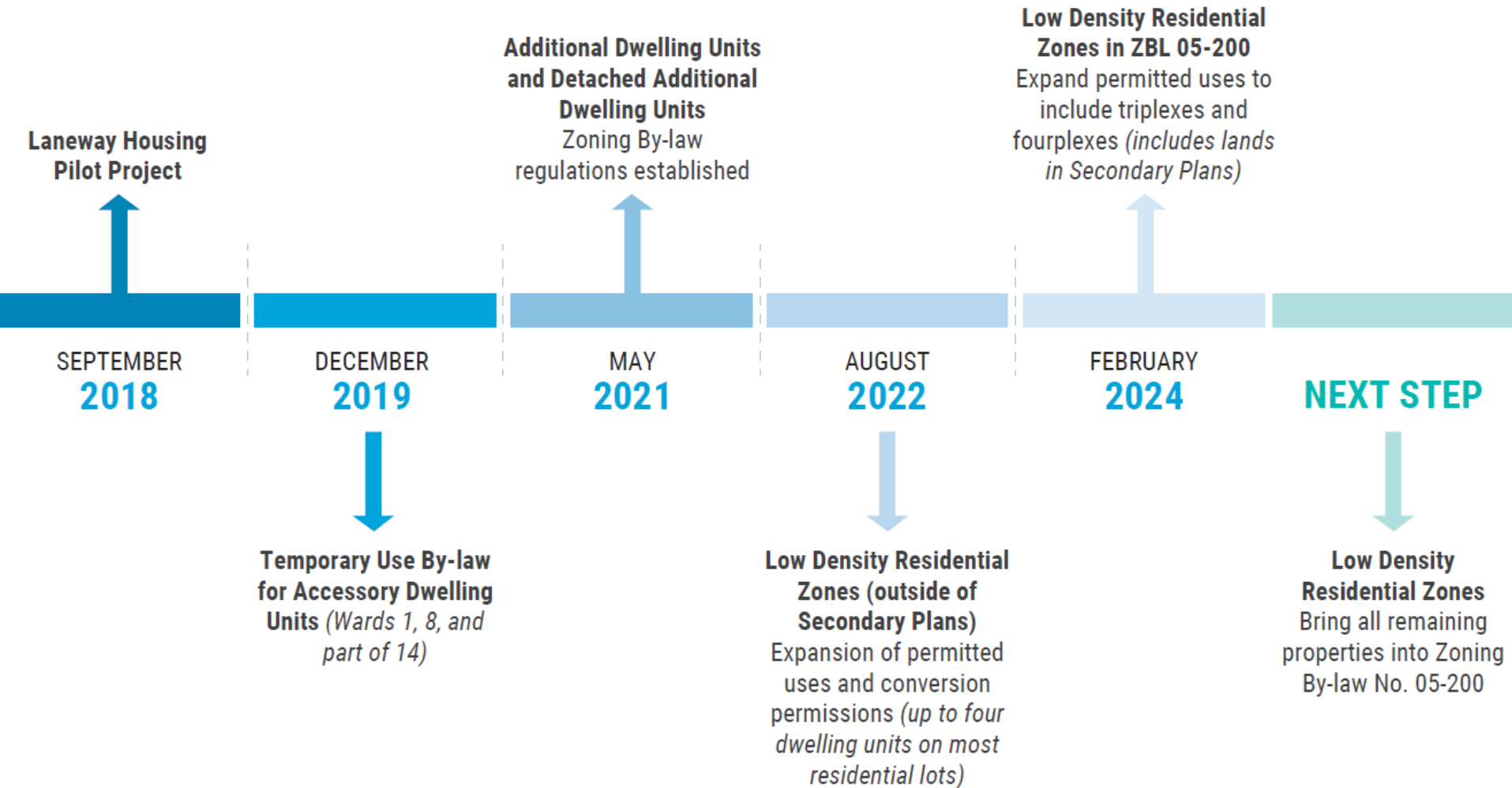


REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones

Providing Housing Choice in Hamilton's Neighbourhoods



Changes to Low Density Residential Zones are intended to...

Removes the barriers of exclusionary zoning which restricts the types of housing permitted in neighbourhoods.



Promotes sustainable growth that makes use of existing infrastructure and services.

Provides housing choice and more affordable housing options for residents

Provides more housing options for residents at various stages of life.



Single Detached and Duplex Dwellings

Semi-detached Dwellings

Triplex

Fourplex

Street Townhouse

REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones Phase 1 – August 2022

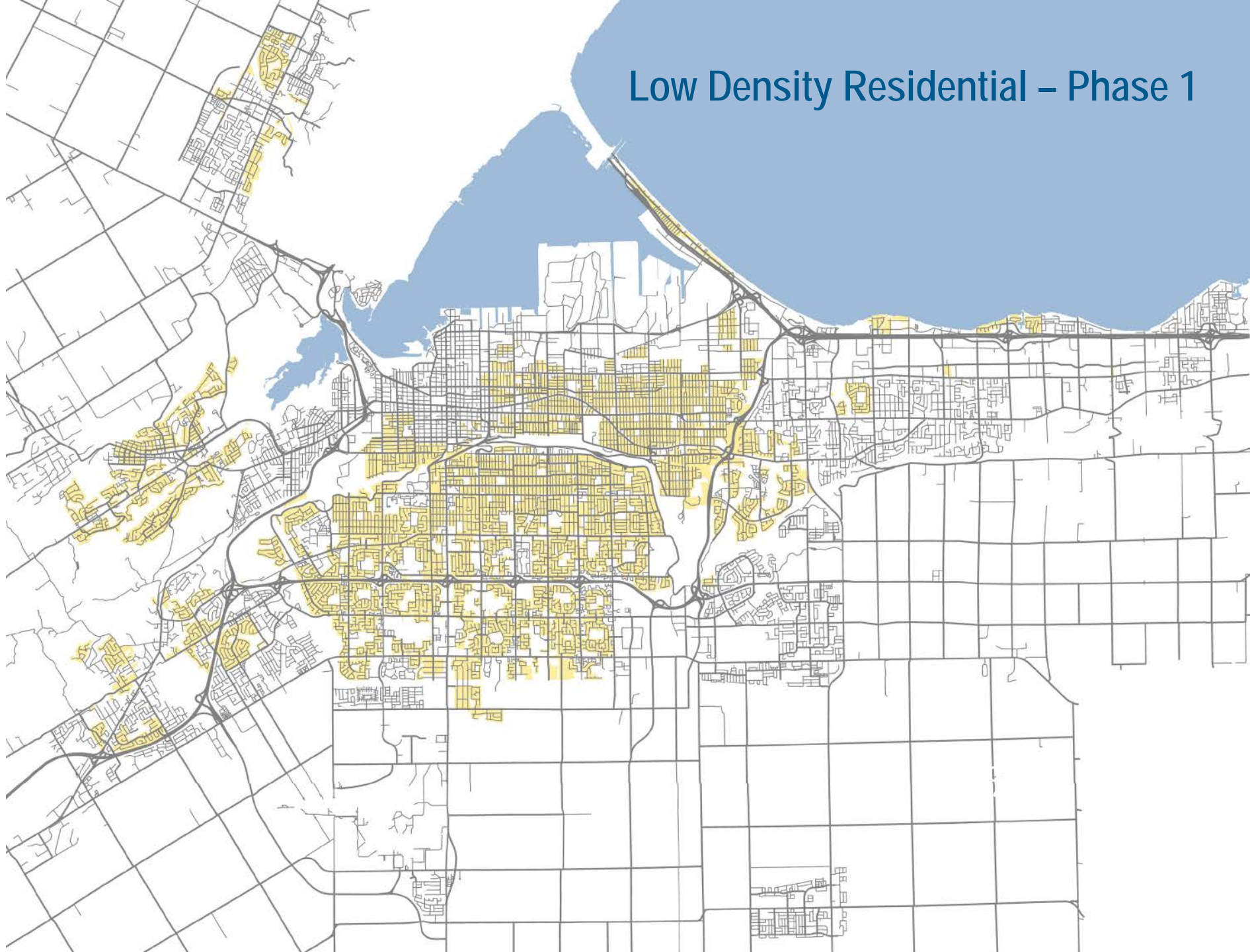
Low Density Residential - Phase 1

- Expanded the uses permitted in all Low Density Residential (LDR) Zones (zones in neighbourhoods)
- Existing dwellings permitted to **convert** to contain up to **3 Additional Dwelling Units**;
- **Detached Additional Dwelling Units** permitted on most residential properties in the urban area.

RESULT: most low density residential properties permitted to contain up to 4 dwelling units.



Low Density Residential – Phase 1



REIMAGINING NEIGHBOURHOODS



Low Density Residential Zones Phase 2 – February 2024

Low Density Residential – Phase 2

Types of Housing Permitted	R1 Zone "standard lot"	R1a Zone "small lot"	R2 Zone "large lot" [new]
Single Detached Dwelling	✓	✓	✓
Semi-Detached Dwelling	✓	✓	✓
Duplex Dwelling	✓	✓	✓
Triplex Dwelling [new]	✓	✓	✓
Fourplex Dwelling [new]	✓	✓	✓
Street Townhouse Dwelling	✓	✓	✓



Single Detached and
Duplex Dwellings

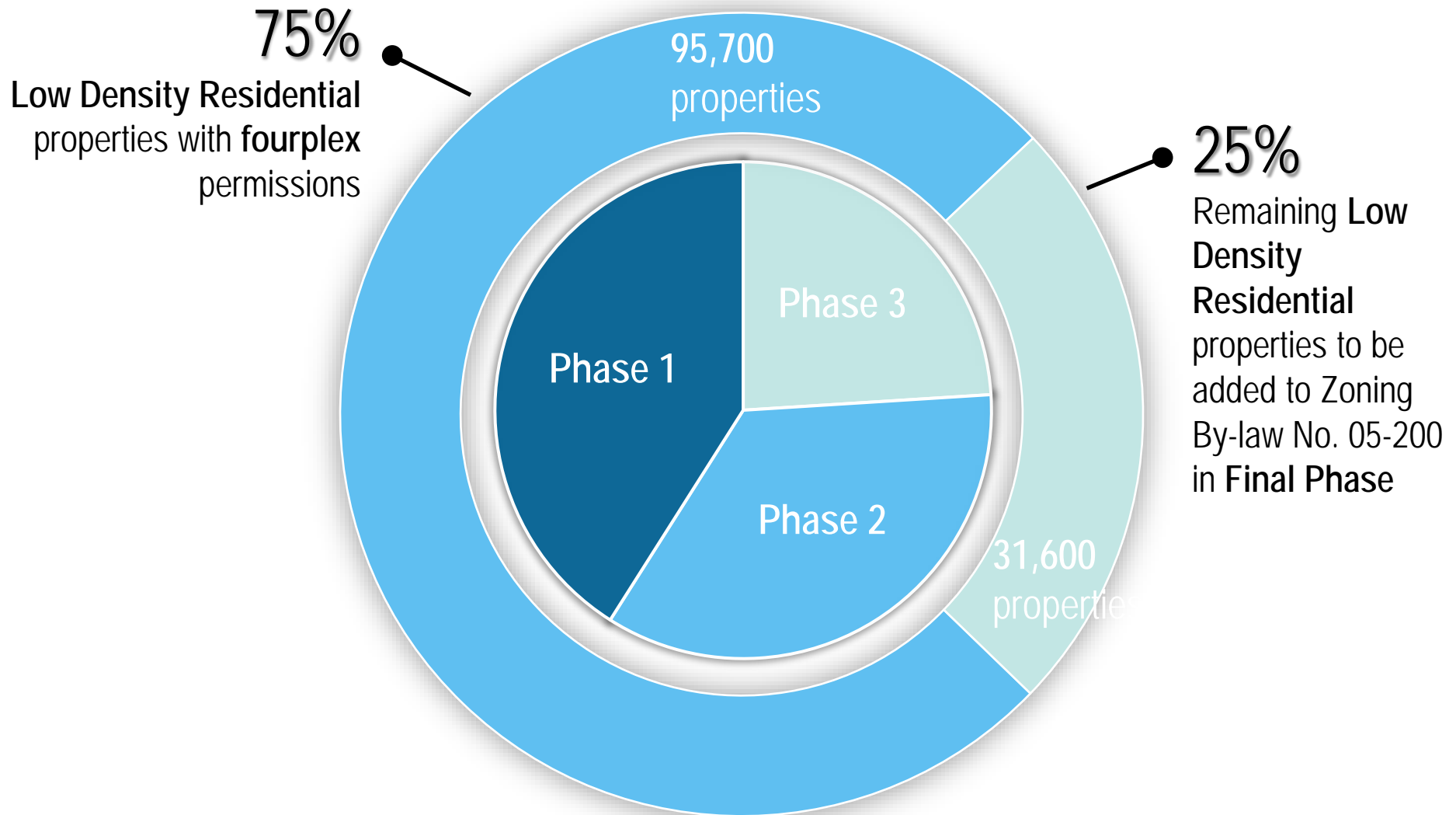
Semi-detached
Dwellings

Triplex

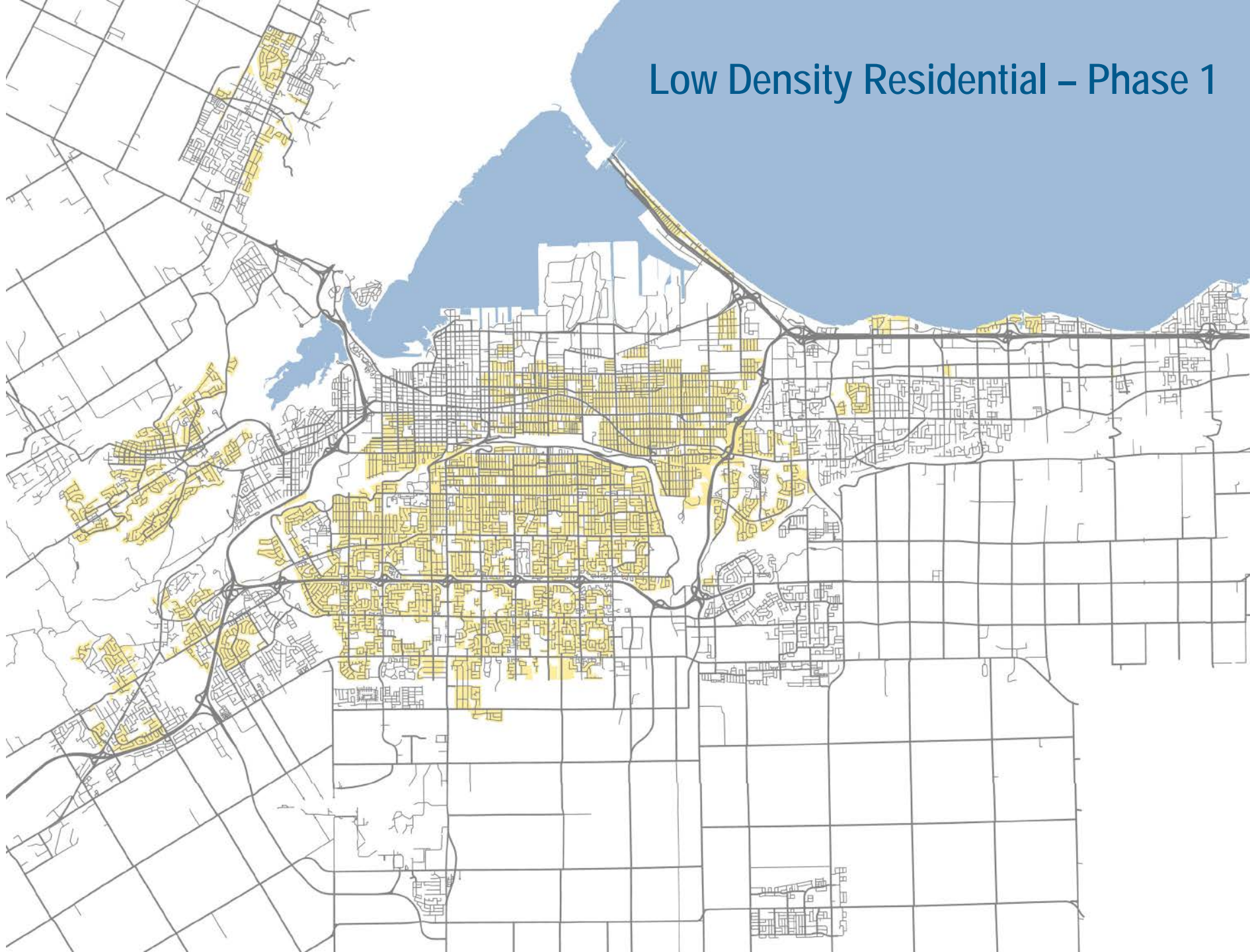
Fourplex

Street Townhouse

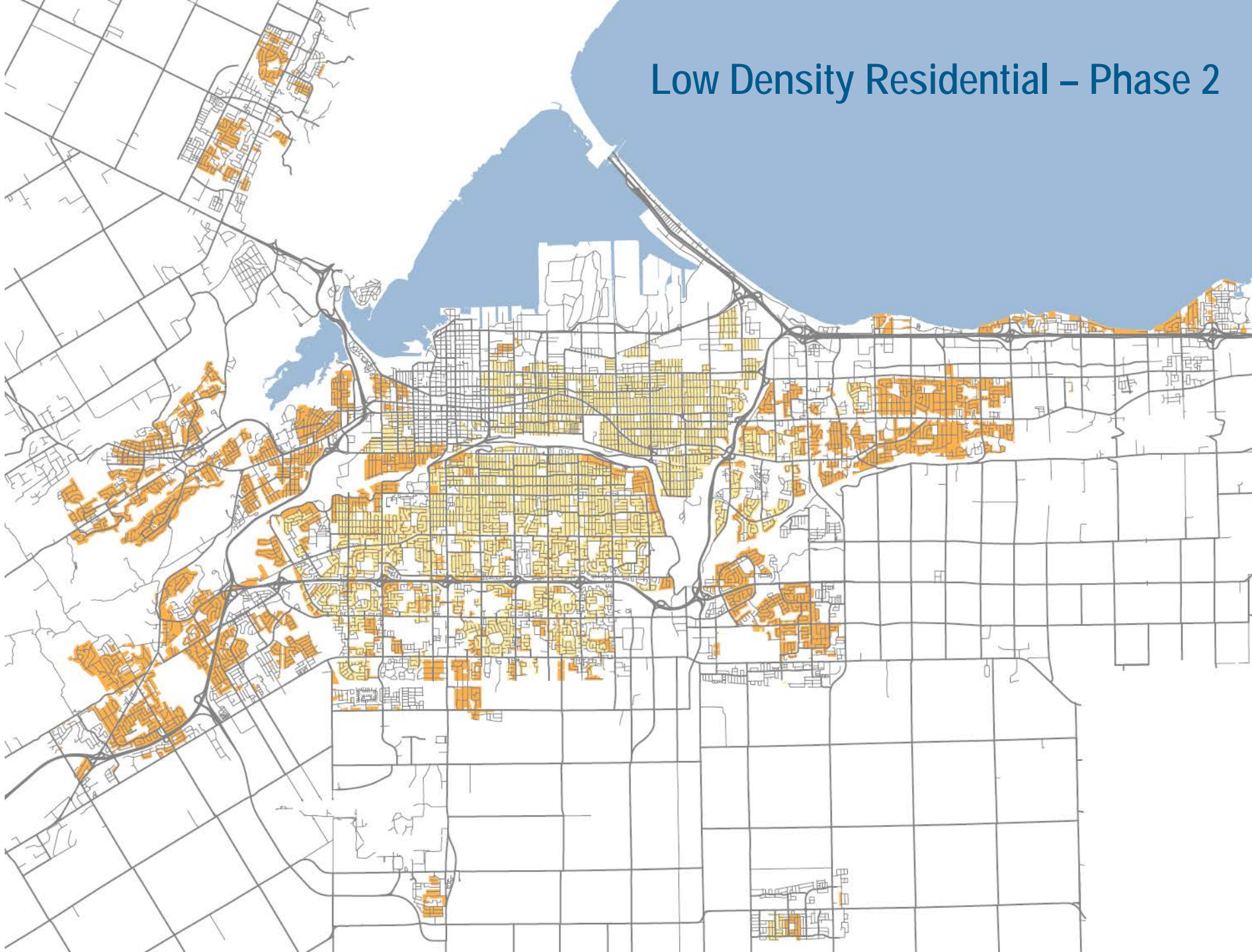
Low Density Residential - Phase 2



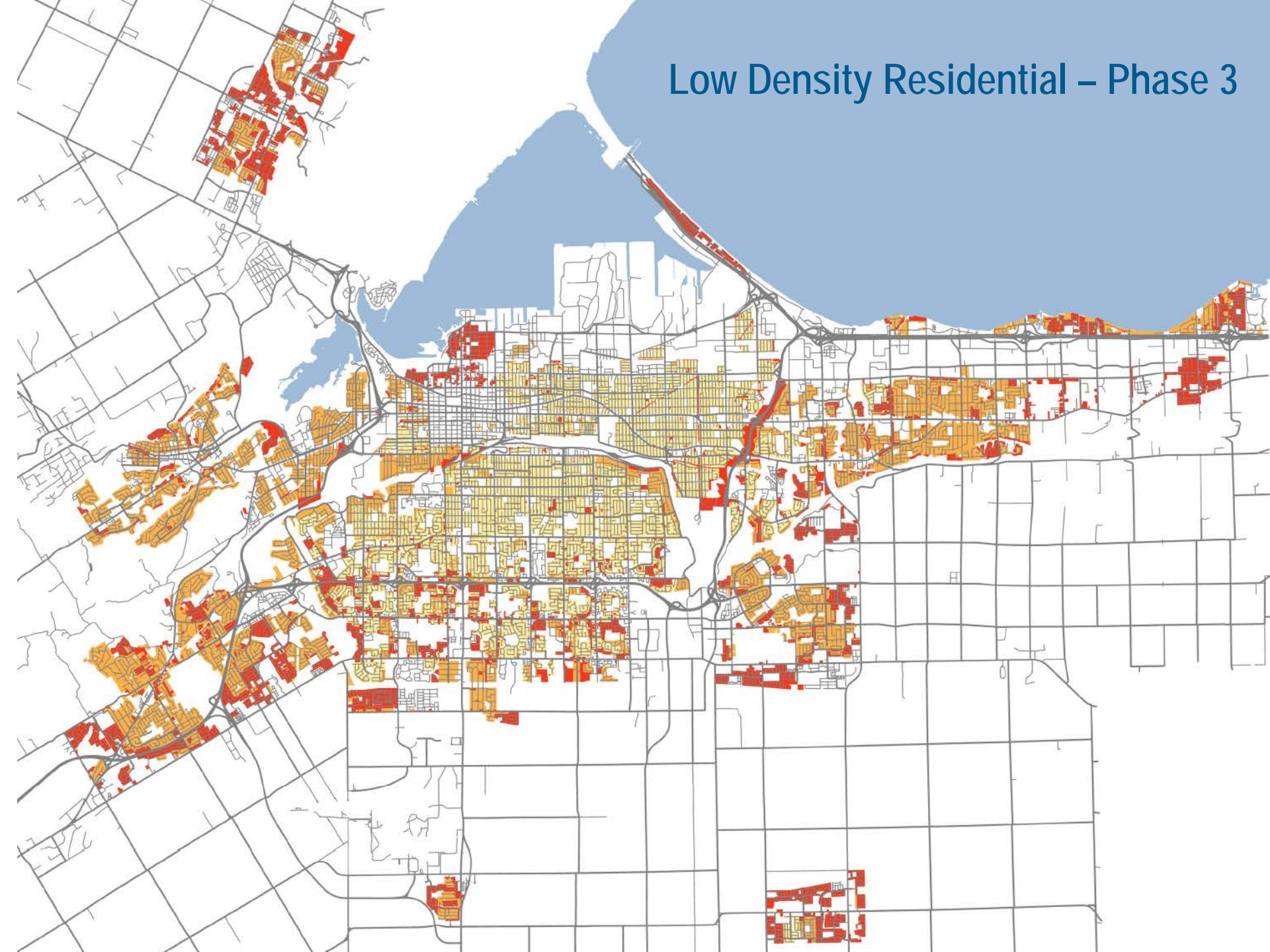
Low Density Residential – Phase 1



Low Density Residential – Phase 2



Low Density Residential – Phase 3



REIMAGINING NEIGHBOURHOODS



Neighbourhood Infill Design Guidelines

Purpose

- Guide infill development in neighbourhoods to promote high quality building and site design to complement the existing streetscape.
- To be used by **planners** in the evaluation of applications for multiplex development and by **architects and designers** to guide site and building design.
- Informed the development of zoning regulations for fourplexes.

The Guidelines

Site Design	Built Form
Landscaping	Massing
Grading	Height / Transition
Parking	Setbacks
Amenity Areas	Façade Treatment
Waste Storage	
Bicycle Parking	

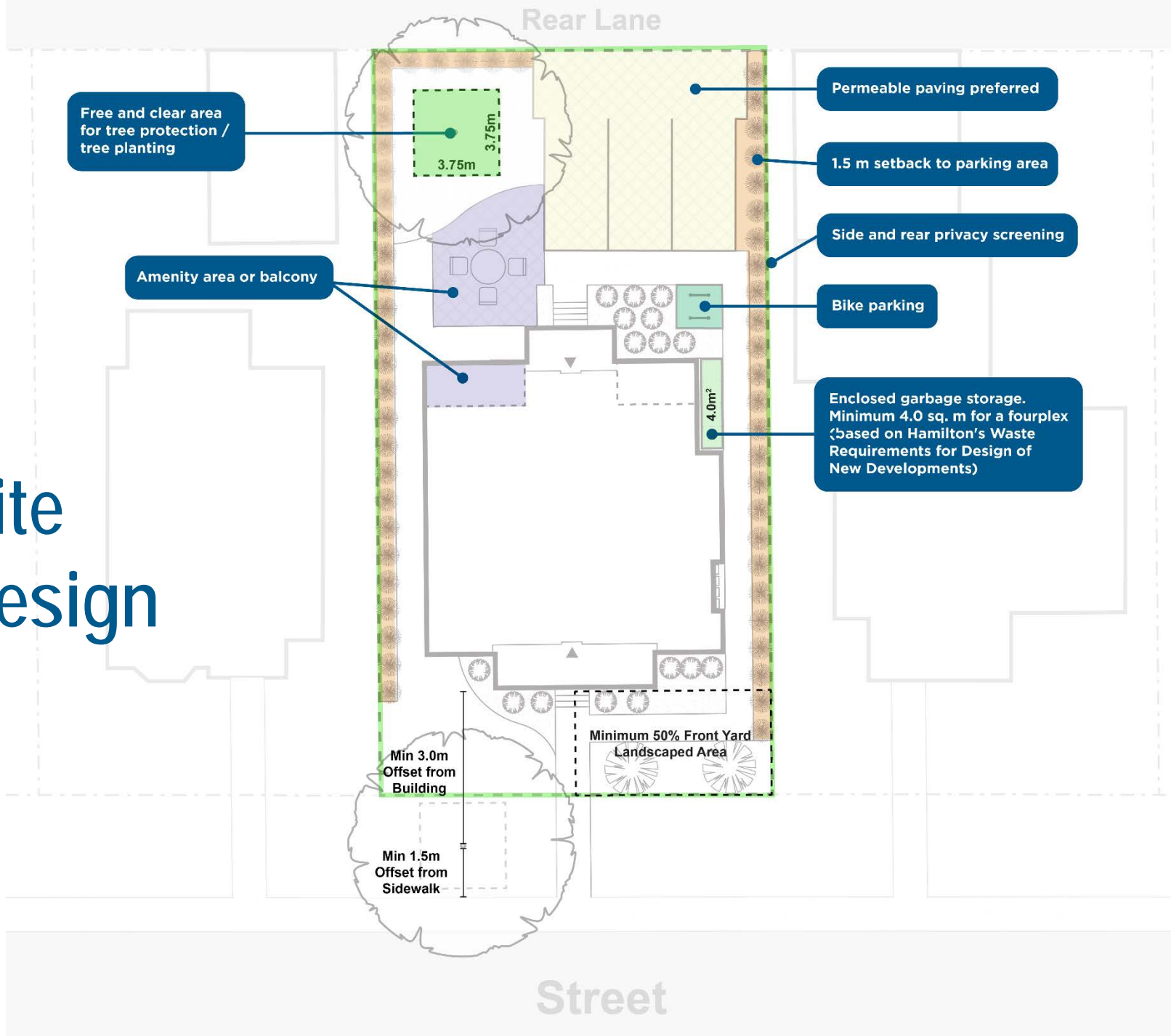
Integrating Infill Development



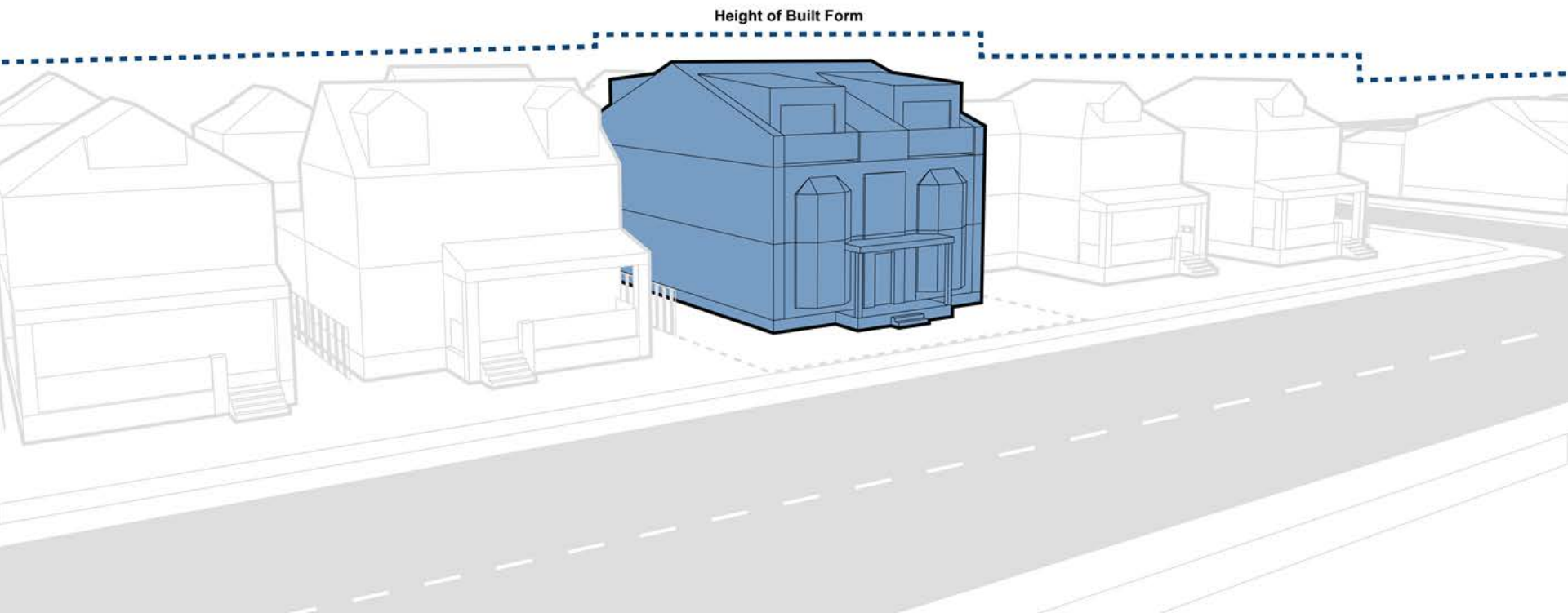
Integrating Infill Development



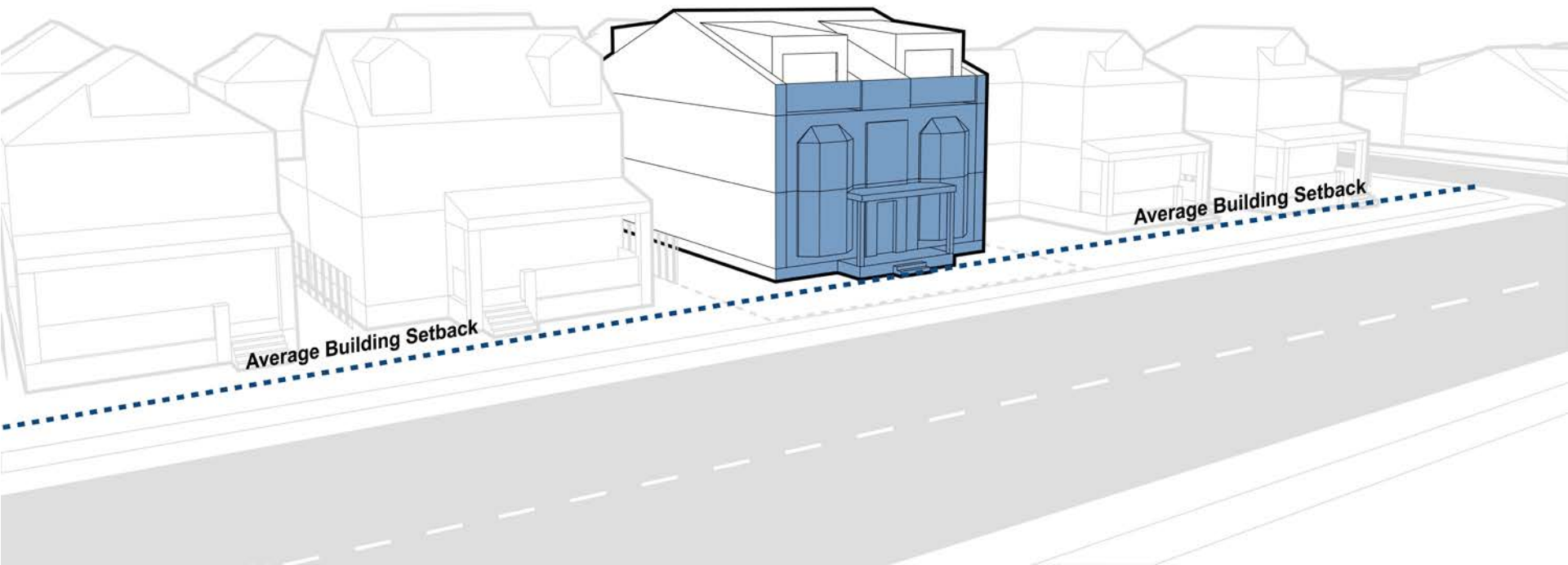
Site Design



Built Form - Height



Built Form - Setbacks



REIMAGINING NEIGHBOURHOODS



Mid Rise Residential Zones

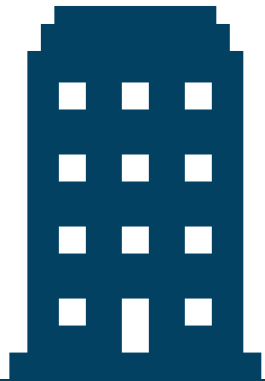
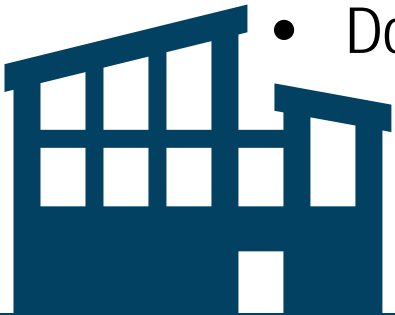
Providing Housing Choice on the Periphery of Hamilton's Neighbourhoods

The Mid Rise Residential Zones intend to:

- Expand the uses permitted along the City's arterial roads;
- Permit mixed use buildings;
- Increase overall density equitably across the City.

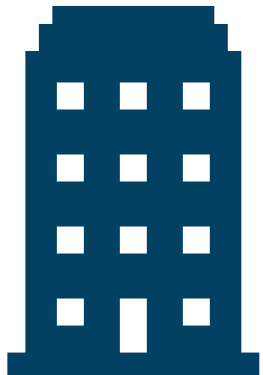
Phase One:

- Does not apply within Secondary Plans, except for vacant properties with special exceptions
- Does not address properties with special exceptions, unless they are vacant



Providing Housing Choice on the Periphery of Hamilton's Neighbourhoods

- Flexibility for residents by improving housing choices.
- Providing opportunities for intensification by allowing a broader range of housing types and local commercial uses on the periphery of neighbourhoods across the City.
- Provides for a transition between Low Density Residential and more intense uses (High Density Residential, Commercial, etc.)



Implementing Zoning Regulations

Small Scale Mid Rise (R3) Zone

- Allows multiple dwellings and block townhouses up to 12.0 metres in height, providing multiple dwelling permissions in neighbourhoods at a transitional height.

Medium Scale Mid Rise (R4) Zone

- Allows mixed-use residential development up to 22.0 metres, permitting multiple dwellings and stacked/back-to back townhouses at a transitional height.

Mid Rise (R4a) Zone

- Allows mixed-use residential development up to 39.0 metres; located on prime sites on major arterial roads.



REIMAGINING NEIGHBOURHOODS



Public Engagement

Project Webpage



1,900 Visitors

8,000 Interactions
(Webpage views, scrolls, and clicks)

Podcast Interview



1 Podcast interview

Story Map and Survey



221 Survey Responses

Advisory Committee Meetings



3 Meetings
65 Participants

Public Information Meetings



2 Meetings
220 Registrants
151 Attendees

Development Industry Workshop



1 Workshop
10 Attendees

Community Pop-ups



8 Pop-ups
5 Survey Completions
36 Email Registrations

650 Postcards Distributed
110 One-on-One Conversations

Community Pop-Up Events

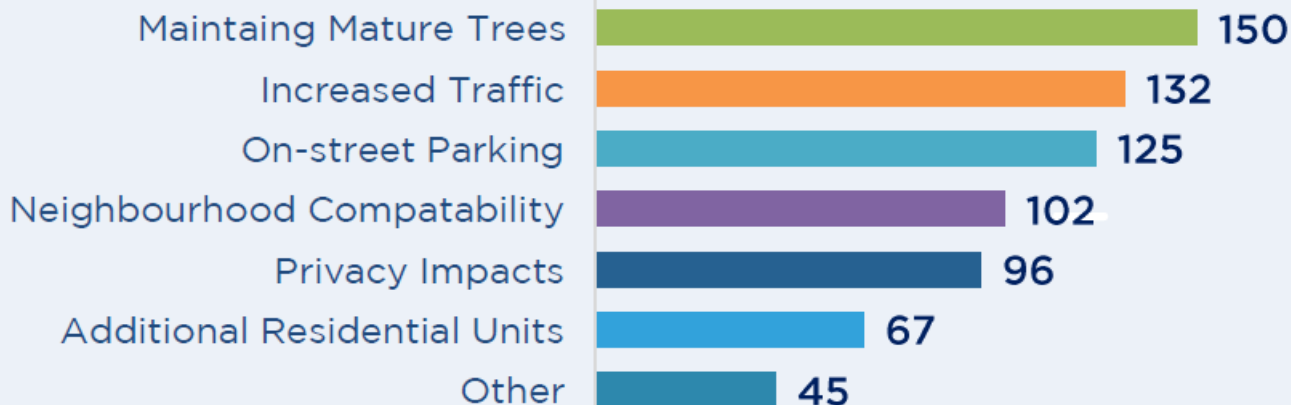


Reimagining Neighbourhood Videos



Reimagining Neighbourhoods Survey

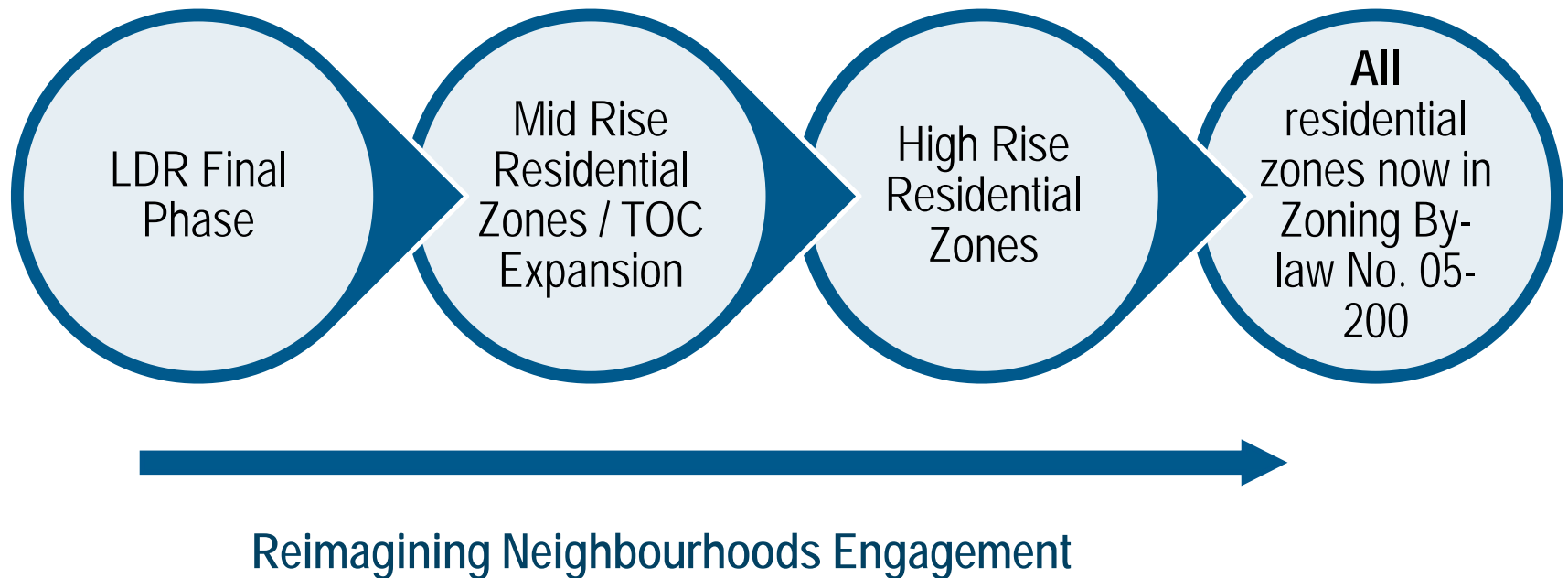
Priority concerns for building within neighbourhoods



Benefits of New Housing Options in Hamilton



Residential Zones Project - Next Steps



Resources

Reimagining Neighbourhoods Website

<https://www.hamilton.ca/build-invest-grow/planning-development/zoning/residential-zones-project>

Reimagining Neighbourhoods Engage Page

<https://engage.hamilton.ca/reimagining-neighbourhoods>

Connect with us!

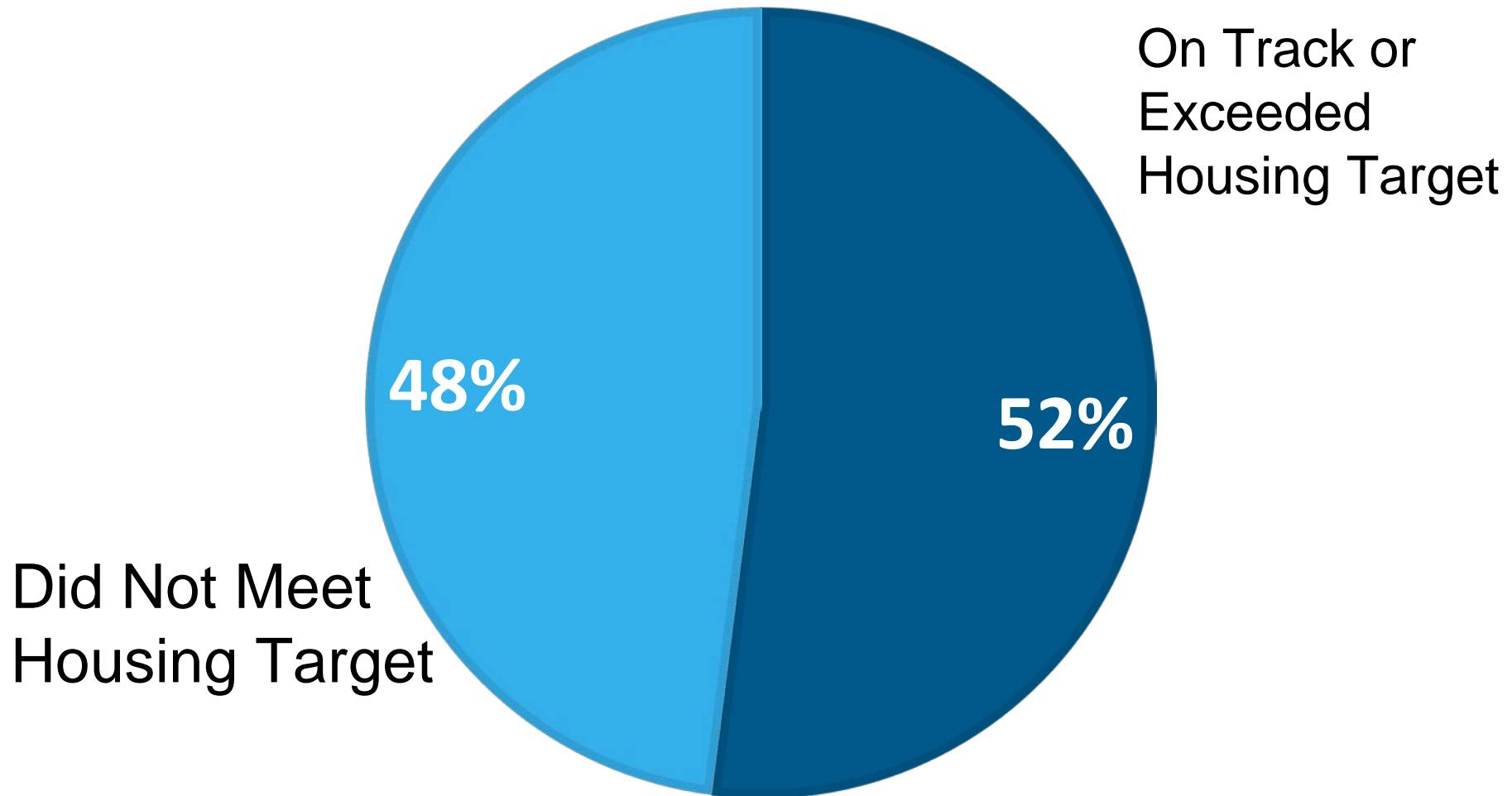
reszoning@hamilton.ca



City of Hamilton Housing Supportive Initiatives



Municipal Housing Pledge - 2023



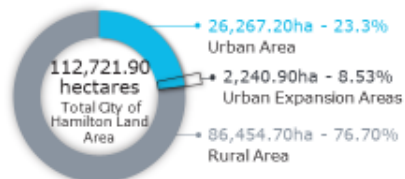
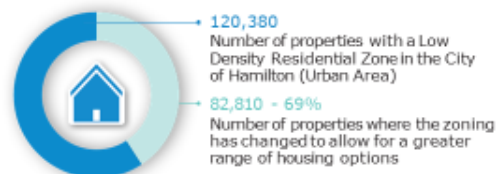
Partnership to Meet Needs

1. Meet or exceed the provincial housing unit targets.
2. Ensure that what is built includes a high proportion of attainable, family-friendly and climate-friendly units, including housing of all built forms, including apartments.
3. Create more senior-friendly housing.



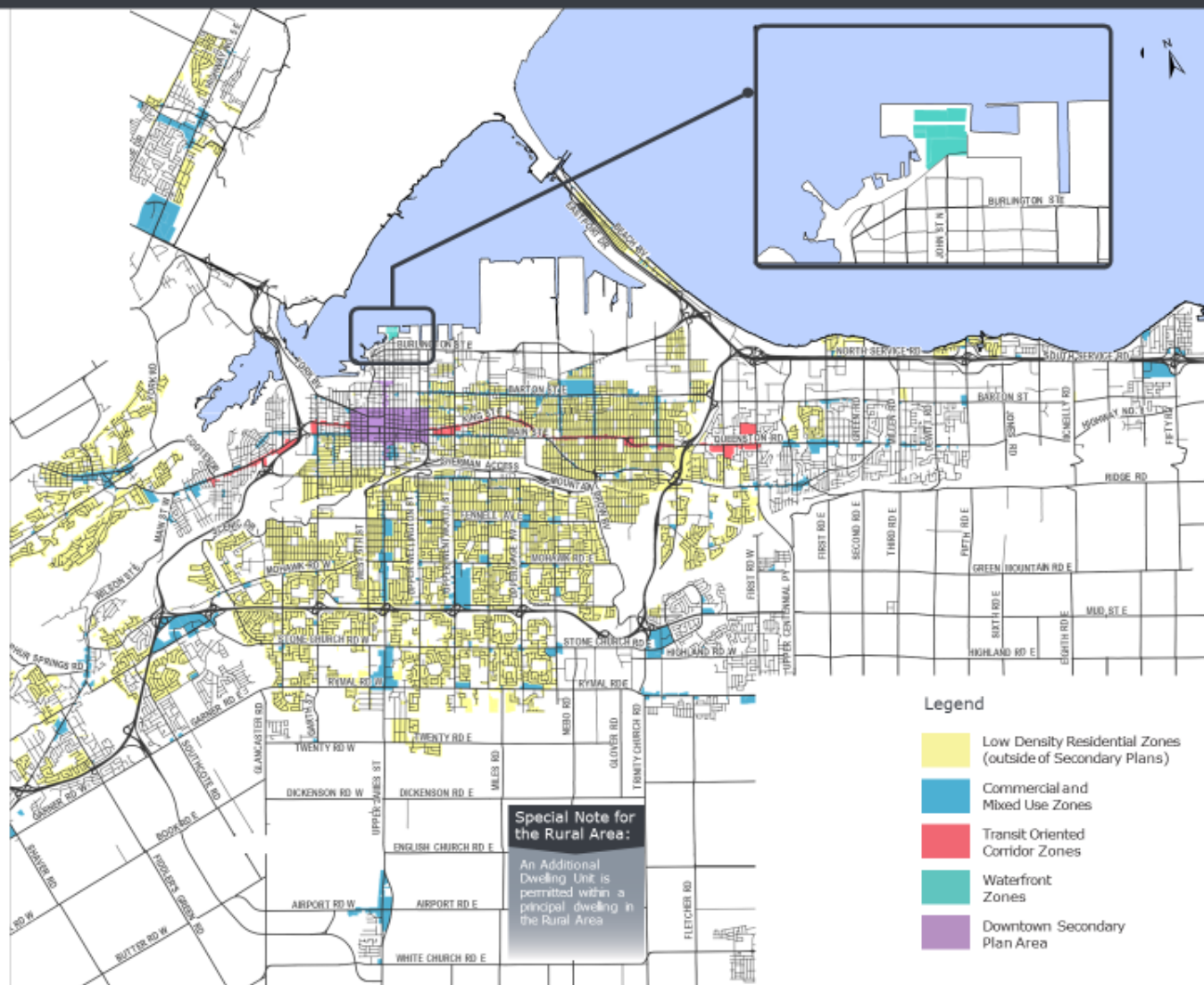
Increased Housing Opportunities in Hamilton Through Zoning Reform

Increasing Housing Opportunities

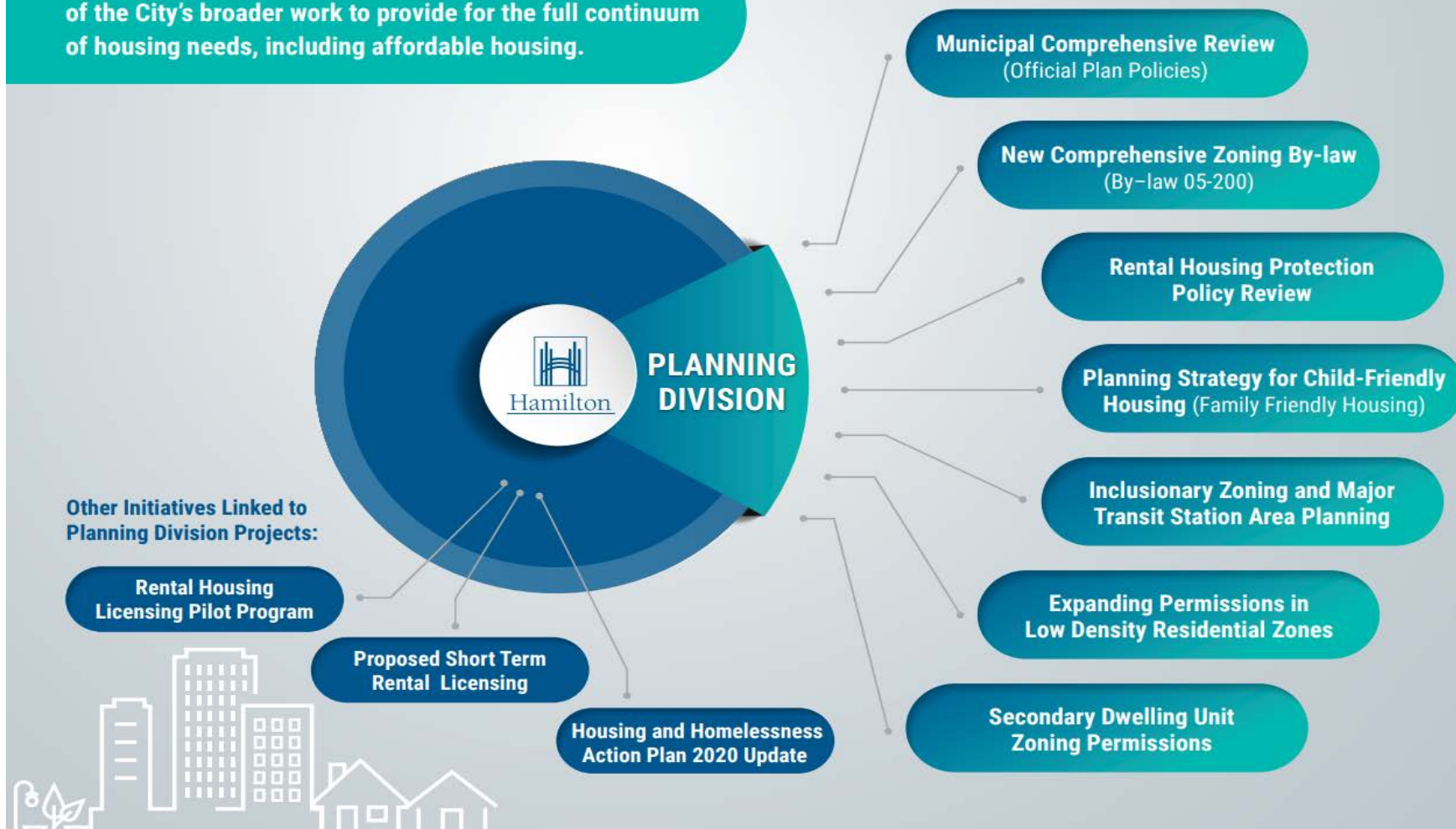


Current Housing Opportunities in Neighbourhoods, the Downtown, and Zones Permitting Mixed-Use Development

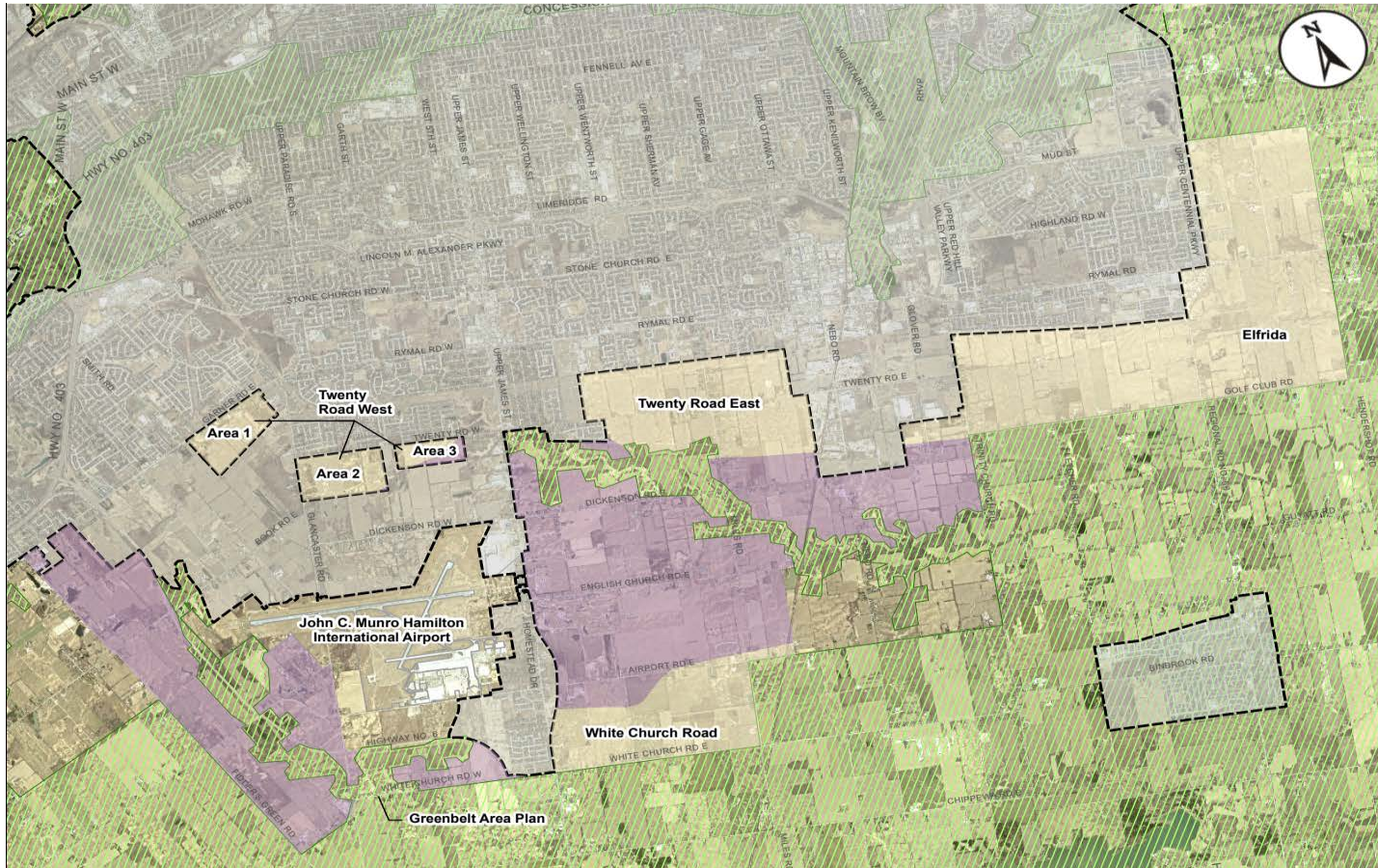
Of the Total Urban Area	Hectares	%	Number of properties
Low Density Residential Zones (outside of Secondary Plans)	5,550.00	21.13	82,810
Commercial and Mixed Use Zones	1,092.60	4.16	3,838
Transit Oriented Corridor Zones	150.90	0.57	934
Waterfront Zones	6.90	0.03	6
Downtown Hamilton Secondary Plan Area	177.2	0.67	1,494



Multiple projects within the Planning Division are part of the City's broader work to provide for the full continuum of housing needs, including affordable housing.

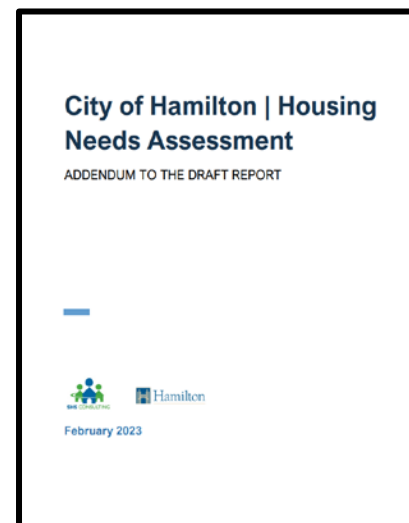
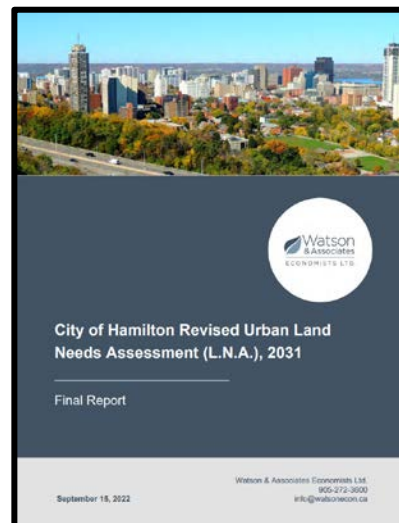
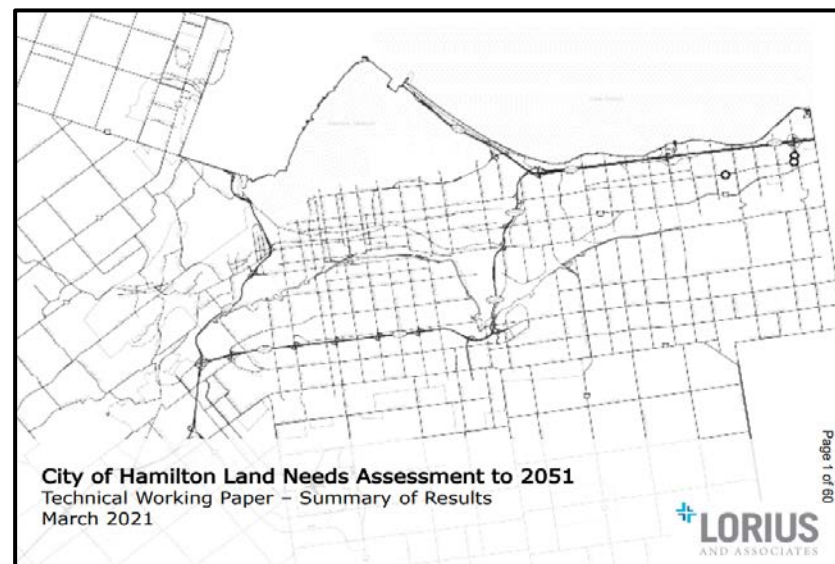


Urban Boundary Expansions Whitebelt Lands in Hamilton



Key Dates:

- March/21: Draft LNA Released. Nov/21: Council adopts No Urban Boundary strategy
- Sept/22: LNA released in response to UBE Appeals (2008 MMAH Decision)
- Nov/22: Provincial Decision
- Nov/23: Bill 150, NUBE Reconfirmed by Council





THANK YOU!

Questions?

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