

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

August 8, 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 23, 2025

FILE NO. B38-25

APPLICANT

Alison McCrindle & William Wareham
6639 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 7
Concession 2

Proposed severance is 42m fr x 110m = 0.46 hectares, vacant land for proposed rural residential use.

Retained parcel is 13.3 hectares with 138m frontage, existing and proposed agricultural use with existing dwelling and drive shed.

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

September 17, 2025

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

If you wish to **attend** the public meeting to consider the application, please request to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- County Engineering
- Source Water Protection
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 5370
Fee Received: July 23/25
File No. B38-25
Accepted as Complete on: July 23/25

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) or Purchaser Alison Elizabeth McCrindle & William Joseph WarehamAddress 6639 Wellington Road No. 34, Cambridge, ON, N3C 2V4

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.2106 Gordon Street, Guelph, ON, N1L 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 2

Registered Plan No. _____

Reference Plan No. _____

Lot No. 7

Lot No. _____

Part No. _____

Civic Address 6639 Wellington Road 34

(b) When was property acquired: September 1996

Registered Instrument No. RO759458

5. Description of Land intended to be SEVERED:

Frontage/Width 42 ±

Depth 110 ±

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

Metric [X]

Imperial []

AREA

0.46 ha ±

Existing Use(s)

Rural Residential

Type of access (Check appropriate space)

Existing [X]

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 [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): Individual
- ☐ Pit Privy
- ☐ Other (Specify):

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

138 / 409 ±

AREA

13.3 ha ±

Depth

423 ±

Existing Use(s)

Agricultural – “Chickadee Christmas Tree Farm”

Existing Buildings or structures:

Dwelling and Drive Shed

Proposed Uses (s):

No Change

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

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

YES [X] NO []

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

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

YES [] NO [X]

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

YES [] NO [X]

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

YES [X] NO []

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

YES [] NO [X]

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

YES [] NO [X]

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

YES [] NO [X]

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

YES [] NO [X]

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

YES [] NO [X]

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

YES [X] NO []

Name of Rail Line Company:

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

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

YES [] NO [X]

19. PREVIOUS USE INFORMATION:

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

YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES [] NO [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 are areas of Natural Heritage System features (woodland) located on the property, but they are not a concern for this application as per the EIS that has been prepared and submitted.

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

The subject property is designated as Secondary Agricultural, Core Greenlands and Greenlands in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

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

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

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

28. What is the zoning of the subject lands? Agricultural, Natural Environment and Environmental Protection Overlay

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

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

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

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

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

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

31. Type of Farm Operation conducted on these subject lands: None

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>9.0±m</u>	Length <u>14.0±m</u>	Area <u>126±m²</u>	Use <u>Drive Shed</u>
	Width _____	Length _____	Area _____	Use _____



July 2, 2025

31115-22

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
6639 Wellington Road No 34
Part of Lot 7, Concession 2
PIN 71208-0005
Township of Puslinch**

RECEIVED

JUL 23 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, Source Water Protection Form, a cheque to the GRCA for \$465.00 and a cheque to County of Wellington for \$5,370.00.

An Environmental Impact Study & Addendums prepared by NRIS has been previously submitted by email to the County Planning Staff and Township Planning Staff. Please advise if you require the EIS again.

Proposal:

The proposal is to create a new rural residential parcel along Wellington County Road 34 with a frontage of 42±m, depth of 110±m, for an area of 0.46±ha where a dwelling is proposed. There is an existing entrance for the subject property that will remain with the Severance and a new entrance is proposed for the Retained Parcel. The Zoning requirements are met for the Severed Parcel.

The Retained Parcel – known as #6639 Wellington Road 34 (PIN 71208-0005), has a frontage of 138±m, depth of 423±m, for an area of 13.3±ha where the existing dwelling and drive shed will remain. A new entrance is proposed, and a location has been selected that meets the County Sightline requirements. The Zoning requirements are 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

Minimum Distance Separation (MDS):

We evaluated a number of barns in the area for Minimum Distance Separation (MDSI) and are of the opinion that MDS can be met. Two of the three properties with possible barns shown on the sketch are more than 500m from the Severed Parcel, and therefore, not applicable to this application. The third property evaluated was #4445 Wellington Road 32. The small buildings are empty and do not contain livestock. Using the "unoccupied livestock barn" feature and the dimensions, the required distance using Type B calculation is 231m and the actual distance is 410±m and therefore, MDS can be met. These buildings are also under 100m² each and according to MDS Guideline #20, MDS is not required if the barn size is under 100m². Therefore, these "barns" are not applicable and MDS has been met.

Extractive Use:

There is an Extractive use for the property to the north at #6660 Wellington Road 34 operated by Capital Paving. This gravel pit has been operating for many years and its impact has been considered for numerous severance applications for the properties along Wellington Road 34 "in front of" and "beside" the gravel pit that this firm has managed including:

- Application B5/03
- Application B107/04
- Application B147 & B148/17
- Application B105-18
- Application B109-23

The possible impact of aggregate activity was considered for the above-noted severance applications and were approved. The subject application is a bit further from the gravel pit as it is across the road. We also understand that the pit is not expected to operate for too many more years. There are over 15 rural residential parcels in this cluster, not including the subject property, and we provide the opinion that the possible negative impact of the gravel pit has been well examined and clearly proven to not have a negative impact in this residential cluster and therefore, a study is not necessary.

Environmental:

An Environmental Impact Study (EIS) and Addendums have been completed by NRSI as the subject property and severance is within the Greenland designation of the Official Plan. This EIS has been peer-reviewed by the Township of Puslinch Environmental Consultant and the County of Wellington Planning Staff. No concerns were raised, and the EIS has been preliminarily supported. The EIS concludes that provided the mitigation efforts are adhered to, that no significant negative impacts to the woodlands and its habitat are anticipated. The report also concluded that the proposed severance has sufficient area outside of the Core Greenlands feature for the severance and proposed dwelling and there will be no negative impacts on the natural features and their functions.

Zoning & Official Plan:

The subject property is zoned Agricultural, and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel and the Agricultural Zoning requirements listed in Table 11.2 are met for the Retained Parcel.

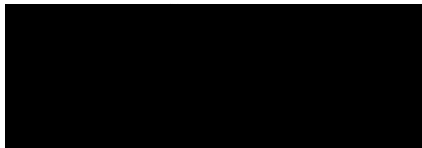
The parcel has a designation of Secondary Agricultural, Greenlands and Core Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met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

- The severed lands are designated Secondary Agricultural.
- 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 or woodlot – EIS has been completed.
- No impact or concerns on aggregate operations to severance.
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

In summary, this severance is very practical and follows the relevant criteria for a severance as listed above.

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 Alison McCrindle

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

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca) YES [X] NO []

If YES, please complete the [Source Water Protection Form](#) and submit with your application.

36. Have you had a pre-consultation meeting with **County Planning Staff** before filling out this application form?
Please refer to instruction page.

YES [X] NO []

If yes, please indicate the person you have met/spoken to: **Meagan Ferris and Joanna Henderson**

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

Please see covering letter for more details.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.

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), Alison Elizabeth McCRINDLE & William Joseph WAREHAM the Registered Owners/Purchasers of Part of Lot 7, Concession 2, as in INST No. RO759458 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  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 7, Concession 2, as in INST No. RO759458 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 30 day of June 20 25



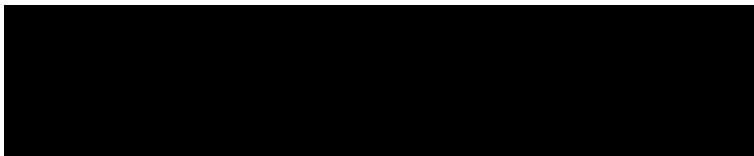
Commissioner of Oaths

Owner/Purchaser or Applicant)

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

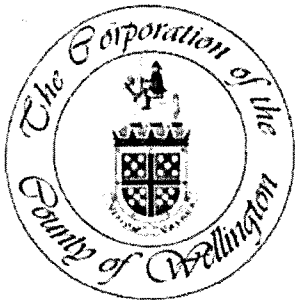

Signature of Owner/Purchaser/Applicant/Agent(s)

June 30, 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



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Daniel McMaster

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 4445 Wellington Road 32 Municipality Puslinch

Lot 6 Concession 2 Division

Lot Size (where livestock facility is located) 38.2ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date Oct 18/22

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60 ft²/m² 40 ft²/m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|---|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	0	N/A
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	0	N/A
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

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

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
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 F 519.923.1694

Linda Redmond, Senior Planner

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T 519.837.2600 x2380

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Sarah Wilhelm, Senior Planner

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Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, July 24, 2025 11:46 AM
To: Jana Poechman
Cc: wellington+316582@lswims.ca; Source Water
Subject: RE: B38-25 - 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.

Hi 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.

Thanks,

Kim

From: Jana Poechman <janap@wellington.ca>
Sent: July 24, 2025 9:53 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B38-25 - 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 Morning.

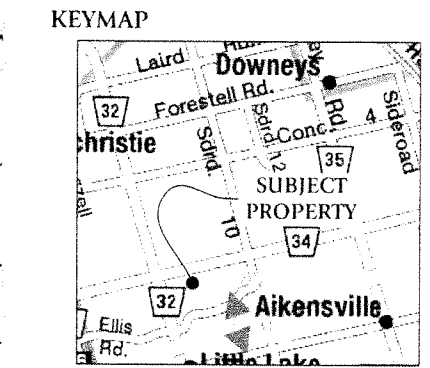
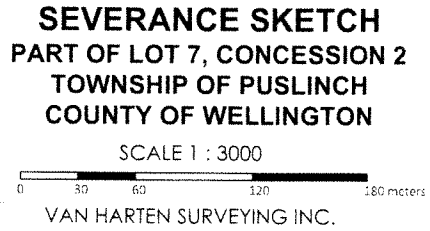
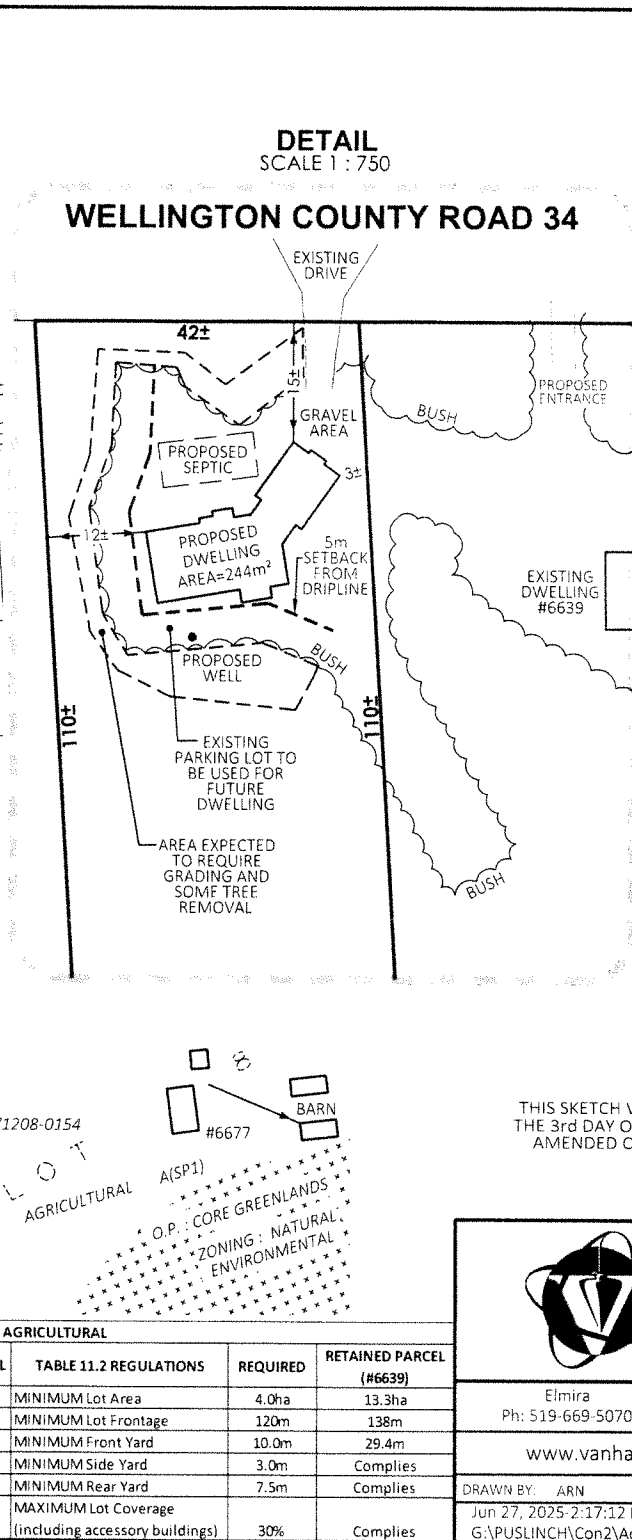
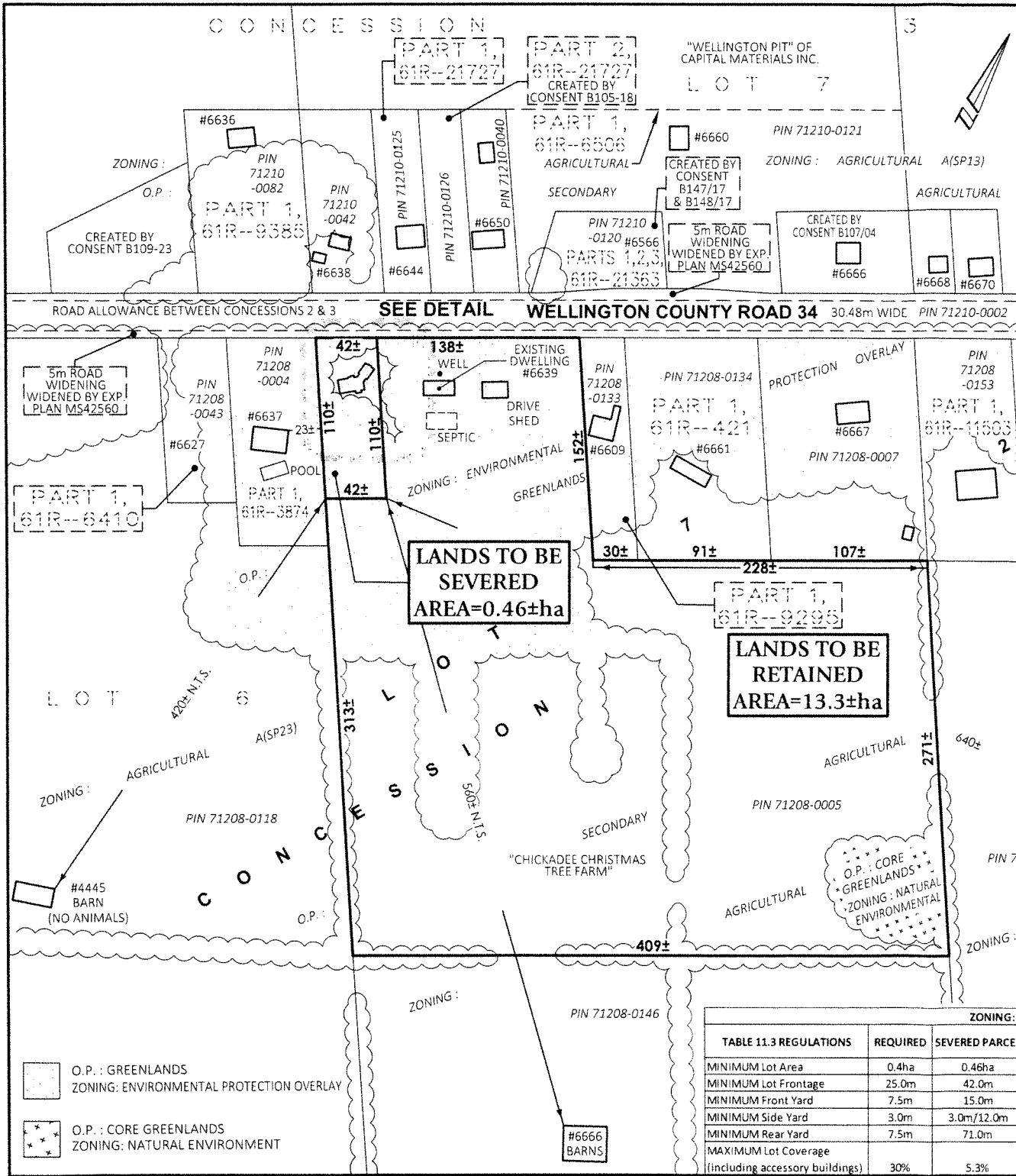
Attached is a screening form for your review.

We plan to circulate August 7th.

Regards.
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

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- 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, ENVIRONMENTAL PROTECTION OVERLAY & NATURAL ENVIRONMENT.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 6. N.T.S. DENOTES NOT TO SCALE.

THIS SKETCH WAS PREPARED ON THE 3rd DAY OF SEPTEMBER 2024 AMENDED ON JUNE 27, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 31115-22
Jun 27, 2025 2:17:12 PM		
G:\PUSLINCH\Con2\Acad\SEV LOT 7 (McCRINDLE) 4 UTM.dwg		

ZONING: AGRICULTURAL					
TABLE 11.3 REGULATIONS	REQUIRED	SEVERED PARCEL	TABLE 11.2 REGULATIONS	REQUIRED	RETAINED PARCEL (#6639)
MINIMUM Lot Area	0.4ha	0.46ha	MINIMUM Lot Area	4.0ha	13.3ha
MINIMUM Lot Frontage	25.0m	42.0m	MINIMUM Lot Frontage	120m	138m
MINIMUM Front Yard	7.5m	15.0m	MINIMUM Front Yard	10.0m	29.4m
MINIMUM Side Yard	3.0m	3.0m/12.0m	MINIMUM Side Yard	3.0m	Complies
MINIMUM Rear Yard	7.5m	71.0m	MINIMUM Rear Yard	7.5m	Complies
MAXIMUM Lot Coverage (including accessory buildings)	30%	5.3%	MAXIMUM Lot Coverage (including accessory buildings)	30%	Complies

B38-25