



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 12, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance: Register in advance:
https://us02web.zoom.us/webinar/register/WN_ixhCrd2oTfCwEyf7OWL4Xg

Join via audio:

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+1 613 209 3054 Canada
+1 647 374 4685 Canada
+1 647 558 0588 Canada
+1 778 907 2071 Canada

International numbers available: <https://us02web.zoom.us/j/keq2R0DYm>

Meeting ID: 845 6023 6116
Passcode: 770048

A G E N D A

DATE: August 12, 2025

MEETING: Directly following Committee of
Adjustment

≠ 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 July 8, 2025 Planning and Development Committee Meeting Minutes**
- 7. Delegations**
 - 7.1. Specific Interest (Items Listed on the Meeting Agenda)**
 - 7.1.1. None**



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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. B27-25 (REI) – Reid, Raymond on behalf of Reid, Leona L – 6852 Laird Rd W (Severed #1)

Proposed severance lot line adjustment is 2.8 hectares with no frontage, agricultural use (Severed #1 on sketch) to be added to abutting agricultural parcel – Cedar Mill Homes Ltd. (Lands to be added to #1 on sketch) Note: mink sheds to be removed.

Retained parcel is 88m fr x 106m = 1.0 hectares, existing and proposed rural residential use with existing dwelling shop. Carport to removed.

RECOMMENDATION:

That Report D10-2025-007 entitled Consent Application D10/REI be received; and

Whereas the Township has reviewed the proposal to sever a parcel with old mink sheds to be added to adjacent agricultural lot through a lot line adjustment 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 2.8 ha with old mink sheds and barns to be added to adjacent parcel, resulting in a merged parcel with a total area of 37.1 ha; and the retained parcel being 1.7 ha with 155 m of frontage, with an existing single detached dwelling and shop; 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:



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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 merged 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 Zoning by-law amendment for the merged parcel to prohibit kennel use.

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. B28-25 (REI) – Reid, Raymond on behalf of Reid, Leona L – 6852 Laird Rd W (Severed #2)

Proposed lot line adjustment is 67m fr x 106m = 0.7 hectares, agricultural use (severed #2 on sketch) to be added to abutting residential parcel – Raymond Reid (lands to be added to #2 on sketch)

Retained parcel is 88m fr x 106m – 1.0 hectares, existing and proposed rural residential use with existing dwelling and shop. Carport to be removed.



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RECOMENDATION:

That Report D10-2025-008 entitled Consent Application D10/REI be received; and

Whereas the Township has reviewed the proposal to sever a vacant parcel to be added to adjacent agricultural lot through a lot line adjustment 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 0.7 ha to be added to adjacent parcel, resulting in a merged parcel with a total area of 1.1 ha; and the retained parcel being 1 ha with 88 m of frontage, with an existing single detached dwelling and shop; 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 merged 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 Zoning by-law amendment for the merged parcel to prohibit kennel use.



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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.

9.1.3. B30-25 (MAS) – Mast, Deborah & Richard – 4225 Sideroad 25 S

Proposed severance is 58m fr x 135m = 0.78 hectares, existing and proposed rural residential use with existing dwelling.

Retained parcel is 2.4 hectares with 20m frontage, vacant land for proposed rural residential use.

RECOMMENDATION:

That Report D10-2025-009 entitled Consent Application D10/MAS be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Sideroad 25 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 land with an existing dwelling of 0.78 ha, 58 m of frontage, depth of 135 m; and the retained vacant parcel being 2.45 ha, 20 m of frontage on Sideroad 25 South; 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:



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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 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.

9.2. Zoning By-law Amendment Applications

9.2.1 None

9.3. Staff Reports

10. Correspondence

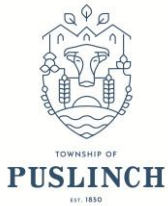


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10.1. None

11. New Business

12. Adjournment #



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 8 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

MINUTES

DATE: July 8, 2025
MEETING: Following Committee of Adjustment

The July 8, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:52 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
Kim McCarthy
Chris Pickard
Amanda Knight

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

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

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-028:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Amanda Knight



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 8 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
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7404 WELLINGTON RD. 34

That the Committee approves the July 8, 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
June 10, 2025**

Resolution No. 2025-029:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee approves the Minutes from the meeting held June 10, 2025.

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

None

9.1. LAND DIVISION (Consents)

None

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3. STAFF REPORTS



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 8 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
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9.3.1 PDAC Memo-2025-004 – Proposed 2026 Planning and Development Advisory Committee Meeting Schedule

Resolution No. 2025-030

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Amanda Knight

That report PDAC-2025-003 Proposed 2026 Planning and Development Advisory Committee Meeting Schedule be received for information; and further, that the 2026 Planning and Development Advisory Committee Meeting Schedule be approved as presented.

CARRIED.

9.3.2 Report PDAC-2025-003 - Ontario Association of Committees of Adjustment & Cosent Authorities 2025 Conference, Collingwood Ontario

RECOMMENDATION:

That Committee Memo PDAC-2025-003 entitled Ontario Association of Committees of Adjustment & Consent Authorities 2025 Conference, Collingwood Ontario be received for information.

Resolution No. 2025-031

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

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-032

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 8 2025
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION
7404 WELLINGTON RD. 34

That the Planning and Development Advisory Committee hereby adjourned at 7:56 p.m.

CARRIED.



REPORT D10-2025-007

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: August 12th, 2025

SUBJECT: Consent Application D10/REI (Reid)
6852 Laird Road West
Part of Lot 14, Concession 5
County File No. B27-25

RECOMMENDATION

That Report D10-2025-007 entitled Consent Application D10/REI be received; and

Whereas the Township has reviewed the proposal to sever a parcel with existing mink sheds to be added to adjacent agricultural lot through a lot line adjustment 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 2.8 ha with existing mink sheds to be added to adjacent parcel, resulting in a merged parcel with a total area of 37.1 ha; and the retained parcel being 1.7 ha with 155 m of frontage, with an existing single detached dwelling and shop;

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:

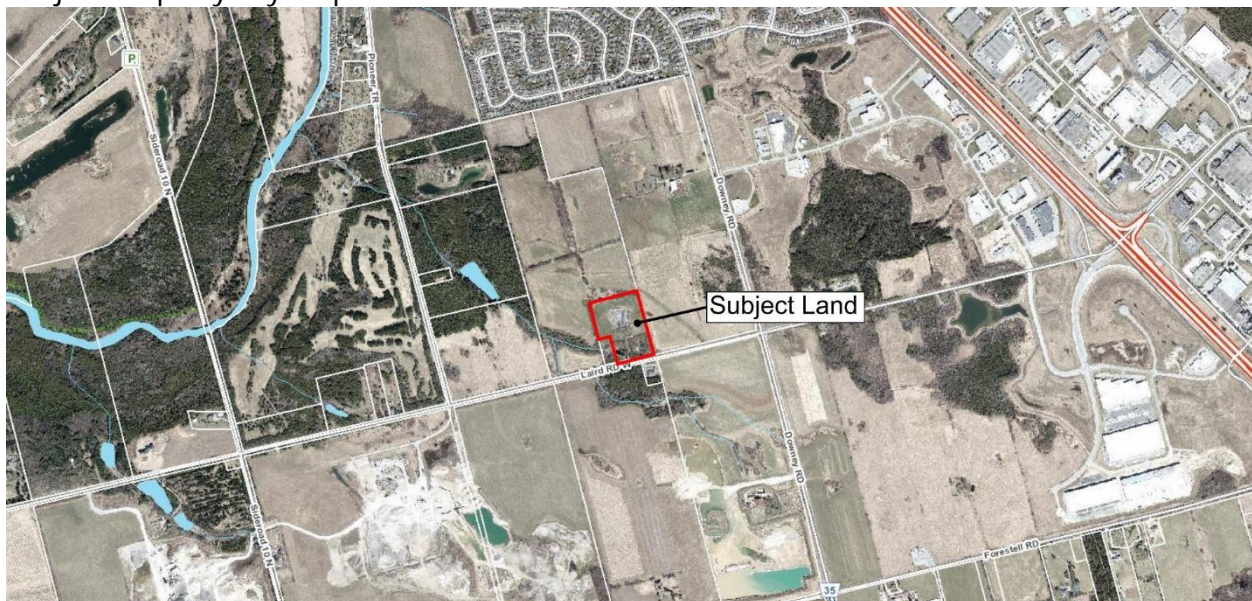
1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance 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 merged 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 Zoning by-law amendment for the merged parcel to prohibit the kennel use.

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.

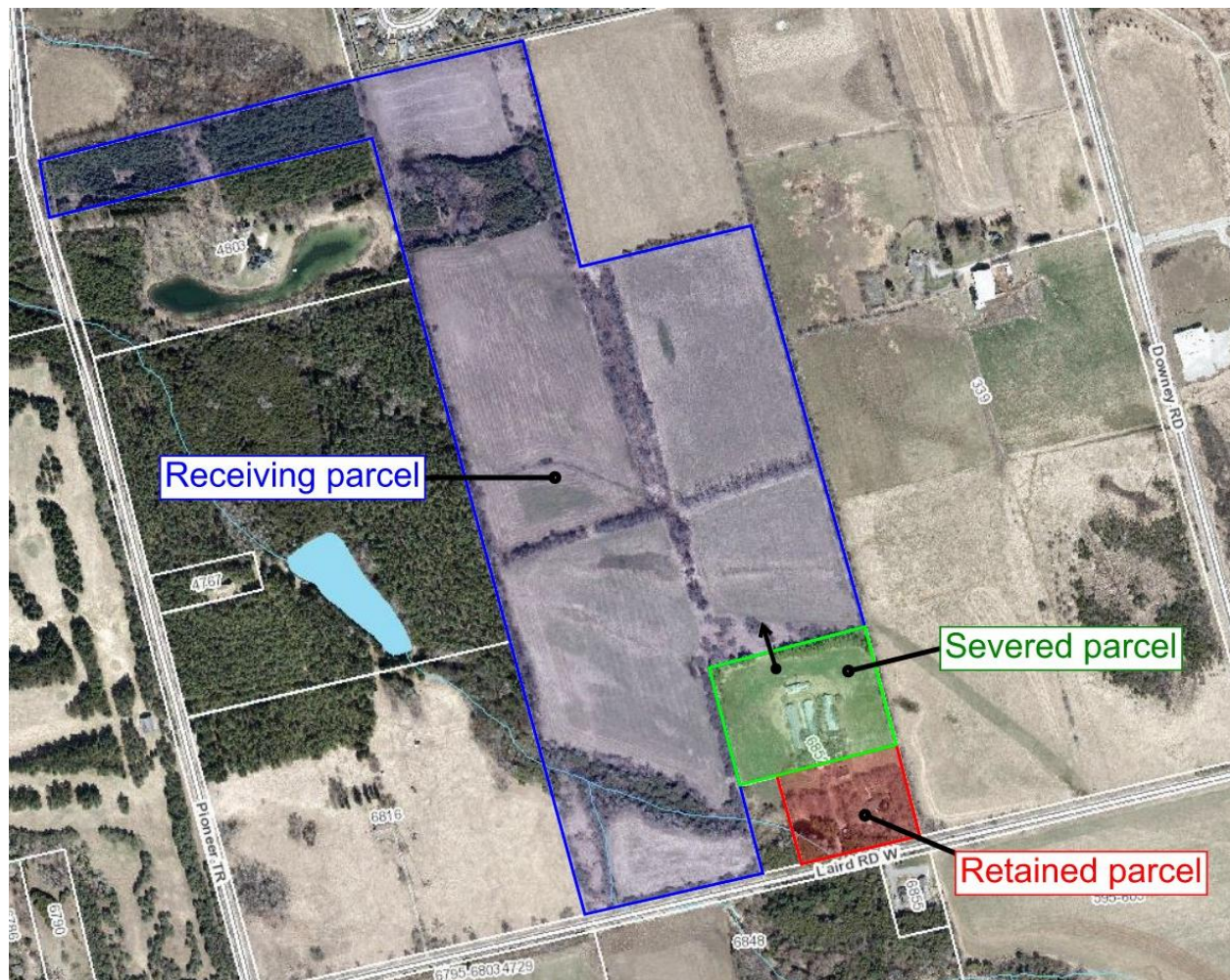
Subject Property key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Lot Area	Lot Frontage	Existing use (E)/Proposed use (P)
Required (retained parcel)	0.4 ha	25 m	Single Detached Dwelling (E)
Proposed (retained parcel)	1.7 ha	155 m	Single Detached Dwelling (E)
Adjustment (severed parcel)	2.8 ha	N/A	Agricultural use (P)
Proposed (merged parcel)	37.1 h	88 m, 213m	Agricultural use (E)



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 entrance is proposed.

5. Source Water comments: No concerns.

6. Building comments:

Lands to be retained - 1) Provide distances to the shop from the new proposed property lines. If this shop is for agricultural use, provide spatial separation calculations to demonstrate if any upgrades for fire resistance are required. 2) The carport removal will require a demolition permit, as this building is not considered agricultural.

Lands to be served #1 (large parcel) – 1) What buildings does the existing well currently serve? 2) Are there any septic systems serving the existing buildings/barns?

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

- 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
Director of Corporate
Services/Municipal Clerk

July 11, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 02, 2025

FILE NO. B27-25

APPLICANT

Leona L. Reid

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 13 & 14
Concession 5

Proposed lot line adjustment is 2.8 hectares with no frontage, agricultural use (Severed #1 on sketch) to be added to abutting agricultural parcel – Cedar Mill Homes Ltd. (Lands to be Added to #1 on sketch) Note: milk sheds to be removed)

Retained parcel is 88m fr x 106m = 1.0 hectares, existing and proposed rural residential use with existing dwelling and shop. Carport to be removed.

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

August 20, 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
- Source Water Protection
- Neighbouring Municipality – City of Guelph
- 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

SECTION B

Required Fee: \$ 5370
Fee Received: July 2/25

File No. B27-25

Accepted as Complete on: July 2/25

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

SECTION B: Parcel from which land is being transferred

4. 2(a) Name of Registered Owner(s) or Purchaser Raymond Reid having Power of Attorney for Leona L. Reid

Address [Redacted]

Phone No. [Redacted] Email: [Redacted]

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

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

Phone No. Email:

(c) Name and Address of Owner's/Purchasers 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

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

- [X] Conveyance to effect an addition to a lot
[] Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lots 13 & 14, Concession 5; Part 1, 61R-673 – (PIN 71214-0181)

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

Local Municipality: Township of Puslinch

Concession 5

Lot No. Part of Lot 14

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Lot No. _____

Civic Address 6852 Laird Road West (PIN 71214-0182)

(b) When was property acquired: August 1959

Registered Instrument No. MS9298 & WC386947

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 193 ±

AREA

2.8 ±ha

Depth 144 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Old Mink Sheds (to be removed)

Proposed Uses (s): To be added to adjacent farm property at PIN 71214-0181 for continued agricultural purposes

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

[X] Other

Entrance on Lands to be Added to

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

[] Municipally owned and operated piped water system

[] Well [] individual [] communal

[] Lake

[X] Other (specify): Not requirement for agricultural parcel

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

[] Municipally owned and operated sanitary sewers

[] Septic Tank [] individual [] communal

[] Pit Privy

[X] Other (specify): Not requirement for agricultural parcel

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 88 ±

AREA

1.0 ±ha

Depth 106 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Shop (to remain) & Carport (to be removed)

Proposed Uses (s): No Change

Type of access (Check appropriate space)

☐ 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 (specify) _____

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ 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. 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 ☒
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 ☒

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

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

20. Is this a **resubmission** of a previous application? YES [] NO [X]

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

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

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO []

Yes – second lot line adjustment application being submitting simultaneously with this application

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the 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 Natural Heritage Features on the subject property, however outside of the proposed severances and are not impacted but the proposal.

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 properties are designated as Prime Agricultural, Secondary Agricultural and Core Greenlands in the Official Plan. This proposal follows the guidelines set out in Section 10.3.5 and Section 10.4.6 for Lot Line Adjustments which may be permitted where no adverse effect on agriculture occurs, where a more viable agricultural operations results and where an undersized lot is made useable.

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. What is the **zoning** of the subject lands? Agricultural, Agricultural (A-sp1) and Natural Environment

28. 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 _____

29. 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, provide complete name and address of Mortgagee

None

Questions 30 – 33 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”

30. Type of Farm Operation conducted on these subject lands: Cash Crop

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☒

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

<u>Retained</u>	Width	<u>11±m</u>	Length	<u>14±m</u>	Area	<u>155±m²</u>	Use	<u>Shop</u>
	Width		Length		Area		Use	
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

32. Manure Storage Facilities on these lands: None

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>



June 30, 2025
34431-25

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

RECEIVED
JUL 02 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**Re: Lot Line Adjustment Severances
6852 Laird Road West
Part of Lots 13 & 14, Concession 5
PIN 71214-0181; 71214-0182 & 71214-0183
Township of Puslinch**

Please find enclosed two applications for Lot Line Adjustment Severances on the above-mentioned properties. Included with this submission are copies of the Severance Sketch, completed application forms, required deeds, PIN report and map, Power of Attorney document, Sourcewater Protection Form, a cheque to the GRCA for \$465.00, and a cheque to the County of Wellington for \$10,740.00.

Proposal:

The purpose is to reconfigure three properties through two lot line adjustment applications. The parcels are outlined below:

1. The large farm property with frontage along Laird Road West and Pioneer Trail – PIN 71214-0181
2. The dwelling parcel – #6852 Laird Road West – PIN 71214-0182
3. The vacant small parcel along Laird Road West – PIN 71214-0183

The intention is to reconfigure the parcels as outlined below:

Lot Line Adjustment #1:

Sever a 2.8±ha parcel from #6852 Laird Road West (PIN 71214-0182), with the existing mink sheds, and add it to the adjacent large agricultural property (PIN 71214-0181) which has over 34.3±ha, for continued agricultural use. The old mink sheds will be removed as part of the severance.

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

Lot Line Adjustment #2:

Sever a 0.7±ha vacant parcel from the side yard of #6852 Laird Road West (PIN 71214-0182) and merge it with the small (0.4±ha) vacant rural parcel to the west (PIN 71214-0183) to allow for additional space outside of the natural features to construct a dwelling. The existing 0.4±ha parcel does not have a driveway and the buildable area is behind the wetlands. The idea is to use the existing driveway to the house for access and construct a new house and septic in the building envelope shown in the rear of the parcel. This implies that the main house (#6852) on the Retained Parcel will require a new driveway and a location for a new and safe entrance is on the west side of the Retained Parcel.

Retained Parcel:

The Retained Parcel of both applications will be #6852 Laird Road West, which will have a frontage of 88±m, depth of 106±m, for an area of 1.0±ha where the exiting dwelling and shop will remain. A new entrance is proposed and has been evaluated to access the dwelling. There is a detached carport that crosses the proposed boundary and it will be removed. The existing well for the house is located on the severed parcel to the rear, closer to the mink sheds and a new well is proposed within the Retained Parcel to service the dwelling.

Planning Policies:

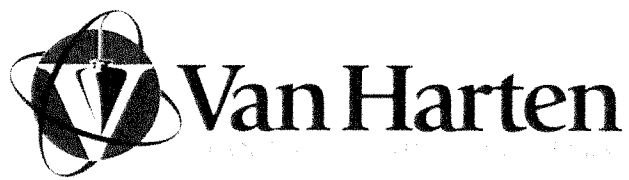
The subject properties are zoned Agricultural, Agricultural (A-sp1) and Natural Environment. The final parcel configurations will meet zoning in terms of lot frontage, lot area and setbacks.

The subject properties have an Official Plan designation of Prime Agricultural, Secondary Agricultural and Core Greenlands.

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable.

For both applications – there will be no adverse effect on agricultural. With the first application, a more viable agricultural operation will result. The 2.8±ha parcel will be vacant once the buildings are removed and this will be used as agricultural field and added to the large agricultural parcel for a combined area of over 37±ha. The second application is not removing any agricultural land, as it is vacant side yard for the existing dwelling parcel and this lot line adjustment will increase the size of the small rural residential parcel that has limited space to build a dwelling due to the natural features – so essentially making an undersized lot useable.

In summary, the proposals are logical to slightly reconfigure parcels to create a more viable agricultural operation and allow an undersized lot to be useable, all while following the zoning requirements and planning policies.




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 Raymond Reid via email: 
cc Richard Reid via email: richreid@reidhomes.ca

33. 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 []

34. 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.

35. 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: Thomas Freeman

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

None

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.

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" of the local municipality 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. 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.
6. 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.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

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 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.

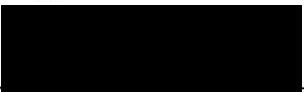
I, (we), Raymond Reid having Power of Attorney for Leona L. Reid the Registered Owners/Purchasers of

Part of Lot 14, Concession 5, as in INST MS9298 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), Purchaser 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 5, as in INST MS9298 Of the Township of Puslinch

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

DECLARED before me at the

City of

Guelph In the

County/Region of Wellington

This 27 day of June 20 25



Commissioner of Oaths

(Owner/Purchaser or Applicant)




(Owner/Purchaser or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
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)

June 27, 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

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

SECTION A

Fee Received: July 2/25

File No. B27-25

Accepted as Complete on: July 2/25

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) or Purchaser Cedar Mill Homes Ltd. c/o Raymond Reid

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:

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. Location of Land in the County of Wellington:

Local Municipality: **Township of Puslinch**

Concession **5**

Lot No. **Part Lot 13 & 14**

Registered Plan No. _____

Lot No. _____

Reference Plan No. **61R-673**

Lot No. **1**

Civic Address **PIN 71214-0181**

(b) When was property acquired: March 2025

Registered Instrument No. **WC753522**

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, July 7, 2025 8:50 AM
To: Jana Poechman; Source Water
Cc: wellington+316562@lswims.ca
Subject: RE: B27-25 & B28-25 - Screening Form

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Morning Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

If you have any further questions regarding this application, please contact me.

Kim

From: Jana Poechman <janap@wellington.ca>
Sent: July 4, 2025 3:52 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B27-25 & B28-25 - Screening Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon.

Please see the attached screening form for your review.

We plan to circulate July 10th.

Thanks.
Jana

Jana Poechman
Development and Administration Coordinator
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

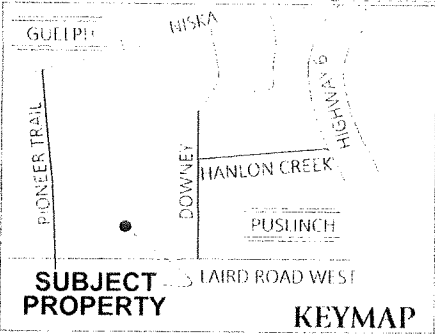
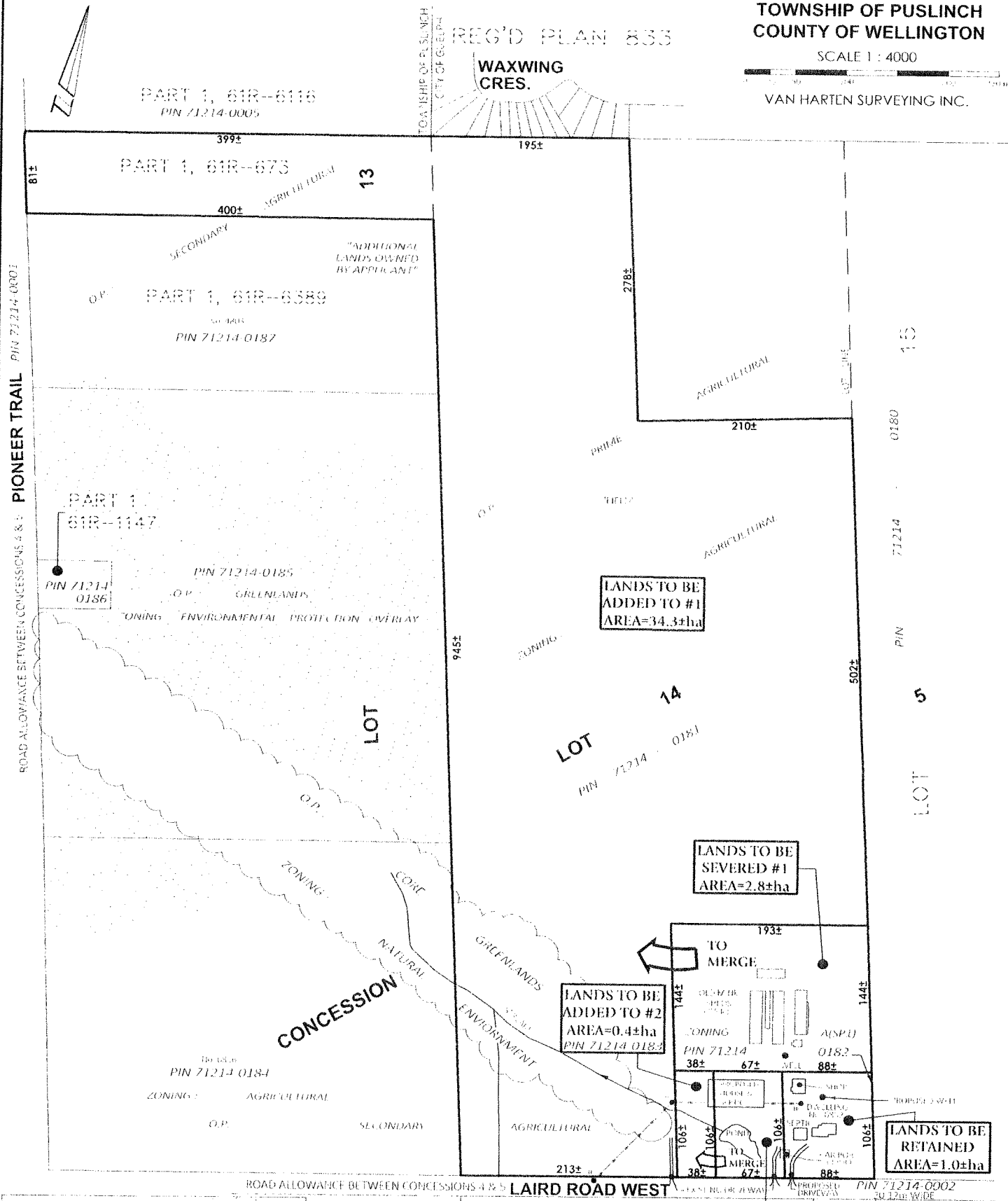
"This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this e-mail message immediately."

SEVERANCE SKETCH
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.



- LEGEND:
- O.P. : CORE GREENLANDS ZONING, NATURAL ENVIRONMENT
 - O.P. : GREENLANDS ZONING, ENVIRONMENTAL PROTECTION OVERLAY
 - HYDRO POLE ● HP
 - OVER-HEAD HYDRO ————

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 26th DAY OF JUNE, 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: SJ CHECKED BY: JB PROJECT No. 34431-25
Jun 27, 2025-12:36:37 PM
G:\PUSLINCH\CON\ACAD\SEV PT 13&14 (34431-25 REID) UTM 2010.dwg
© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

- NOTES:
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - T.B.R. DENOTES TO BE REMOVED.

Comments received to date

By-law/PW – No comments or concerns

From: [Andrew Hartholt](#)

Sent on: July 25, 2025 2:57:34 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B27-25 & B28-25 - Reid

Hey Lynne,

Below are my comments for the combined consent applications (B27-25 & B28-25).

Lands to be retained:

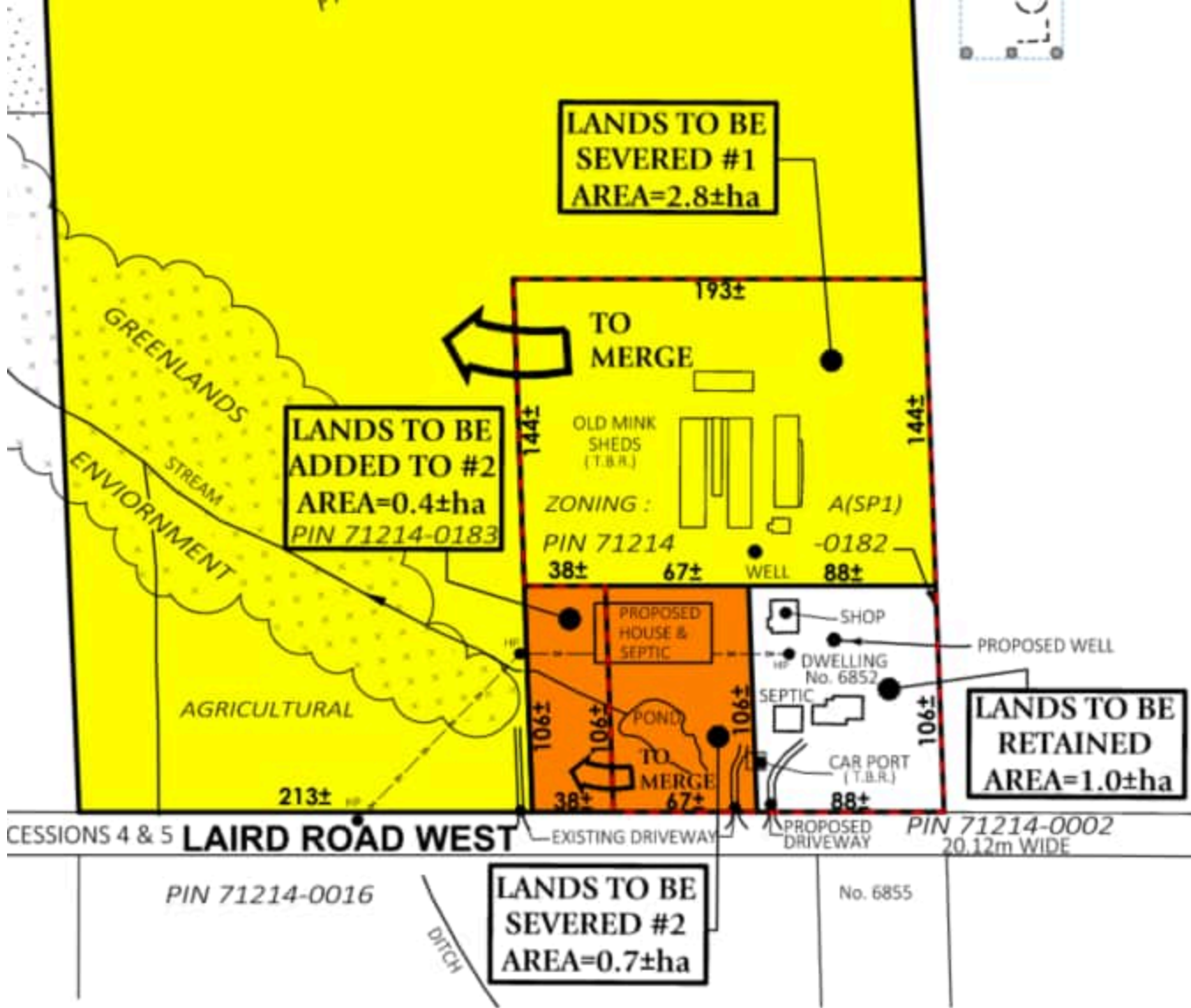
1. Provide distances to the shop from the new proposed property lines. If this shop is for agricultural use, provide spatial separation calculations to demonstrate if any upgrades for fire resistance are required.
2. The carport removal will require a demolition permit, as this building is not considered agricultural.

Lands to be served #1 (large parcel)

1. What buildings does the existing well currently serve?
2. Are there any septic systems serving the existing buildings/barns?

Lands to be served #2

1. Provide a pre-development plan (our standard condition) to demonstrate that a building and septic system can be accommodated on the proposed severed lot.



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

TOWNSHIP OF
PUSLINCH
EST. 1880

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: July 16, 2025 3:59 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>
Subject: RE: Consent Application B27-25 - Reid

Hey Andrew, does this work?



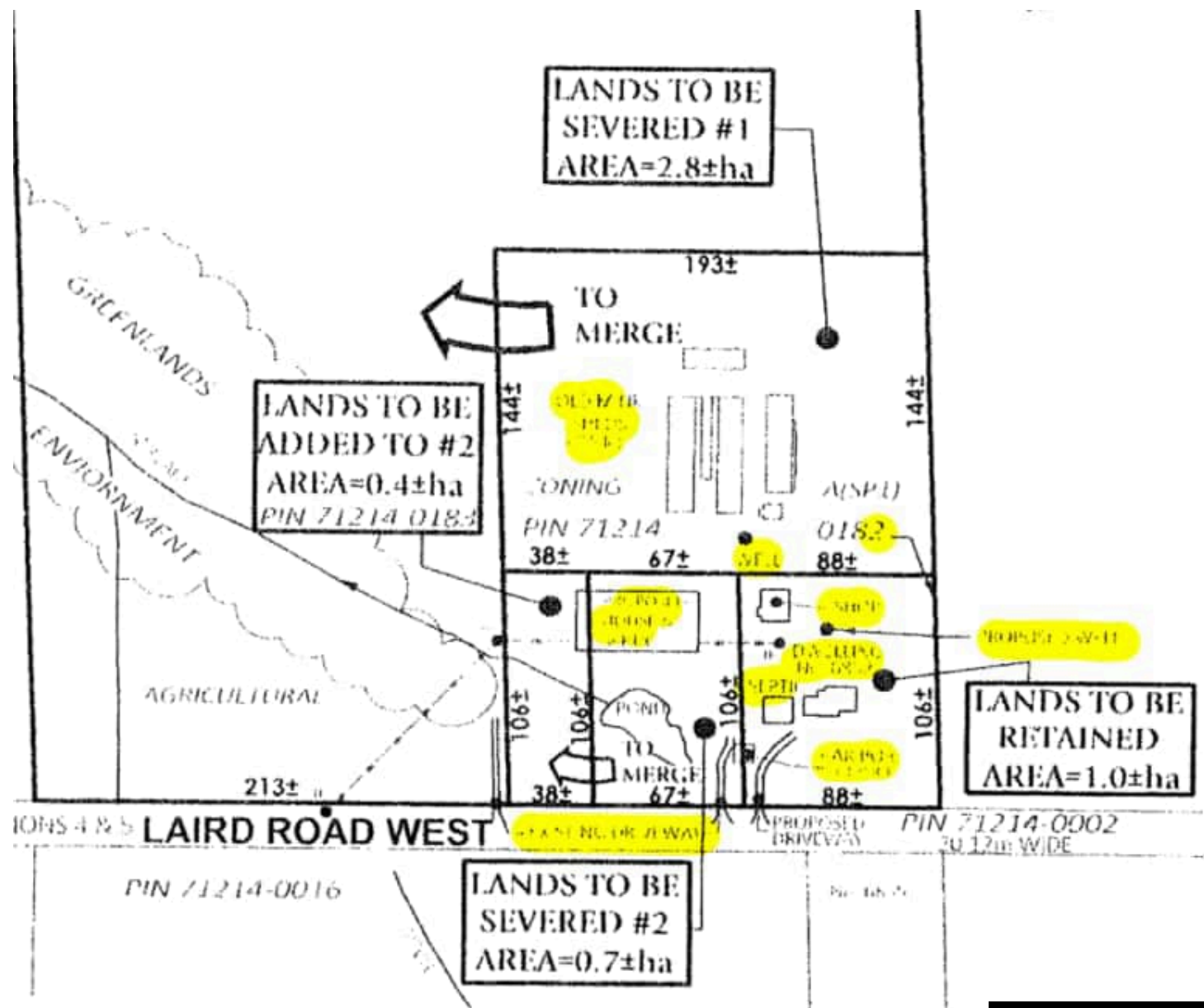
Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

TOWNSHIP OF
PUSLINCH
EST. 1880

From: Andrew Hartholt <ahartholt@puslinch.ca>

Sent: July 16, 2025 3:49 PM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: RE: Consent Application B27-25 - Reid

Can we get a clearer site plan? I can't read most of the text on the scanned copy.



SURVEYOR'S CERTIFICATE:



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: July 10, 2025 2:51 PM
To: Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Mehul Safiwalla <msafiwalla@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B27-25 - Reid

Good Afternoon –

Attached please find a consent application for a lot line adjustment (1of 2 – same property) for your review and comments. Please provide comments by July 25, 2025.

Thanks –

Lynne



TOWNSHIP OF
PUSLINCH
JUL 1982

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: [Mehul Safiwala](#)
Sent on: August 5, 2025 10:11:32 AM
To: [Mehul Safiwala](#)
Subject: FW: B27-25 & B28-25 Lot Line Adjustment

From: Jeff Buisman <Jeff.Buisman@vanharten.com>
Sent: Monday, July 28, 2025 8:25 AM
To: Jamie Barnes <jamieba@wellington.ca>
Cc: Joanna Henderson <joannah@wellington.ca>
Subject: RE: B27-25 & B28-25 Lot Line Adjustment

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Jamie

All the old buildings are being removed.

Jeff Buisman, OLS



2106 Gordon Street; Guelph, ON; N1L 1G6
Office: 519-821-2763 X 225
jeff.buisman@vanharten.com
www.vanharten.com

From: Jamie Barnes <jamieba@wellington.ca>
Sent: Friday, July 25, 2025 2:31 PM
To: Jeff Buisman <Jeff.Buisman@vanharten.com>
Cc: Joanna Henderson <joannah@wellington.ca>
Subject: FW: B27-25 & B28-25 Lot Line Adjustment

Good afternoon Jeff,

My apologies, I accidentally sent the attachment without the email content attached.

We were hoping that you can confirm if the buildings labelled as A, B and C in the attachment are also intended to be removed. The survey sketch submitted with applications B27-25 and B28-25 state "Mink barns to be removed". Can you please also confirm which structures are the mink barns as there appears to be additional structures that show up on the areal shot that we cannot identify on the survey sketch.

Thank you –

Jamie Barnes

Junior Planner

Planning and Development Department

County of Wellington

74 Woolwich Street

Guelph ON N1H 3T9

T: (519) 837-2600 x2067

E: jamieba@wellington.ca



REPORT D10-2025-008

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: August 12th, 2025

SUBJECT: Consent Application D10/REI (Reid)
6852 Laird Road West
Part of Lot 14, Concession 5
County File No. B28-25

RECOMMENDATION

That Report D10-2025-008 entitled Consent Application D10/REI be received; and

Whereas the Township has reviewed the proposal to sever a vacant parcel to be added to adjacent agricultural lot through a lot line adjustment 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 0.7 ha to be added to adjacent vacant parcel, resulting in a merged parcel with a total area of 1.1 ha; and the retained parcel being 1 ha with 88 m of frontage, with an existing single detached dwelling and shop; 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 merged 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 Zoning by-law amendment for the merged parcel to prohibit the kennel use.

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 key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Lot Area	Lot Frontage	Existing use (E)/Proposed use (P)
Required (retained parcel)	0.4 ha	25 m	Single Detached Dwelling (E)
Proposed (retained parcel)	1 ha	88 m	Single Detached Dwelling (E)
Adjustment (severed parcel)	0.7 ha	N/A	Vacant (E)
Proposed (merged parcel)	1.1 h	105 m	Vacant (E)



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:

Lands to be retained

- 1) Provide distances to the shop from the new proposed property lines. If this shop is for agricultural use, provide spatial separation calculations to demonstrate if any upgrades for fire resistance are required.
- 2) The carport removal will require a demolition permit, as this building is not considered agricultural.

Lands to be served #2

- 1) Provide a pre-development plan (our standard condition) to demonstrate that a building and septic system can be accommodated on the proposed severed lot.

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, the Township planning staff recommends that the Committee support the approval of the application with the conditions 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
Director of Corporate
Services/Municipal Clerk

July 11, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 02, 2025

FILE NO. B28-25

APPLICANT

Leona L. Reid

LOCATION OF SUBJECT LANDS

Township of Puslinch (Puslinch)
Part Lots 13 & 14
Concession 5

Proposed lot line adjustment is 67m fr x 106m = 0.7 hectares, agricultural use (Severed #2 on sketch) to be added to abutting rural residential parcel – Raymond Reid (Lands to be Added to #2 on sketch)

Retained parcel is 88m fr x 106m = 1.0 hectares, existing and proposed rural residential use with existing dwelling and shop. Carport to be removed.

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

August 20, 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 |
| Source Water Protection | Neighbouring Municipality – City of Guelph | |
| 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

SECTION B

Required Fee: \$ 5370
Fee Received: July 2/25

File No. B28-25

Accepted as Complete on: July 2/25

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

SECTION B: Parcel from which land is being transferred

4. 2(a) Name of Registered Owner(s) or Purchaser Raymond Reid having Power of Attorney for Leona L. Reid

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) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's/Purchasers 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

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

☒ **Conveyance to effect an addition to a lot**

☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 14, Concession 5; as in MS97058 – (PIN 71214-0183)

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

Local Municipality: Township of Puslinch

Concession 5

Lot No. Part of Lot 14

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Lot No. _____

Civic Address 6852 Laird Road West (PIN 71214-0182)

(b) When was property acquired: August 1959

Registered Instrument No. MS9298 & WC386947

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 67 ±

AREA 0.7 ±ha

Depth 106 ±

Existing Use(s) Agricultural

Existing Buildings or structures: Carport (to be removed)

Proposed Uses (s): To be added to adjacent vacant rural residential property at PIN 71214-0183 to additional yard space

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 (specify):

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

- ☐ Municipally owned and operated sanitary sewers
- ☒ Septic Tank ☒ individual ☐ communal
- ☐ Pit Privy
- ☐ Other (specify):

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 88 ±

AREA 1.0 ±ha

Depth 106 ±

Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling and Shop (to remain) & Carport (to be removed)

Proposed Uses (s): No Change

Type of access (Check appropriate space)Existing ☐Proposed ☒

- ☐ Provincial Highway
☐ County Road
☒ Municipal road, maintained year round
☐ Municipal road, seasonally maintained
☐ Easement

- ☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access
☐ Other (specify) _____

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

- ☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other (specify): _____

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☒ individual ☐ 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. 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 ☒

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 ☒

19. PREVIOUS USE INFORMATION:

- a) Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

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

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

YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

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

20. Is this a **resubmission** of a previous application? YES [] NO [X]

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

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

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO []

Yes – second lot line adjustment application being submitting simultaneously with this application

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the 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 Natural Heritage Features on the subject property, however outside of the proposed severances and are not impacted but the proposal.

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 properties are designated as Prime Agricultural, Secondary Agricultural and Core Greenlands in the Official Plan. This proposal follows the guidelines set out in Section 10.3.5 and Section 10.4.6 for Lot Line Adjustments which may be permitted where no adverse effect on agriculture occurs, where a more viable agricultural operations results and where an undersized lot is made useable.

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. What is the **zoning** of the subject lands? **Agricultural, Agricultural (A-sp1) and Natural Environment**

28. 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 _____

29. 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, provide complete name and address of Mortgagee

None

Questions 30 – 33 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”

30. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**
Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☒

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

<u>Retained</u>	Width	<u>11±m</u>	Length	<u>14±m</u>	Area	<u>155±m²</u>	Use	<u>Shop</u>
	Width		Length		Area		Use	
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	

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

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>



June 30, 2025

34431-25

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Severances
6852 Laird Road West
Part of Lots 13 & 14, Concession 5
PIN 71214-0181; 71214-0182 & 71214-0183
Township of Puslinch**

RECEIVED
JUL 02 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed two applications for Lot Line Adjustment Severances on the above-mentioned properties. Included with this submission are copies of the Severance Sketch, completed application forms, required deeds, PIN report and map, Power of Attorney document, Sourcewater Protection Form, a cheque to the GRCA for \$465.00, and a cheque to the County of Wellington for \$10,740.00.

Proposal:

The purpose is to reconfigure three properties through two lot line adjustment applications. The parcels are outlined below:

1. The large farm property with frontage along Laird Road West and Pioneer Trail – PIN 71214-0181
2. The dwelling parcel – #6852 Laird Road West – PIN 71214-0182
3. The vacant small parcel along Laird Road West – PIN 71214-0183

The intention is to reconfigure the parcels as outlined below:

Lot Line Adjustment #1:

Sever a 2.8±ha parcel from #6852 Laird Road West (PIN 71214-0182), with the existing mink sheds, and add it to the adjacent large agricultural property (PIN 71214-0181) which has over 34.3±ha, for continued agricultural use. The old mink sheds will be removed as part of the severance.

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

Lot Line Adjustment #2:

Sever a 0.7±ha vacant parcel from the side yard of #6852 Laird Road West (PIN 71214-0182) and merge it with the small (0.4±ha) vacant rural parcel to the west (PIN 71214-0183) to allow for additional space outside of the natural features to construct a dwelling. The existing 0.4±ha parcel does not have a driveway and the buildable area is behind the wetlands. The idea is to use the existing driveway to the house for access and construct a new house and septic in the building envelope shown in the rear of the parcel. This implies that the main house (#6852) on the Retained Parcel will require a new driveway and a location for a new and safe entrance is on the west side of the Retained Parcel.

Retained Parcel:

The Retained Parcel of both applications will be #6852 Laird Road West, which will have a frontage of 88±m, depth of 106±m, for an area of 1.0±ha where the exiting dwelling and shop will remain. A new entrance is proposed and has been evaluated to access the dwelling. There is a detached carport that crosses the proposed boundary and it will be removed. The existing well for the house is located on the severed parcel to the rear, closer to the milk sheds and a new well is proposed within the Retained Parcel to service the dwelling.

Planning Policies:

The subject properties are zoned Agricultural, Agricultural (A-sp1) and Natural Environment. The final parcel configurations will meet zoning in terms of lot frontage, lot area and setbacks.

The subject properties have an Official Plan designation of Prime Agricultural, Secondary Agricultural and Core Greenlands.

Lot line adjustments are permitted in both the Prime and Secondary Agricultural designations of the Official Plan as stated in Section 10.3.5 and Section 10.4.6 respectively. Both designations and sections reiterate that lot line adjustments are permitted provided there are no adverse effects on agriculture; where a more viable agricultural operation will result and where an undersized lot is made useable.

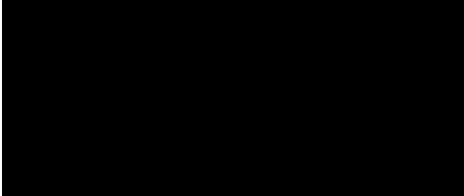
For both applications – there will be no adverse effect on agricultural. With the first application, a more viable agricultural operation will result. The 2.8±ha parcel will be vacant once the buildings are removed and this will be used as agricultural field and added to the large agricultural parcel for a combined area of over 37±ha. The second application is not removing any agricultural land, as it is vacant side yard for the existing dwelling parcel and this lot line adjustment will increase the size of the small rural residential parcel that has limited space to build a dwelling due to the natural features – so essentially making an undersized lot useable.

In summary, the proposals are logical to slightly reconfigure parcels to create a more viable agricultural operation and allow an undersized lot to be useable, all while following the zoning requirements and planning policies.



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 Raymond Reid via email: [REDACTED]
cc Richard Reid via email: richreid@reidhomes.ca

33. 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 []

34. 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.

35. 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: Thomas Freeman

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

None

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.

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" of the local municipality 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. 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.
6. 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.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

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 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), Raymond Reid having Power of Attorney for Leona L. Reid the Registered Owners/Purchasers of Part of Lot 14, Concession 5, as in INST MS9298 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), Purchaser 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 5, as in INST MS9298 Of the Township of Puslinch


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

DECLARED before me at the City of Guelph In the County/Region of Wellington
This 27 day of June 20 25



(Owner/Purchaser or Applicant)



Commissioner of Oaths



(Owner/Purchaser or Applicant)




(Owner/Purchaser or Applicant)

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

June 27, 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

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

SECTION A

Fee Received: July 2/25
File No. B2825
Accepted as Complete on: July 2/25

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

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) or Purchaser Raymond G. Reid

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:

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. Location of Land in the County of Wellington:

Local Municipality: **Township of Puslinch**

Concession

5

Lot No. **Part Lot 14**

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Lot No. _____

Civic Address **PIN 71214-0183**

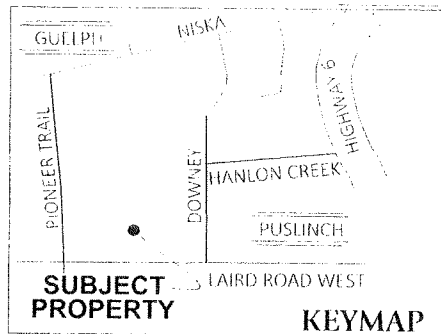
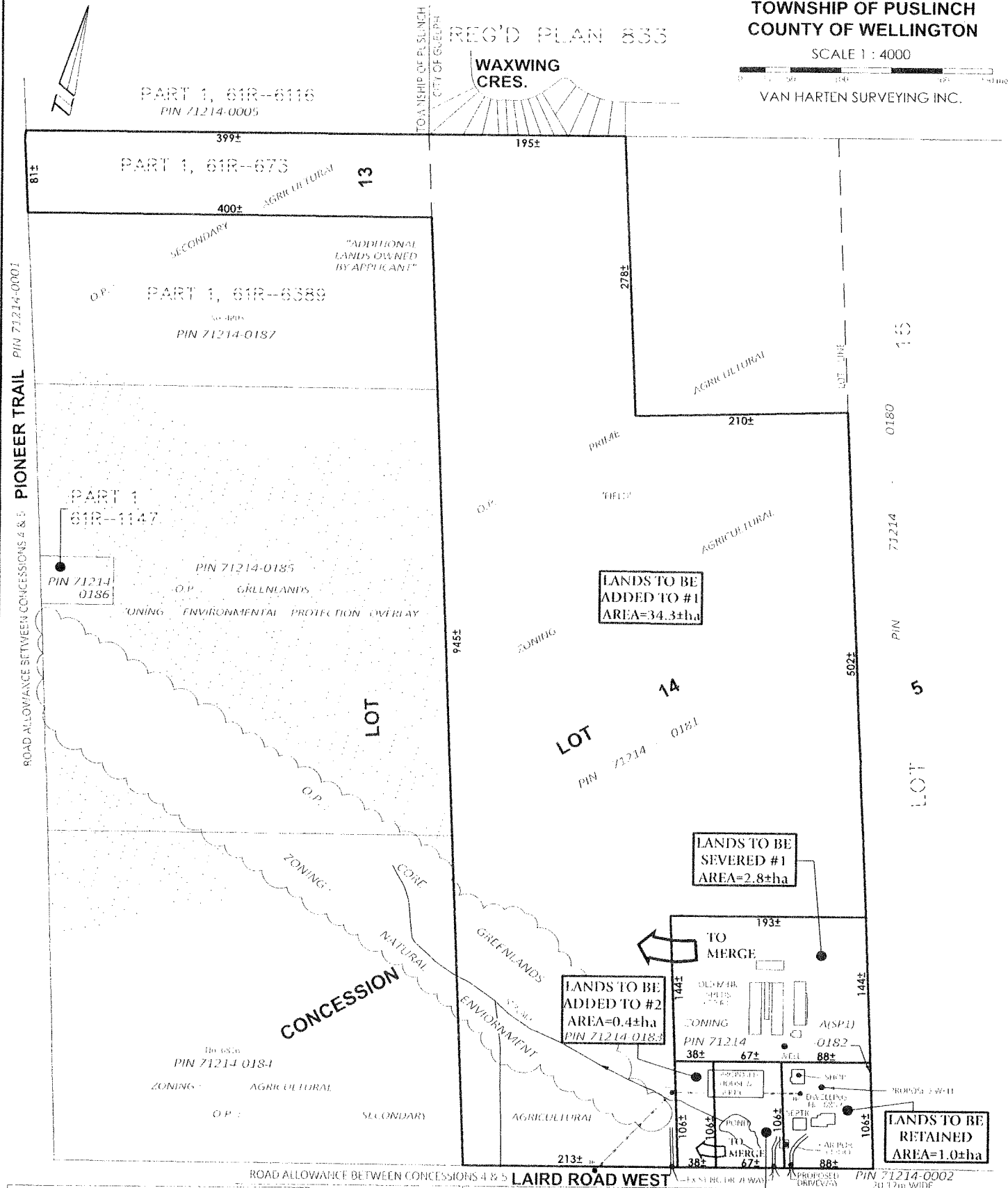
(b) When was property acquired: August 1970

Registered Instrument No. **MS97058 & WC757659**

SEVERANCE SKETCH
PART OF LOTS 13 & 14, CONCESSION 5
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000

VAN HARTEN SURVEYING INC.



O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT
O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
HYDRO POLE ● HIP
OVER-HEAD HYDRO — ON — OFF

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 26th DAY OF JUNE, 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: SJ CHECKED BY: JB PROJECT No: 34431-25
Jun 27, 2025-12:36:37 PM
G:\PUSLINCH\Con5\ACAD\SEV PT 13&14 (34431-25 REID) UTM 2010.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT

- NOTES:
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, AGRICULTURAL (A-SP1) & NATURAL ENVIRONMENT.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, SECONDARY AGRICULTURAL & NATURAL ENVIRONMENT.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - T.B.R. DENOTES TO BE REMOVED.

Comments received to date

By-law/PW/Fire – No comments or concerns

From: [Andrew Hartholt](#)

Sent on: July 25, 2025 2:57:34 PM

To: [Lynne Banks](#)

Subject: RE: Consent Application B27-25 & B28-25 - Reid

Hey Lynne,

Below are my comments for the combined consent applications (B27-25 & B28-25).

Lands to be retained:

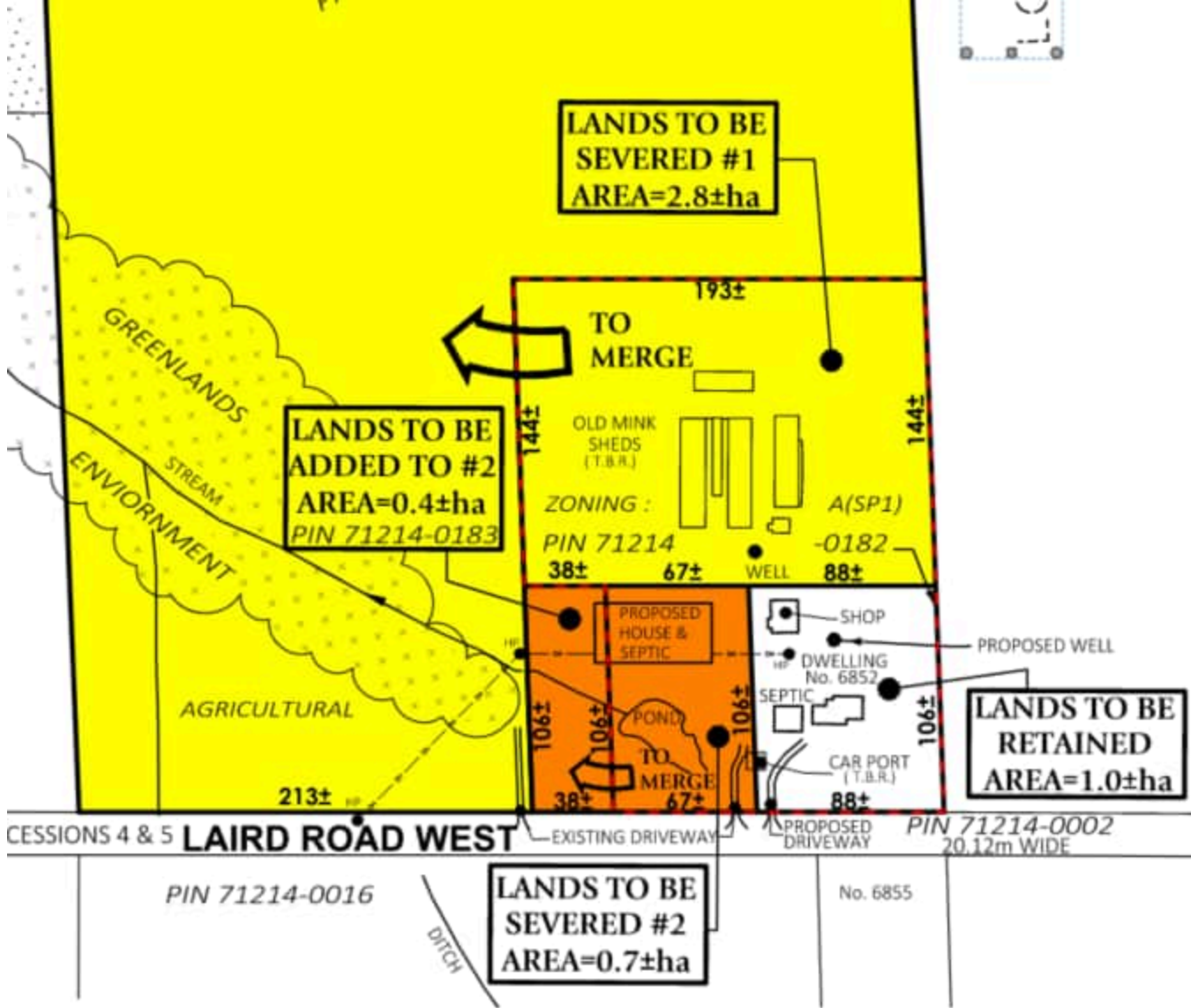
1. Provide distances to the shop from the new proposed property lines. If this shop is for agricultural use, provide spatial separation calculations to demonstrate if any upgrades for fire resistance are required.
2. The carport removal will require a demolition permit, as this building is not considered agricultural.

Lands to be served #1 (large parcel)

1. What buildings does the existing well currently serve?
2. Are there any septic systems serving the existing buildings/barns?

Lands to be served #2

1. Provide a pre-development plan (our standard condition) to demonstrate that a building and septic system can be accommodated on the proposed severed lot.



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

TOWNSHIP OF
PUSLINCH
EST. 1880

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: July 16, 2025 3:59 PM
To: Andrew Hartholt <ahartholt@puslinch.ca>
Subject: RE: Consent Application B27-25 - Reid

Hey Andrew, does this work?



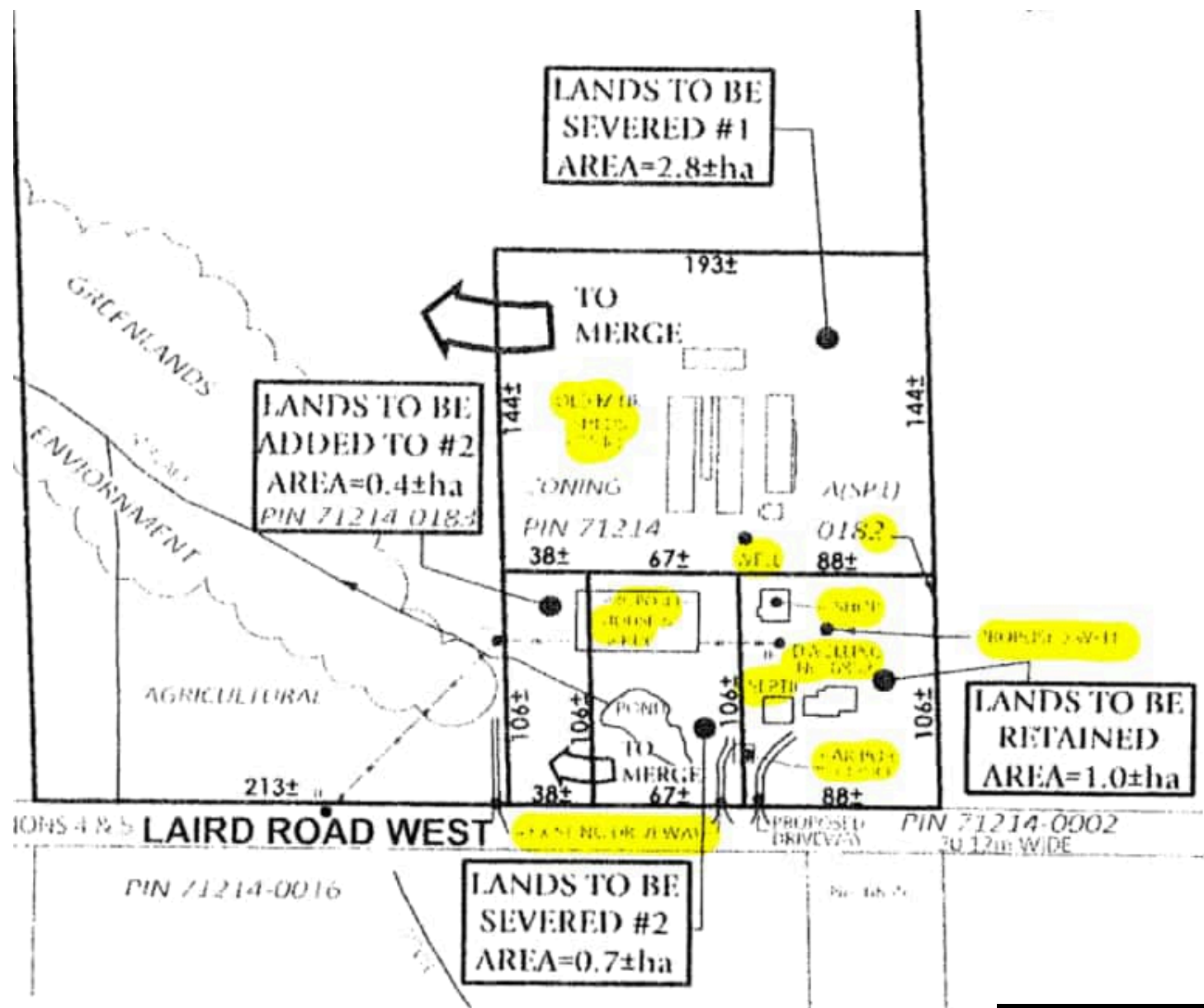
Lynne Banks
Development and Legislative Coordinator
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 226 Fax 519-736-5846 www.puslinch.ca

TOWNSHIP OF
PUSLINCH
EST. 1880

From: Andrew Hartholt <ahartholt@puslinch.ca>

Sent: July 16, 2025 3:49 PM
To: Lynne Banks <lbanks@puslinch.ca>
Subject: RE: Consent Application B27-25 - Reid

Can we get a clearer site plan? I can't read most of the text on the scanned copy.



SURVEYOR'S CERTIFICATE:



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: July 10, 2025 2:51 PM
To: Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B27-25 - Reid

Good Afternoon –

Attached please find a consent application for a lot line adjustment (1 of 2 – same property) for your review and comments. Please provide comments by July 25, 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: [Mehul Safiwala](#)
Sent on: August 5, 2025 10:11:32 AM
To: [Mehul Safiwala](#)
Subject: FW: B27-25 & B28-25 Lot Line Adjustment

From: Jeff Buisman <Jeff.Buisman@vanharten.com>
Sent: Monday, July 28, 2025 8:25 AM
To: Jamie Barnes <jamieba@wellington.ca>
Cc: Joanna Henderson <joannah@wellington.ca>
Subject: RE: B27-25 & B28-25 Lot Line Adjustment

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Jamie

All the old buildings are being removed.

Jeff Buisman, OLS



2106 Gordon Street; Guelph, ON; N1L 1G6
Office: 519-821-2763 X 225
jeff.buisman@vanharten.com
www.vanharten.com

From: Jamie Barnes <jamieba@wellington.ca>
Sent: Friday, July 25, 2025 2:31 PM
To: Jeff Buisman <Jeff.Buisman@vanharten.com>
Cc: Joanna Henderson <joannah@wellington.ca>
Subject: FW: B27-25 & B28-25 Lot Line Adjustment

Good afternoon Jeff,

My apologies, I accidentally sent the attachment without the email content attached.

We were hoping that you can confirm if the buildings labelled as A, B and C in the attachment are also intended to be removed. The survey sketch submitted with applications B27-25 and B28-25 state "Mink barns to be removed". Can you please also confirm which structures are the mink barns as there appears to be additional structures that show up on the areal shot that we cannot identify on the survey sketch.

Thank you –

Jamie Barnes

Junior Planner

Planning and Development Department

County of Wellington

74 Woolwich Street

Guelph ON N1H 3T9

T: (519) 837-2600 x2067

E: jamieba@wellington.ca



REPORT D10-2025-009

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: August 12th, 2025

SUBJECT: Consent Application D10/MAS (Mast)
4225 Sideroad 25 South
Part of Lot 26, Concession 1
County File No. B30-25

RECOMMENDATION

That Report D10-2025-009 entitled Consent Application D10/MAS be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Sideroad 25 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 land with an existing dwelling of 0.78 ha, 58 m of frontage, depth of 135 m; and the retained vacant parcel being 2.45 ha, 20 m of frontage on Sideroad 25 South; 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 key 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	2.45 ha	0.4 ha	0.41 ha
Minimum Lot Frontage	25 m	20 m	25 m	46 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Single-family dwelling	Single Detached Dwelling	Existing Single-family dwelling	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: 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, the Township planning staff recommends 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
Director of Corporate Services/
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

July 11, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: July 02, 2025

FILE NO. B30-25

APPLICANT
Richard & Deborah Mast
4225 Sideroad 25
RR#2
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 26
Concession 1

Proposed severance is 58m fr x 135m = 0.78 hectares, existing and proposed rural residential use with existing dwelling.
Retained parcel is 2.4 hectares with 20m frontage, vacant land for proposed rural residential use.

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

August 20, 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
- 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: July 2/25
File No. B30-25
Accepted as Complete on: July 2/25

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) or Purchaser Richard Mast & Deborah MastAddress 4225 Sideroad 25, RR#2, 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 1G6Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

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

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

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

To create a new lot for rural residential purposesOR

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

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

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

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 1Lot No. 26

Registered Plan No. _____Lot No. _____

Reference Plan No. 61R-5646Part No. 1

Civic Address 4225 Sideroad 25 South

(b) When was property acquired: January 1992

Registered Instrument No. RO657627

5. Description of Land intended to be SEVERED:

Metric ☒Imperial ☐

Frontage/Width 58 ±AREA 0.78 ha ±

Depth 135 ±Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): Rural Residential (No Change)

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 _____

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

20 / 78 ±

AREA

2.4 ha ±

Depth

416 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

None

Proposed Uses (s):

Rural Residential – Dwelling Proposed

Type of access (Check appropriate space)	Existing []	Proposed [X]
<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 [X] (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

*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 [] NO [X]

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 [X] NO []

15.

Is there a noxious industrial use within 500 meters [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 [X] UNKNOWN []

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

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)
20. Is this a **resubmission** of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number
21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.
22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []
23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [X]
24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.
25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There is an area of Natural features located on the Retained Parcel, however it is outside of the severance and not a concern for this application.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural 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 and Environmental Protection Overlay

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

A minor variance application 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 [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 INST WC323968 with the Toronto-Dominion Bank

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 None

Severed Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____



June 24, 2025

31677-22

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
4225 Sideroad 25 South
Part of Lot 26, Concession 1
Part 1, 61R-5646
PIN 71202-0005
Township of Puslinch**



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, Noise Study prepared by SLR Consulting Ltd., Letter from CBM Aggregates, a cheque to the GRCA for \$465 and a cheque to the Wellington County \$5,370.

Proposal:

The proposal is to sever the existing dwelling from the subject property at #4225 Sideroad 25 South (PIN 71202-0005). The Retained Parcel is vacant and will be used for rural residential purposes where a single-detached dwelling is proposed.

The Severed Parcel (#4225) will have a frontage of 58±m, depth of 135±m, for an area of 0.78±ha where the existing dwelling will remain. The parcel was configured to including the existing building, driveway, septic, well and natural features. The existing entrance will continue to allow safe access and the zoning is met. The severance is an efficient use of open space and the Zoning requirements are met for this parcel.

The Retained Parcel is a flag-shaped lot with a frontage of 20±m, then widens to 78±m, for an area of 2.4±ha where a dwelling is proposed. The parcel was evaluated, and a safe entrance is possible within the 20m frontage. A minor variance will be applied for to address the 5m deficiency for lot frontage. Otherwise, zoning is met for this parcel.

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

There are many “flag-shaped” lots in the Township of Puslinch where there is a narrow strip leading to a larger “square” for the residential area. We have seen many of these types of parcels being approved over the last few years. The proposed configuration makes good use of a vacant area of land, that consists of grass / scrub land and where a building envelope is proposed.

Noise & Air Quality Review:

Considering the proximity of the severance and proposed dwelling to nearby aggregate operations, SLR Consulting (Canada) Ltd. was retained to complete an Environmental Noise & Air Quality Report in support of the proposed severance for the aggregate operations and transportation sources. The findings concluded that the severance / proposed dwelling are anticipated to be compatible with the surrounding uses and is not anticipated to negatively impact the aggregate operation compliance nor have any impact from transportation sources.

Policy Review:

The subject property is zoned Agricultural and Environmental Protection Overlay. The zoning requirements are met for the Severed Parcel and met for the Retained Parcel, except for the lot frontage as discussed above.

The subject property is within the Secondary Agricultural and Greenlands designation of the County of Wellington Official Plan. The Secondary Agricultural designation 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:

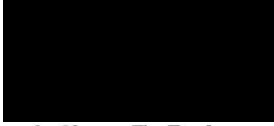
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met.
- MDS requirements are met.
- Residential use will not hinder present or future aggregate operations.

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



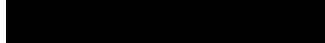
Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

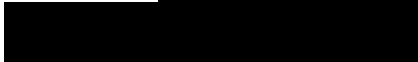


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Richard & Deborah Mast via email:



cc Jordan Mast via email:



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: **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.

Please see the 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:


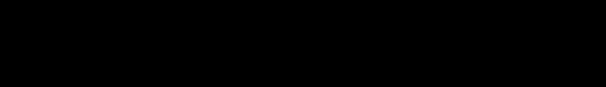
The Owner/Purchaser must complete the following to authorize applicant, agent or solicitor to act on their behalf.

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), Richard Mast and Deborah Mast the Registered Owners/Purchasers of
Part of Lot 26, Concession 1; Part 1, 61R-5646 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 26, Concession 1; Part 1, 61R-5646 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 23 day of June 20 25 (Owner/Purchaser or Applicant)


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)

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

May 7, 2025

Attention: Rick Mast
4225 Sideroad 25 South
Puslinch ON N3C 2V4

SLR Project No.: 241.031812.00001

Revision: 0

**RE: Environmental Noise and Air Quality Letter
Proposed Lot Severance at 4225 Sideroad 25 South, Puslinch**

1.0 Introduction

At the request of Van Harten Surveying Inc. on behalf of Rick Mast, SLR Consulting (Canada) Ltd. (SLR) has prepared this environmental noise and air quality opinion letter for the proposed residential severance at 4225 Sideroad 25 South, Puslinch, Ontario (the Project Site). This letter is in support of the severance application.

The proposed severed land is to be severed from the eastern portion of the existing lot. The proposed severed lot would include one residence.

The Project Site is located on the east side of Sideroad 25 South in Puslinch, Ontario and is currently occupied by a single existing residence. The intention is to submit an application to the County of Wellington for a new rural residential parcel. Preliminary consultation with County Planning Staff revealed that the impact of aggregate activity in the area be evaluated as part of the application. Based on a review of available aerial imagery as well as on-site observations, the Project Site is adjacent to active and permitted extractive land uses, including:

- St. Mary's Cement Lanci Pit (Lanci Pit) operates to the northwest of the Project Site, across Sideroad 25 South.
- St. Mary's Cement Neubauer Pit (Neubauer Pit) is approximately 280 metres (m) northeast of the Project Site and accessed from Concession 2.
- Closed and reclaimed aggregate Pit directly north of the site.

A context plan is included in Appendix A, Figure A.1.

2.0 Assessment of Potential Stationary Noise Impacts

The Project Site is conservatively considered to be located in a Class 2 area, based on the level of urbanization in the surrounding area and the number of surrounding extractive operations that operate during daytime hours only. Highway 401 is audible during all times of day at the Project Site.

The sound level limits for steady sound sources are expressed as a 1-hr equivalent sound level ($L_{eq}(1 \text{ hr})$ values, in dBA) and is the higher of the Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 exclusionary limits and the existing background sound level. The NPC-300 stationary source noise guidelines in a Class 2 Area are summarized in Table 1 for steady (continuous) sound sources.

Table 1: NPC-300 Class 2 Continuous, Steady Source Sound Level Limits

Point of Reception Category	Time Period	Minimum Exclusionary Sound Level Limit L_{eq} (1-hr), dBA ^[1]
Outdoors	Daytime (0700-1900h)	50
	Evening (1900-2300h)	45
	Night-time (2300-0700h)	N/A ^[3]
Plane of Window ^[2]	Daytime (0700-1900h)	50
	Evening (1900-2300h)	50
	Night-time (2300-0700h)	45
Notes: [1] Or minimum hourly L_{eq} of background noise; whichever is higher. [2] Applicable for windows opening into "noise-sensitive spaces" as defined in NPC-300. [3] Sound level limits during night-time hours are not applicable at outdoor points of reception.		

A site visit was conducted by SLR staff on April 17, 2025. Observations and noise measurements were taken of pit operations at the Project Site and surround area. No other significant sources of noise were found in the surrounding area that would affect the Project Site.

2.1.1 St. Mary’s Cement Lanci Pit (Lanci Pit)

Applications Zoning By-law and Official Plan Amendments for a planned expansion of the Lanci Pit have been submitted. As the pit is located east of the Project Site, the Lanci Pit is required to meet noise guideline limits at the existing and intervening residence at the Project Site. Therefore, compliance with noise guideline limits are anticipated from the Lanci Pit at the proposed severance lands and do not require further assessment.

2.1.2 St. Mary’s Cement Puslinch Pit (Puslinch Pit)

The Puslinch Pit is currently operating as close as 280 m northeast of the proposed building at the Project Site and has the potential to operate as close as 250 northeast of the proposed building. Based on conversations with the current resident of the property, normal operations for the Puslinch Pit include one excavator and three rock trucks for hauling material to the Puslinch Pit operations on the north side of Concession 2. Major operations such as screening and crushing do not occur at this site, but rather occur at the site north of Concession 2 (St Mary’s Cement South Aberfoyle Pit, further away form the Project Site); these operations are required to meet noise guidelines at much closer and intervening noise sensitive receptors.

On April 17, 2025 SLR staff observed a front-end loader and rock truck creating a berm at the southwest corner of the Puslinch Pit (between Puslinch Pit operation and the Project Site), loader movements were occasionally audible from the property line of the Project Site. This is not standard operation (rather similar to temporary construction activities) for the Puslinch Pit however, noise measurements were taken to confirm the temporary operations were below Class 2 guideline limits. The measured sound level of the temporary operations was 41 dBA at the proposed building setback. The measurement location is included in Appendix A Figure A.1.

The operations of the Puslinch Pit are required to meet noise guidelines at the existing house at the Project Site. The proposed severed residence would be located approximately 80 m east of the existing residence at a similar if not lower elevation. Given the limited scale of the Puslinch Pit operations, setback distance, and the newly constructed berm, the difference in anticipated sound level at the existing and proposed receptor is expected to be negligible. Therefore,



compliance of the applicable noise guideline limits is anticipated at the Project Site and no further assessment is required. Should the selected location of the house on the severed lot change significantly, such that it would be much closer to the Puslinch Pit, additional assessment of noise impacts should be conducted.

2.1.3 Pit Directly North of Project Site

The aggregate pit directly north of the site has been closed and reclaimed, it is therefore not of concern from a noise or air quality perspective. No assessment of this site is required.

3.0 Assessment of Potential Transportation Noise Impacts

An assessment of sound from transportation sources with the potential to impact the proposed development is normally required. The closest substantial road to the development is Highway 401 which is located approximately 1.7 km away from the Project Site and not expected to cause any adverse noise issues given the large setback. Given the setback distance and low traffic volumes on Sideroad 25 averaged sound levels of 55 dBA to 65 dBA are not anticipated at the Project Site. The highway was audible during the site visit on April 17, 2025, however sound levels from the highway were consistently below 40 dBA at the Project Site. Therefore, an assessment of roadway noise is not required.

The Project Site is greater than 2.5 km from the closest rail line, assessment of rail lines is not required outside of 300 m. The Project Site is outside of the NEF contours of any airport. Therefore, an assessment of railway and aircraft noise is not required.

4.0 Assessment of Potential Air Quality Impacts

All pit operations are required to meet the applicable air quality (dust and odour) emission limits as part of their compliance approvals and therefore expected to be compliant at the Project Site. Therefore, no additional assessment is required.

Detailed TRAP studies are typically performed for sites immediately adjacent to major highways (i.e. within 100 m). The Project Site is outside a TRAP exposure zone of 500 m from any major highways. Therefore, a detailed Exposures to traffic-related air pollution (TRAP) assessment is not warranted for the Project Site.

5.0 Closure

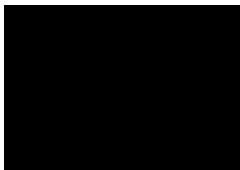
The assessment has included a review of air quality and noise emissions from aggregate pits in the area as well as transportation sources. The Project Site is anticipated to be compatible with the surrounding employment land uses and transportation sources. Based on our assessment, the Project Site is not anticipated to affect industrial facility compliance with applicable provincial environmental policies, regulations, approvals, authorizations, and guidelines.



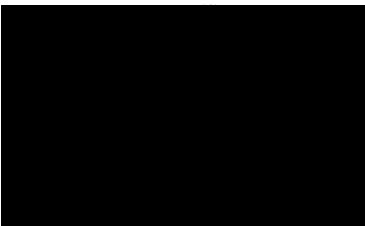
Should you have any questions or concerns, please do not hesitate to contact us.

Regards,

SLR Consulting (Canada) Ltd.



Dylan Diebolt, B.Sc.
Acoustics Consultant
ddiebolt@slrconsulting.com



Aaron K. Haniff, P.Eng.
Principal, Acoustics Engineer
ahaniff@slrconsulting.com



Statement of Limitations

This letter has been prepared by SLR Consulting (Canada) Ltd. (SLR) for Rick Mast (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this letter to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this letter, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

Any findings, conclusions, recommendations, or designs provided in this letter are based on conditions and criteria that existed at the time work was completed and the assumptions and qualifications set forth herein.

This letter may contain data or information provided by third party sources on which SLR is entitled to rely without verification and SLR does not warranty the accuracy of any such data or information.

Nothing in this letter constitutes a legal opinion nor does SLR make any representation as to compliance with any laws, rules, regulations, or policies established by federal, provincial or local government bodies, other than as specifically set forth in this letter. Revisions to legislative or regulatory standards referred to in this letter may be expected over time and, as a result, modifications to the findings, conclusions, or recommendations may be necessary.



Appendix A – Figure

4225 Sideroad 25 South, Puslinch ON

Environmental Noise and Air Quality Letter

Rick Mast

SLR Project No.: 241.031812.00001

May 7, 2025





RICK MAST

4225 SIDEROAD 25, PUSLINCH

CONTEXT MAP & NOISE MEASUREMENT LOCATION

True North



Scale: 1:8000

METRES

Date: May 2025

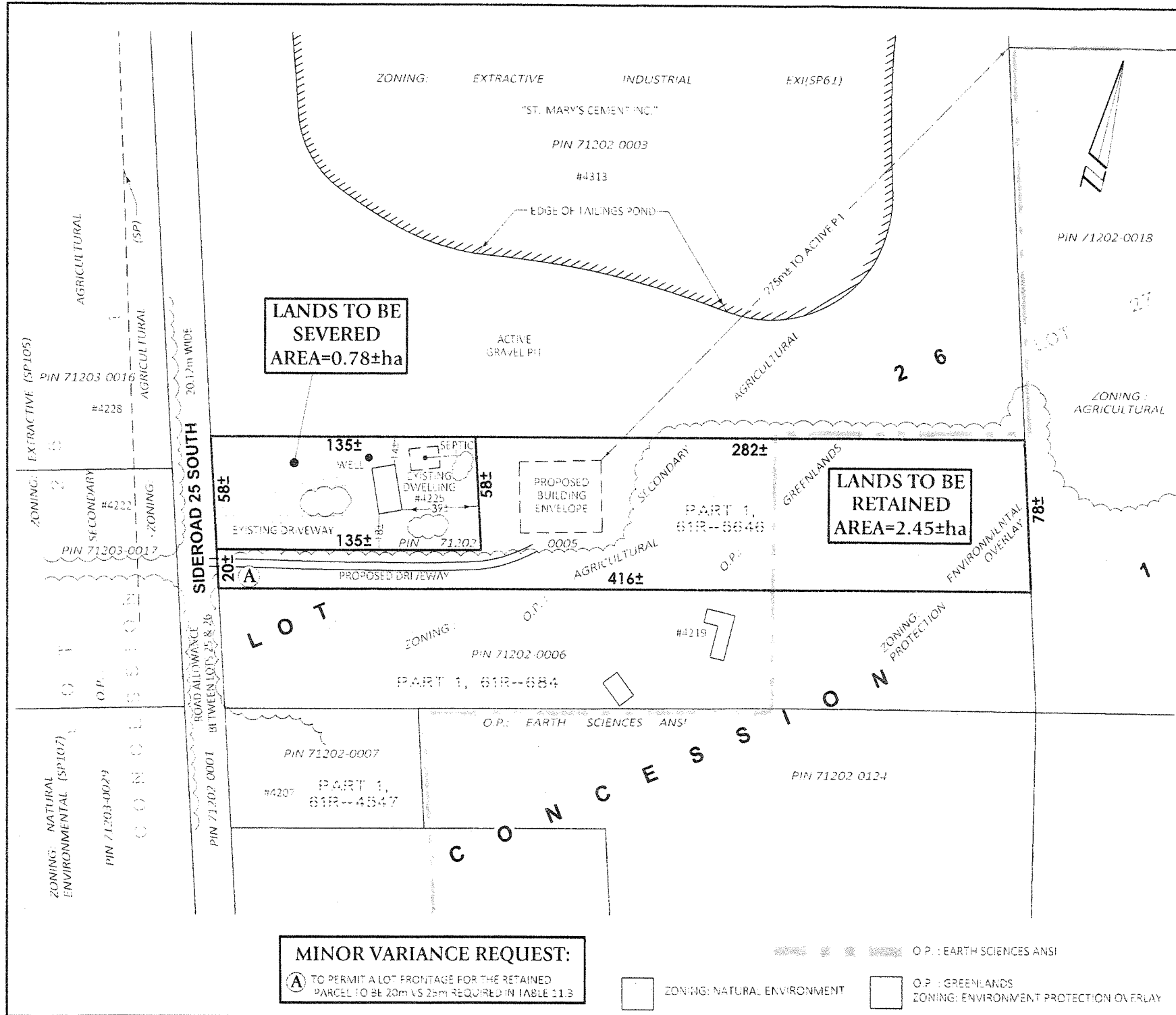
Rev 0.0

Project No. 241.031812.00001

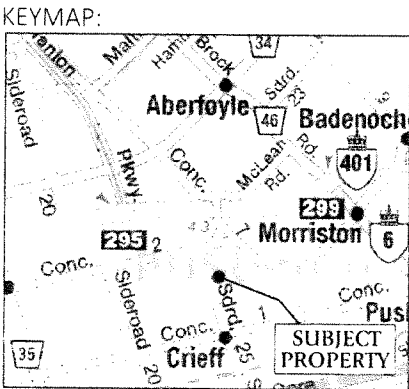
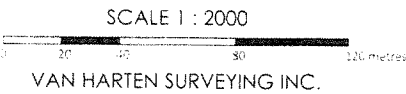
Figure No.

A.1





SEVERANCE SKETCH
PART OF LOT 26, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



- 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 AND ENVIRONMENTAL PROTECTION OVERLAY.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS AND WITHIN EARTH SCIENCES ANSI.
 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.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 13th DAY OF JUNE, 2025
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: JVN Jun 16, 2025 10:18:40 AM G:\PUSLINCH\Con1\ACAD\SE / P1 / L1 26 (MAST) UTN1 2010.dwg	CHECKED BY: JEB	PROJECT No: 3167-22
© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT		

Comments received to date

By-law/PW/Fire – No comments or concerns

From: [Andrew Hartholt](#)
Sent on: July 25, 2025 3:30:40 PM
To: [Lynne Banks](#)
Subject: RE: Consent Application B30-25 - Mast

Lynne,

No concerns from the Building Department. Please add our standard condition, which requires a pre-development plan.



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: July 10, 2025 2:51 PM
To: Jacob Normore <jnormore@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Jamie MacNeil <jmacneil@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Mehul Safiwala <msafiwala@puslinch.ca>
Cc: Justine Brotherston <jbrotherston@puslinch.ca>; Monika Farncombe <mfarncombe@puslinch.ca>; Planning <planning@puslinch.ca>
Subject: Consent Application B30-25 - Mast

Good Afternoon –

Attached please find a consent application for your review and comments. Please provide comments by July 25, 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