

Register in advance: Register in advance:

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Meeting ID: 854 7209 8810

Passcode: 378151

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A G E N D A ADDENDUM

<u>DATE:</u> September 9, 2025 MEETING: 7:00 PM

Addendum

- 9.1.1. <u>B36-25 (CRO) Cross, Larry Part Lots 17,19 & 20, Concession 9, Township of Puslinch Report Corrected</u>
- 9.1.2. <u>B37-25 (CRO) Cross, Larry Part Lot 18, Concession 9, Township of Puslinch</u> Report Corrected

≠ 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 August 12, 2025 Planning and Development Committee Meeting Minutes

- 7. Delegations
 - 7.1. Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1. None
 - 7.2. General Interest (Items Not Listed on the Meeting Agenda)
 - 7.2.1. None
- 8. Notice of Public Meetings/Hearings
 - **8.1.** None
- 9. Reports
 - 9.1. Land Division (Consents)
 - 9.1.1. B36-25 (CRO) Cross, Larry Part Lots 17,19 & 20, Concession 9, Township of Puslinch

Proposed severance is 40,374 square metres with 168.7m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 821,316 square metres with 176.1m frontage on Watson Rd S and 910.3m frontage on Wellington Rd 34, existing and proposed agricultural use.

RECOMMENDATION:

That Report D10-2025-010 entitled Consent Application D10/CRO be received; and

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

Whereas the request for consent to convey includes a proposed severed land 4.0374 ha, 168.7m of frontage; and the retained vacant parcel being 82.13 ha, 176.1 m of frontage on Watson Road South and 708.9 m on Wellington Road 34; 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 <u>recommends approval</u> 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 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.
- 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, including significant grade changes.

9.1.2. B37-25 (CRO) - Cross, Larry - Part Lot 18, Concession 9, Township of Puslinch

Proposed severance is 61m fr x 132m = 8051 square metres, existing agricultural use for proposed rural residential use.



Retained parcel is 189,431 square metres with 57.2m frontage, existing and proposed agricultural use.

RECOMMENDATION:

That Report D10-2025-011 entitled Consent Application D10/CRO be received; and

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

Whereas the request for consent to convey includes a proposed vacant severed land of 0.8 ha, 61 m of frontage with depth of 132 m; and the retained vacant parcel being 18.94 ha, 57.2 m of frontage on Watson Road 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 <u>recommends approval</u> 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, including significant grade changes.
- 9.1.3. B38-25 (MCC) McCrindle, Alison 6639 Wellington Rd 34, Part Lot 7, Concession 2, Township of Puslinch

Proposed severance is 42m fr x 1 10m = 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.

RECOMMENDATION:

That Report D10-2025-012 entitled Consent Application D10/MCC be received; and

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

Whereas the request for consent to convey includes a proposed severed land of 0.46 ha, 42 m of frontage with depth of 110 m; and the retained vacant parcel being 13.3 ha, 138 m of frontage on Wellington Road 34, with an existing single-family dwelling and a barn; and



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

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

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 4. That the Owner provide an addendum to the previously submitted, and peer reviewed, Environmental Impact Study (EIS) and that the addendum be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the addendum; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 5. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review and implementation of the addendum to the Environmental Impact Study to ensure compliance with both the addendum and the EIS including cost recovery, ensuring the building envelope complies with the



- addendum and the EIS, mitigation for tree loss and other items deemed necessary by the Township.
- 6. 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, including significant grade changes.
- **9.2. Zoning By-law Amendment Applications 9.2.1** None
- 9.3. Staff Reports
- 10. Correspondence 10.1. None
- 11. New Business
- 12. Adjournment ≠



MINUTES

DATE: August 12, 2025

MEETING: Following Committee of Adjustment

The August 12, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:39 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 Paul Sadhra Kim McCarthy Chris Pickard Amanda Knight

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer Mehul Safiwala, Jr. Planner Monika Farncombe, Planning and Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-033: Moved by Committee Member Kim McCarthy and

Seconded by Committee Member Paul Sadhra



That the Committee approves the August 12, 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 July 8, 2025

Resolution No. 2025-034:

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

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

CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

None

9.1. LAND DIVISION (Consents)

9.1.1 B27-25 (REI) – Reid, Raymond on behalf of Reid, Leona L – 6852 Laird Rd. W., Township of Puslinch (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.

Resolution No. 2025-035:

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

That the Committee supports Severance Application B27-25 subject to the following condition(s):

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands.
- 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, or some other mechanism that achieves the same such as a letter or affidavit.
- 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 all buildings be removed from proposed severed parcel to the satisfaction of the Township; 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.

CARRIED.

9.1.2. B28-25 (REI) - Reid, Raymond on behalf of Reid, Leona L - 6852 Laird Rd. W.,



Township of Puslinch (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.

Resolution No. 2025-036:

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

That the Committee supports Severance Application B28-25 subject to the following condition(s):

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands.
- 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, or some other mechanism that achieves the same such as a letter or affidavit.
- 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.

CARRIED.

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

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.

Resolution No. 2025-037: Moved by Committee Member Chris Pickard and Seconded by Committee Member Amanda Knight

That the Committee supports Severance Application B30-25 subject to the following condition(s):

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the



Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.
- 5. That the Owner provide the Township with an Environmental Impact Study prepared by a Qualified Professional for the retained parcel to be peer reviewed by the Township's Ecology Consultant; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 6. That the Owner provide the Township with a Noise Study prepared by a Qualified Professional for the retained parcel, to be peer reviewed by the Township's Noise Consultant; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 7. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the retained lands, regarding the current and any future Aggregate operations located adjacent to, and across the road from, the property, advising any potential purchaser of daytime and after hours operations, including potential noise and dust, and advise of no trespassing on the aggregate property. And further, that the owner provide the potential purchaser with a copy of the noise study; to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.



8. That the owner apply for and receive approval of, an entrance permit for the retained parcel with the existing home to the satisfaction of the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition

CARRIED.

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

None

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-038

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

That the Planning and Development Advisory Committee hereby adjourned at 8:15 p.m. CARRIED.



REPORT D10-2025-010

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: September 9th, 2025

SUBJECT: Consent Application D10/CRO (Cross)

Part of Lot 18-20, Concession 9

County File No. B36-25

RECOMMENDATION

That Report D10-2025-010 entitled Consent Application D10/CRO be received; and

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

Whereas the request for consent to convey includes a proposed severed land 4.0374 ha, 168.7 m of frontage; and the retained vacant parcel being 82.13 ha, 176.1 m of frontage on Watson Road South and 708.9 m on Wellington Road 34; 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 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.
- 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 onsite septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.

Subject Property key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

| Regulation & By-law | Required | Proposed | Required | Proposed |
|---------------------|------------------|-----------|------------|---------------|
| Section | (retained | (retained | (severed | (severed |
| | parcel) | parcel) | parcel) | parcel) |
| Minimum Lot Area | 4 ha | 82.13 ha | 0.4 ha | 4.0374 ha |
| Minimum Lot | 120 m | 176.1 m | 25 m | 168.7 m |
| Frontage | | | | |
| Minimum Distance | N/A | N/A | N/A | N/A |
| Separation (MDS I) | | | | |
| Zoning Compliance – | Permitted - | No Change | Existing - | Proposed - |
| Permitted Uses | Agricultural Use | | Vacant | Single-family |
| | | | | dwelling |



2. Conservation Authority: The Grand River Conservation Authority has no objection to the proposed consent application.

- 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 <u>support approval of</u> 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 - <u>Puslinch.ca/government/by-laws/Zoning</u>
Wellington Official Plan - <u>Wellington.ca/planning-development/official-plan-land-use</u>
Interactive Mapping - <u>Wellington.ca/business-development/maps-guides</u>
- 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 |

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 22, 2025

FILE NO. B36-25

<u>APPLICANT</u> Larry & Glenna Cross

LOCATION OF SUBJECT LANDS

Township of Puslinch Part Lots 17, 19 & 20 Concession 9

Proposed severance is 40,374 square metres with 168.7m frontage, existing agricultural use for proposed rural residential

Retained parcel is 821,316 square metres with 176.1m frontage on Watson Rd S and 910.3m frontage on Wellington Rd 34, existing and proposed agricultural use.

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

<u>Please note</u> 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

Neighbouring Municipality - City of Guelph Source Water Protection

Bell Canada (email)

County Clerk

Roads/Solid Waste

Civic Addressina

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

Accepted as Complete on:

Required Fee: \$ Fee Received: _ File No.

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

| 2. | (a) Name of Registered Owner(s) or Purchaser Larry & Glenna Cross | | | | | | | | |
|-----------|---|----------------------------------|-----------------------------|--|--|--|--|--|--|
| | Phone No. Email: | | | | | | | | |
| | | | | | | | | | |
| | NOTE: if application submitted by purchaser, a copy of | | • | | | | | | |
| | (b) Name and Address of Applicant (as authorized by Ov 107 Westminster Drive North, Cambridge ON | Tion dionager) | t (Howie Schmidt Realty) | | | | | | |
| | Phone No. 519-653-6666 | Email: tony@hsrealty.ca | | | | | | | |
| | (c) Name and Address of Owner's Authorized Agent: Dave Aston (MHBC Planning) | | | | | | | | |
| | 540 Bingemans Centre Drive - Suite 200, Kitchene | er ON N2B 3X9 | | | | | | | |
| | Phone No. 519-576-3650 | Email: daston@mhbcplan.c | com | | | | | | |
| | (d) All <u>Communication</u> 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 (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[] | | | | | | | | |
| | Propose to sever existing parcel into two lots. Retained | I lands to remain agricultural/s | evered lands for residentia | | | | | | |
| <u>OR</u> | EASEMENT[] RIGHT OF WAY[] CORRECTION | ON OF TITLE [] LEASE [] | CANCELLATION [] | | | | | | |
| | (a) If proposed parcel has an EASEMENT or RIGHT | OF WAY intended to be include | ed, a solicitor is to be | | | | | | |

contacted ahead of submission to confirm if a separate application for Consent is required.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised July 2024

| (a) Location of Lan | d in the County of Welling | iton: | |
|---|--|--------------------------------------|----------------------------|
| Local Municipality: | Township of Puslinch | | |
| Concession | Concession 9 | Lot No. | Part of Lots 18, 19 and 20 |
| Registered Plan No. | 61R9909 | | |
| Reference Plan No. | | | |
| ric Address None | 2. | | |
| | | | |
| (b) When was prope | rty acquired: | Registered Ir | nstrument No. |
| Description of Land | intended to be SEVERED : | Metric | [] Imperial [] |
| Frontage/Width _ | ±168.7 | AREA±4 | 10,374 M2 |
| | ±256.9 m | Existing Use(s) Agricu | ultural |
| | s or structures: None. | | |
| | s): New lot | for residential use. | |
| | | | |
| pe of access (Check | appropriate space) | Existing 🔀 | Proposed [] |
| [] Provincial Highv [] County Road | vay | [] Right-of-way [] Private road | |
| Municipal road, | maintained year round seasonally maintained | [] Crown access road | |
| [] Easement | seasonally maintained | [] Water access [] Other | |
| * | | | |
| Type of water supp | ly - Existing [] Propos | ed (check appropriate | e space) |
| [] Municipally own | ed and operated piped wate | er system | |
| Well [Xindiv Lake] Other | vidual [] communal | • | |
| | | | printo angos) |
| | | roposed X (check appro | priate space) |
| | ed and operated sanitary se | wers | |

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

| 6. | Description of <u>Land</u> intended to be <u>RETA</u> | AINED: | Metric 🔀 | Impe | erial [| 1 | | | | | | |
|-----|--|--|----------------------------|---------------|--|----|-------------------|--|--|--|--|--|
| | ±176.1 m on Watson Rd S Frontage/Width <u>+910.3m on Wellington R</u> d | S and ld 34. AREA | ±821,316 M2 | | ······································ | | | | | | | |
| | Depth | .6 m Existing Use(| s) Agricultural | | | | | | | | | |
| | Existing Buildings or structures: No | one | | | | | | | | | | |
| | Proposed Uses (s): | me as existing (no new o | development proposed) | -, | | | | | | | | |
| | Type of access (Check appropriate space | ce) Existing | Proposed [|] | | | | | | | | |
| | Provincial Highway County Road Municipal road, maintained year roun Municipal road, seasonally maintaine Easement | [] Right-of-value rolling [] Private rolling [] Crown acted [] Water acted [] Other | oad cess road | | | | Particular | | | | | |
| | Type of water supply - Existing [] | Proposed [] (check | appropriate space) | | | | | | | | | |
| | [] Municipally owned and operated pipe [] Well [] individual [] commu [] Lake No new | | | | | | | | | | | |
| | Type of sewage disposal - Existing [] Proposed [] (check appropriate space) | | | | | | | | | | | |
| | Municipally owned and operated sani Septic Tank (specify whether individual Pit Privy No new Other (Specify): | ual or communal): | | | | | | | | | | |
| 7. | Is there an agricultural operation, (either a of the Subject lands (severed and retained *If yes, see sketch requirements and the SEPARATION FORM. | d parcels)? | | YES | M | NO | 00 metres | | | | | |
| 8. | Is there a landfill within 500 metres [1640 | feet]? | | YES | [] | NO | M | | | | | |
| 9. | a) Is there a sewage treatment plant or w | vaste stabilization plant v | vithin 500 metres [1640']? | YES | [] | NO | \aleph | | | | | |
| 10. | Is there a Provincially Significant Wetland within 120 metres [394 feet]? | (e.g. swamp, bog) locat | ed on the lands to be reta | ned or YES | | | d or | | | | | |
| 11. | Is there any portion of the land to be seve | red or to be retained loc | ated within a floodplain? | YES | \bowtie | NO | [] | | | | | |
| 12. | Is there a provincial park or are there Crow | wn Lands within 500 met | res [1640']? | YES | [] | NO | × | | | | | |
| 13. | Is any portion of the land to be severed or | retained within a rehabi | litated mine/pit site? | YES | [] | NO | \bowtie | | | | | |
| 14. | Is there an active or abandoned mine, qua | arry or gravel pit within 5 | 00 metres [1640']? | YES | [] | NO | iХ | | | | | |
| 15. | Is there a noxious industrial use within 500 | 0 meteres [1640']? | | YES | [] | NO | × | | | | | |
| 16. | Is there an active or abandoned principal of | or secondary railway wit | nin 500 metres [1640']? | YES | [] | NO | × | | | | | |
| | Name of Rail Line Company: | | | | | | | | | | | |

LAND DIVISION FORM - SEVERANCE

Revised July 2024

County of Wellington

| 17. | ls | there an airport or aircraft landin | g strip nearby? | | | | | | YES | [|] | NO | M |
|------|------------------|---|--|-------------------|------------|----------|---------------------|---------------------|-------------------------|--------------------|--------|------------------|--------------|
| 18. | | there a propane retail outlet, pro thin 750 metres of the proposed | pane filling tank, cardlock/keylock subject lands? | or pri | vat | e pr | opane | e outle | t/conta | | | | ntre |
| 19. | PI | REVIOUS USE INFORMATION: | | | | | | | | | | | |
| | a) | Has there been an industrial us | se(s) on the site? | YES | I |] | NO | M | UN | KN | owi | N [|] |
| | If ' | YES, what was the nature and ty | rpe of industrial use(s)? | | | | | | | | | | |
| | b) | Has there been a commercial | use(s) on the site? | YES | [|] | NO | M | UNI | (NC | NWC | ۱ [|] |
| | If ' | YES, what was the nature and ty | rpe of the commercial use(s) | | | | | | | | | | |
| | c) | Has fill been brought to and us landscaping?) | sed on the site (other than fill to ac | comm | | | | | | | | tial |] |
| | d) | Has there been commercial pe been used for a gas station at | etroleum or other fuel storage on the any time, or railway siding? | he site YES | , u [| nde] | rgroui NO | nd fue | l storaç UN i | ge, KN (| or h | as th | e site] |
| | If ` | YES, specify the use and type of | fuel(s) | | | | | | | | | ····· | - |
| 20. | ls | this a resubmission of a previou | us application? | | | | | | YES | [|] | NO | M |
| | lf ` | YES, is it identical [] or change | d [] Provide previous File Num | nber _ | | | | | _ | | | | |
| 21. | a) | Has any severance activity occregistered in the Land Registry | curred on the land from the holdin //Land Titles Office? | ng whic | :h e | exis | ted as | of Ma | arch 1, YES | | | | s [] |
| | b) | | ase indicate the previous severand he Transfer and Use of Parcel T | | | | require | ed ske | etch an | d p | rovid | de: | |
| 22. | Ha oth | s the parcel intended to be sever er Consent or approval under the | red ever been, or is it now, the sul e Planning Act or its predecessors | s? | | n ap | | ion fo | | | | divis | ion or |
| 23. | Un sim | der a separate application, is the ultaneously with this application? | Owner, applicant, or agent apply ? | ing for | ad | ditio | onal c | onsen | ts on ti YES | nis I | | ing NO | × |
| 24. | Pre | | olication is consistent with the Provinth the 2024 PPS. Please refer to | | | | | | | • | | | |
| 25. | In Gre pla | eenbelt Plan? Provide explanation | ncial Growth Plan), is the subject la on of how the application conform | nd with | nin bes | an no | area d | of land lict wit | desigi h the F | nate | ed u | nder al pla | the in or |
| | | The subject lands are not locat | ted within the Greenbelt area. | | | | | | | | | | |
| 26. | a) | Indicate the existing County Off application conforms with the O | ficial Plan designation(s) of the si | ubject). | lar | ıd, a | and pr | ovide | explan | atic | on of | f how | the |
| | | The subject lands are designate than agricultural, such as resident | ed secondary agricultural in the C ential, are permitted in this design | ounty o ation. | of \ | Vell | lingtor | n Offic | ial Plar | n. U | ses | othe | r |
| Cour | nty o | f Wellington LAN | ND DIVISION FORM - SEVERANCE | | | | | VIII. | | Re | evised | f July : | 2024 |

| | | ipplication i/a | conforms | with the | Official Plan (s | evered and retained | 1). | | addravina halanadi Walde |
|--|---|--|--|--|--|--|---|---|--------------------------|
| c) | | | | | | Amendment(s) curr | | by an approva | l authority, |
| | | | umber(s): | | n/a | e applicable file nun File Number | nber(s). r(s):n/a | | |
| 7. Is | | | , , | | ıs farm dwelling | | (- / · | YES [] | ио [⋈ |
| | *If ye | es, an app | lication to | sever a | surplus farm dw | velling must be acco | mpanied by a FAR | | , , |
| B. _V | Vhat is t | the zoning | of the su | biect lan | ds? Agricultura | al (A) and Natural Er | nvironment (NE) | | |
| | | | | | | he existing zoning? | | YES 💢 | NO [] |
| lf | NO, | a) ha | | lication b | een made for re | | er | | |
| | | b) ha | | lication b | | minor variance? File Number | er | | |
|). A | re the la | ands subj | ect to any | mortgag | es, easements | , right-of-ways or otl | ner charges? | YES [] | NO [] |
| | | | | | | | | | |
| If | the ans | | | | | elevant instrument. ne and address of M | lortgagee. | | |
| ues is is | tions 3 s not ap | For moi 1 – 34 mu pplicable | rtgages ju ust be ans to your a | st providence of swered for a specific states of the state | e complete nam or Application on, please stat | ne and address of M s for severance in e "not Applicable" | the Rural/Agricul | tural Area | Otherwise |
| ues is is | tions 3 s not ap | For moi 1 – 34 mu pplicable | rtgages ju ust be ans to your a | st providence of swered for a specific states of the state | e complete nam or Application | ne and address of M s for severance in e "not Applicable" | the Rural/Agricul | tural Area · | Otherwise |
| ues is is | tions 3 s not ap | For moi 1 – 34 mu pplicable Farm Ope | rtgages ju ust be ans to your a | st provide swered f application | e complete nam or Application on, please stat | ne and address of M s for severance in e "not Applicable" ect lands: | the Rural/Agricul | tural Area · | |
| ues is is | tions 3 s not ap ype of Typ | For more 1 – 34 mu pplicable Farm Ope pe: | rtgages ju ust be ans to your a eration c Dairy [| st provideswered for application onducted in the conducted in the conducte | or Application on, please stat d on these subjection Beef Cattle | ne and address of M s for severance in e "not Applicable" ect lands: | the Rural/Agricult Poultry [] | Other X | Crop |
| ues is is . <u>T</u> | tions 3 s not ap Type of Typ | For more that the following policial po | ust be and to your a eration c Dairy [| st providence of pplication onducted in the pplication of the ppli | or Application on, please stated on these subjection these subjections are considered by the control of the con | ne and address of M s for severance in e "not Applicable" ect lands: Swine [] | Poultry [] | Other Other | Crop — is n/a |
| ues is is . <u>T</u> | tions 3 s not ap Type of Typ | For more 1 – 34 mu pplicable Farm Ope Dee: Sions of Width | rtgages ju ust be and to your a eration c Dairy [Barn(s)/ | st providence on ducted on | or Application on, please stated on these subjection on these subjection of the subj | s for severance in e "not Applicable" ect lands: Swine [] | Poultry [] in) Severed & Ro | Other Market Lancetained Lancetained | Crop —— Is n/a |
| ies is is . <u>T</u> | tions 3 s not ap Type of Typ Dimens | For more 1 - 34 mu pplicable Farm Ope be: sions of Width Width | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the policies | or Application on, please stated on these subjects to the set of t | ne and address of M s for severance in e "not Applicable" ect lands: Swine [] (that are to rema | Poultry [] in) Severed & Ro | Other Manager | Crop is n/a |
| ies is is . <u>T</u> | tions 3 s not ap Type of Typ Dimens | For more 1 - 34 mu pplicable Farm Operate be: Sions of Width Width Width | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the policies | e complete name or Application on, please stated on these subjects that the control of the contr | ne and address of M s for severance in e "not Applicable" ect lands: Swine [] (that are to rema Area Area Area | Poultry [] in) Severed & R Use Use Use Use | Other Manager | Crop is n/a |
| ues is is . <u>T</u> | tions 3 s not ap Type of Typ Dimens | For more 1 - 34 mu pplicable Farm Oper Dee: Sions of Width Width Width Width | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the police of | e complete name or Application on, please stated on these subjects that the control of the contr | s for severance in e "not Applicable" ect lands: Swine [] (that are to remain the areaAreaArea | Poultry [] in) Severed & R Use Use Use Use | Other Manager | Crop is n/a |
| ues is is . <u>T</u> | tions 3 s not ap Type of Typ Dimens | For more 1 - 34 mu pplicable Farm Oper Dee: Sions of Width Width Width Width | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the police of | e complete name or Application on, please stated on these subjects and the second of t | ne and address of M s for severance in e "not Applicable" ect lands: Swine [] (that are to rema Area Area Area | Poultry [] in) Severed & R Use Use Use Use | Other Manager | Crop is n/a |
| ues is | tions 3 s not ap Type of Typ Dimens Ted | For more 1 - 34 mu pplicable Farm Oper Dee: Sions of Width Width Width Width Width Storage DRY | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the police of | e complete name or Application on, please stated on these subjects and the second of t | s for severance in e "not Applicable" ect lands: Swine [] (that are to rema Area Area Area Area Area | Poultry [] in) Severed & R Use Use Use Use | Other Control of the | Crop is n/a |
| ues is is 1. T | tions 3 s not ap Type of Typ Dimens red | For more 1 - 34 mu pplicable Farm Oper Dee: Sions of Width Width Width Width Width Storage DRY | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the police of | e complete name or Application on, please stated on these subjects and the second of t | s for severance in e "not Applicable" ect lands: Swine [] (that are to rema Area Area Area Area Area | Poultry [] in) Severed & Re Use Use Use Use Abovegrou | Other Control of the | Crop is n/a |
| ues lis is 1. <u>T</u> 2. <u>C</u> ever etair | tions 3 s not ap Type of Typ Dimens Ted | For more 1 - 34 mu pplicable Farm Oper Dee: Sions of Width Width Width Width Width Storage DRY | rtgages ju ust be ans to your a eration c Dairy [Barn(s)/ | st providence of the police of | e complete name or Application on, please stated on these subjects and the second of t | s for severance in e "not Applicable" ect lands: Swine [] (that are to rema Area Area Area Area Area | Poultry [] in) Severed & Re Use Use Use Use Severed To Abovegroed Belowgroed | Other Control of the | Crop is n/a |



February 10, 2025

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

RE: Request for Consent for lands located on Watson Road, Township of Puslinch PT LT 18, 19, and 20 CONCESSION 9 PLAN 61R-9909; TOWNSHIP OF PUSLINCH **OUR FILE: 24398A**

On behalf of our client, Larry and Glenna Cross, please accept this consent application for the creation of a rural residential lot.

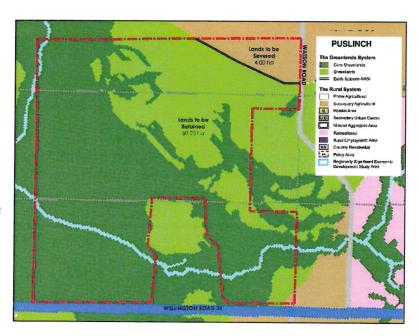
The subject lands are located on the west side of Watson Road South, south of Maltby Road East, north of Wellington Road 34, and east of Victoria Road South. The subject lands together have an approximate area of 84.25 hectares with 268 metres of frontage on Watson Road South and 982 m of frontage on Wellington Road 34. The purpose of the application is to sever the lands to create a new residential lot. There are currently no dwellings located on the subject lands; this is not a surplus farm dwelling severance. The severed parcel will have an area of 4.0 ha and 168.7 m of frontage on Watson Road South. The retained lands will have an area of 80.25 ha and 99.5 m of frontage on Watson Road South. The frontage on Wellington Road 34 is unchanged. They will continue with their existing use (agricultural: crop).

Policy Context

The subject lands are currently designated 'Secondary Agricultural', 'Core Greenlands', and 'Greenlands' in the County of Wellington Official Plan. The lands to be severed are entirely designated 'Secondary Agricultural'.

The proposed severance conforms with the lot creation policies in the Official plan as the subject lands are not located within Prime Agricultural areas and there is no impact on the adjacent natural heritage features.

There are Provincially Significant Wetlands and Floodplain on the retained lands, but neither are present on the lands to be severed.





The subject lands are zoned Agricultural (A) and Natural Environment (NE) by the Township's Zoning By-law 023-18. The lands to be severed are zoned entirely Agricultural (A).

Residential uses are permitted within Secondary Agricultural designated areas and Agricultural zoned areas. The proposed application to sever the subject lands for the purpose of a single-detached dwelling conforms with the applicable policy context and no minor variances are required

Lands to be Severed 64,30 ha 4,30 ha 4

Consent Application

The proposed consent facilitates the future development of a single detached dwelling. It is our opinion that the proposed consent has regard for Section 53(1) of the *Planning Act* and should be considered for approval, as a Plan of Subdivision is not necessary for the development of the lands. There are no new public roads or municipal services proposed; therefore, a consent application is appropriate to create the new lot. Additionally, the proposed consent results in a parcel that is generally consistent with the lot fabric of the surrounding area. The proposed consent maintains a lot area and frontage that is consistent with the existing lot pattern of the area and conforms to the existing zoning. There are also several other rural residential properties in proximity to the subject lands. The proposed severance is therefore appropriate.

In support of the application the following has been submitted:

- 1. Signed Consent Application Form;
- 2. Completed Minimum Distance Separation form (Farm Data Sheet)
- 3. Consent Plan, prepared by MHBC, dated December 16, 2024; and
- 4. A copy of the cheque in the amount of 5,160.00, representing the County of Wellington Consent fee.

Please be advised that payment will be delivered directly with a copy of this letter.

Please confirm receipt of this submission and advise the next available Committee of Adjustment meeting date. Should you require anything additional, do not hesitate to reach out.

Yours truly,

MHBC

Dave Aston, M.Sc., MCIP, RPP Vice President, Partner

cc. Tony Schmidt, Howie Schmidt Realty

| . Are there any <u>drainage systems</u> on the retained and severed lands? | n/a | YES [] | NO [| [] |
|--|-----|---------|------|-----|
|--|-----|---------|------|-----|

| <u>Type</u> | Drain Name & Area | Outlet Location | |
|---------------------|-------------------|----------------------|--|
| Municipal Drain [] | | Owner's Lands [] | |
| Field Drain [] | | Neighbours Lands [] | |
| | | River/Stream [] | |

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES [] NO []

If YES, please complete the Source Water Protection Form and submit with your application.

| 36. | Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? Please refer to instruction page. |
|-----|--|
| | YES [] NO [] |
| | If yes, please indicate the person you have met/spoken to: |
| 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. |
| | See attached cover letter. |
| | |

NOTES:

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

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised July 2024

AUTHORIZATION

We, Larry Roger & Glenna Marie Cross the owners of both Part Lot 18 Concession 9 & Part Lots 18, 19 & 20 Concession 9, R.R. 1 Puslinch, Ontario which is subject to a request for severance. I Authorize Tony Schmidt or an Agent acting on their behalf to make application for severance and to provide any of my personal information that will be included in this application or collected during the process of this application.

| Date: | February | 10 | 2025 | |
|-----------|-----------|----|------|--|
| | | | _ | |
| | | | | |
| | | | | |
| | | | | |
| Signature | of Owners | | | |

OWNER'S/PURCHASER'S AUTHORIZATION:

| rne Owne | r/Purcnaser must complete t | ne following to au | thorize applic | ant, agent or | solicitor to act o | n their behalf. |
|----------------------|--|--|------------------------------------|---|--|--|
| NOTE: | If more than one owner/p sign this authorization se | urchaser is listed in ction of the applicat | item #2 of this tion form or by | application, t a letter of auti | hen all owners/pur norization duly sign | rchasers must ned |
| | If the Owner/Purchaser is | a corporation, the | authorization m | nust be by an | officer of the corpo | oration who ha |
| | authority to bind the corp | | | | Authorized Repo | escutation of |
| I, (we), | TONY SCHM | LOT | | the | Registered Owne | rs /Purchasere |
| LAG | TONY SCHM | CROSS | Of the | CITY OF | CAMBRIDGE | E in the |
| County/Reg | gion of <u>WATERLOO</u> | | | severally | and jointly, solemn | ly declare that |
| MacNaug | hton Hermsen Britton Clarksor | | | | | • |
| ls autho <u>rize</u> | ed to submit an application for c | consent on my (our) |) behalf. | | | |
| | Signature(s) of Reg | jistered Owner(s |)/Purchasers | or Corpora | ation's Officer | with the control of t |
| | | APPLICANT'S | DECLARATIO | ON: | | |
| | This must be o | completed by the A | Applicant for ti | ne proposed | consent | |
| , (we) | Dave Aston | | | | | of the |
| | City of Kitchener | | | *************************************** | In the Cor | inty/Region of |
| | Regional Municipality of Wat | erloo | | | | |
| the statem | ents contained in this applic | | | | Solemnly de | ciare that all |
| | ents contained in this applic 18, Concession 9, Plan 61R- | | | | | |
| nd all the s | Supporting documents are tr | ue and I (wa) ma | ko this salam | | 4 | holiovina it t |
| | complete, and knowing that /IDENCE ACT. | it is of the same fo | orce and effec | t as if made | under oath, and v | irtue of the |
| | | | | | | |
| EOLADED | In all on the second state | | | | | |
| ECLAKED | before me at the | | and the second second | | | W10-45-W10-04-W10-0- |
| CITY | Of | | - (| (Owner/P | urchaser or Applic | ant) |
| KITCH | EVER In the | | | | | |
| ounty/Regio | on of WATTERLOO | | | | | |
| is <u>6</u> | day of FER 20 25 | ٠ | | (Owner/P | urchaser or Applica | ant) |
| | | | | | imissioner, etc., Planning Ltd. | |
| | nissioner of Oaths | 44000 | Printed Comr | missioner's e | tc. Name | |
| unty of Welling | Iton LAND DIV | VISION FORM - SEVER | RANCE | | | nd light 2024 |

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

| In accordance with the provisions of the Planning Act, it is | s 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, | SCHMIPT , the applicant, hereby acknowledge the |
| above-noted and provide my consent in accordance with t | ne provisions of the Municipal Freedom of Information and Protection |
| of Privacy Act that the information on this application a | nd 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. | |
| | |
| | |
| | |
| | FEB 6/2025 |
| Signature of Owner Furchase /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

LAND DIVISION FORM - SEVERANCE

Revised July 2024

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>

Sent: Tuesday, July 29, 2025 10:37 AM

To: Jana Poechman

Cc: wellington+316589@lswims.ca; Source Water Subject: RE: B36-25 & B37-25 - Screening Form

Attachments: WHPA_Map_Con9PtLt18_Q.pdf; WHPA_Map_Con9PtLt18.pdf

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

Hello Jana,

Thank you for providing the above referenced applications for review. Since these properties are 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 applications can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the properties and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email, please contact me.

Kind regards, Danielle



Danielle Fisher

Risk Management Inspector | Wellington Source Water Protection 1 MacDonald Square, Elora, ON, NOB 1S0 T: 519.846.9691 x236 Toll free: 1-844-383-9800

a partnership of Wellington County municipalities

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



From: Jana Poechman < janap@wellington.ca>

Sent: July 24, 2025 1:59 PM

To: Source Water <sourcewater@centrewellington.ca>

Subject: B36-25 & B37-25 - 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 are screening forms for your review. They are abutting properties owned by Larry & Glenna Cross so they used the same screening form.

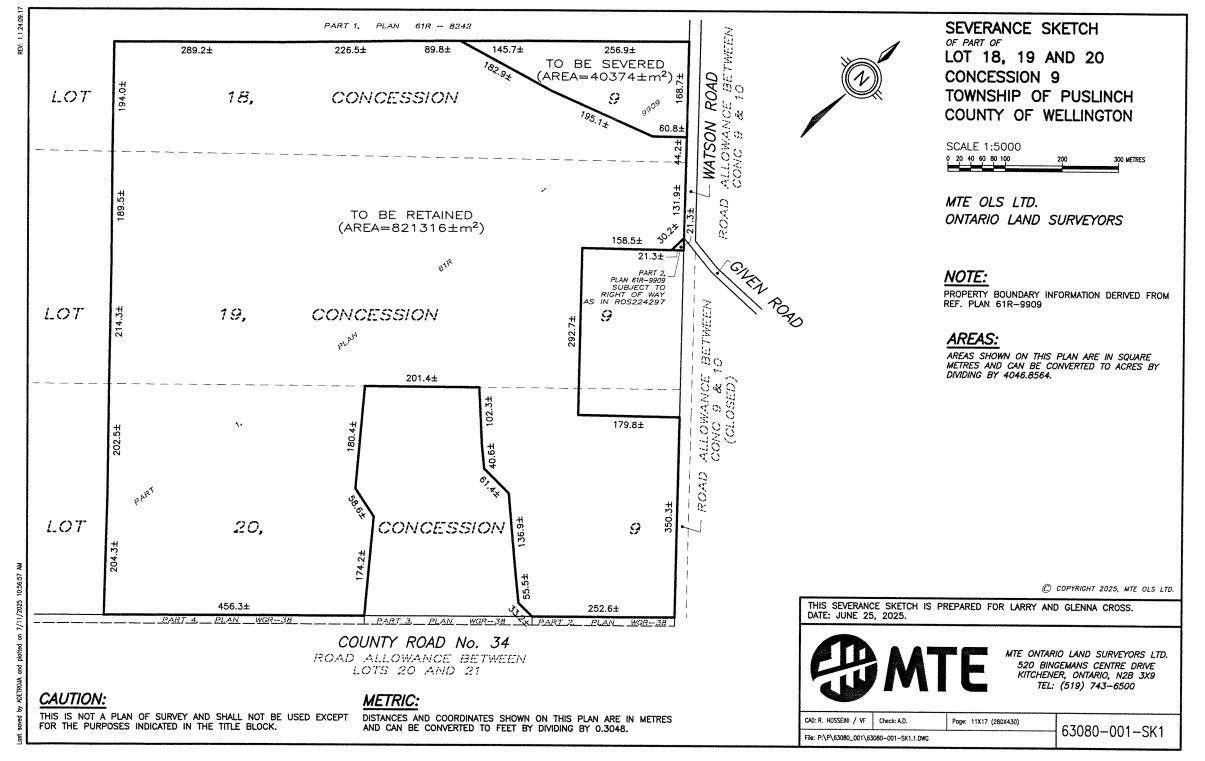
We plan to circulate August 7th.

Regards.

Jana

Jana Poechman

Development and Administration Coordinator



Comments received to date:

Building – Please add our standard condition that the pre-development plan be provided prior to the completion of the severance process

Fire – no comments

County Planning – no comments

GRCA – The Grand River Conservation Authority has no objection to the proposed consent application (B36-25). Formal comments will be provided shortly.

Bylaw – no comments

Public Works - No comments

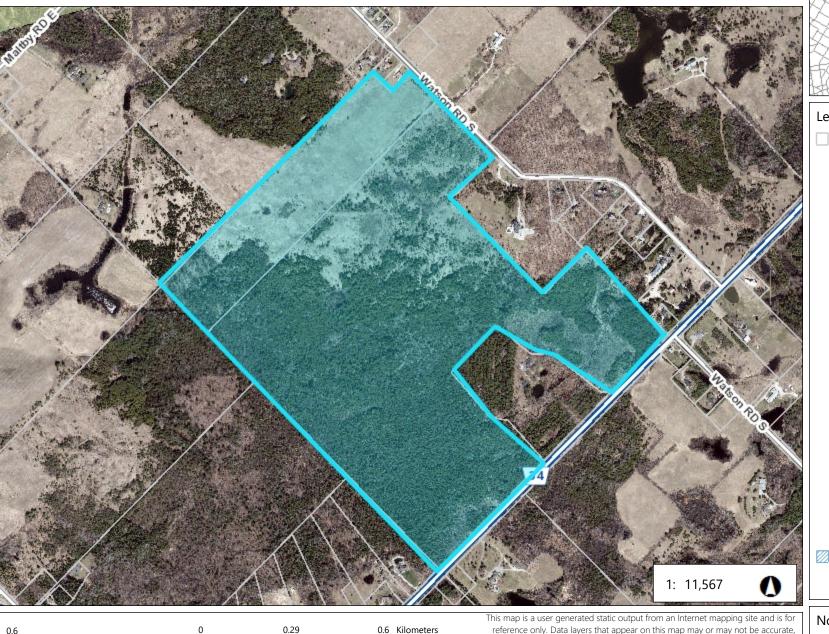
Source Water -

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.

I have attached a map showing the property and Wellhead Protection Areas for your reference.



Concession 9, Part Lot 18, Puslinch



Legend Parcels Roads ___ Local Road County Road Highway Well Locations Existing Proposed Issue Contributing Area Chloride Sodium TCE Wellhead Protection Area Vulnerability Score 8, D; 8; 8, C 2, 4, 6 (A, B or C) 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6, HVA

0.29 0.6 Kilometers reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

Notes

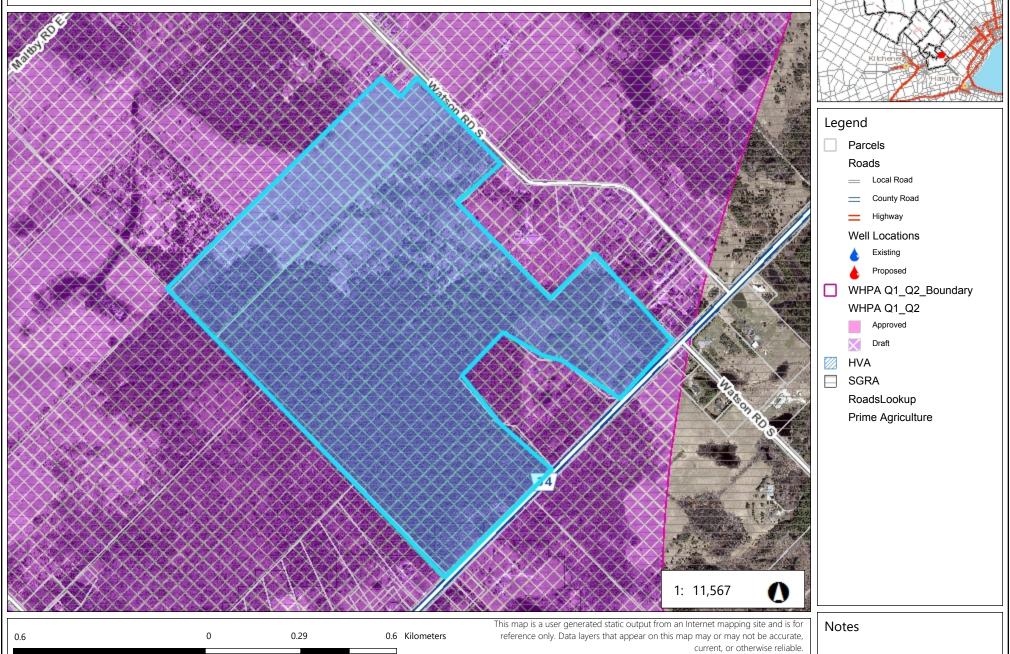
RoadsLookup

Prima Anricultura

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Concession 9, Part Lot 18, Puslinch - Quantity



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



REPORT D10-2025-011

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: September 9th, 2025

SUBJECT: Consent Application D10/CRO (Cross)

Part of Lot 18, Concession 9 County File No. B37-25

RECOMMENDATION

That Report D10-2025-011 entitled Consent Application D10/CRO be received; and

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

Whereas the request for consent to convey includes a proposed vacant severed land of 0.8 ha, 61 m of frontage with depth of 132 m; and the retained vacant parcel being 18.94 ha, 57.2 m of frontage on Watson Road 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 onsite septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.

Subject Property key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

| Regulation & By-law | Required | Proposed | Required | Proposed |
|---------------------|------------------|-----------|------------|---------------|
| Section | (retained | (retained | (severed | (severed |
| | parcel) | parcel) | parcel) | parcel) |
| Minimum Lot Area | 4 ha | 18.94 ha | 0.4 ha | 0.8 ha |
| Minimum Lot | 120 m | 57.2 m | 25 m | 61 m |
| Frontage | | | | |
| Minimum Distance | N/A | N/A | N/A | N/A |
| Separation (MDS I) | | | | |
| Zoning Compliance – | Permitted - | No Change | Existing - | Proposed - |
| Permitted Uses | Agricultural Use | | Vacant | Single-family |
| | | | | dwelling |



2. Conservation Authority: The Grand River Conservation Authority has no objection to the proposed consent application.

- 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: The building department has no concerns from building code perspective. Please add the condition that pre-development plan is to be provided to demonstrate that a house, septic and driveway can be accommodated on the proposed severed parcel. Include in significant grade changes.
- 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 <u>support approval of</u> 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 - <u>Puslinch.ca/government/by-laws/Zoning</u>
Wellington Official Plan - <u>Wellington.ca/planning-development/official-plan-land-use</u>
Interactive Mapping - <u>Wellington.ca/business-development/maps-guides</u>
- 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 |

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 22, 2025

FILE NO. B37-25

APPLICANT Larry Cross **LOCATION OF SUBJECT LANDS**

Township of Puslinch Part Lot 18 Concession 9

Proposed severance is 61m fr x 132m = 8051 square metres, existing agricultural use for proposed rural residential use.

Retained parcel is 189,431 square metres with 57.2m frontage, existing and proposed agricultural use.

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>attend</u> the public meeting to consider the application, please request to be <u>NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing and provide your email address</u> to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be <u>NOTIFIED OF THE DECISION</u> 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

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

File No.

Required Fee: \$

Fee Received:

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

Accepted as Complete on:

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

| 2. | (a) Name of Registered Owner(s) or Purchaser Larry Cross |
|-----------|---|
| | 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) Tony Schmidt (Howie Schmidt Real 107 Westminster Drive North, Cambridge ON N2B 3X9 |
| | Phone No. 519-653-6666 Email: tony@hsrealty.ca |
| | (c) Name and Address of Owner's Authorized Agent: Dave Aston (MHBC Planning) |
| | 540 Bingemans Centre Drive - Suite 200, Kitchener ON N2B 3X9 |
| | Phone No. 519-576-3650 (d) All Communication to be directed to: APPLICANT AND ASSET |
| | REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X] (e) Notice Cards Posted by: |
| | REGISTERED OWNER/PURCHASER [] APPLICANT [] AGENT [X] |
| | (f) Number of Certificates Requested (Please see information pages) |
| 3. | Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) |
| | RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[] |
| | e to sever existing parcel into two lots. Retained lands to remain agricultural/severed lands for resider |
| <u>OR</u> | 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 |

County of Wellington

LAND DIVISION FORM - SEVERANCE

contacted ahead of submission to confirm if a separate application for Consent is required.

| (a) Location of Land Local Municipality: | | | on: | | |
|---|---|--------------------------|----------------------|--------------------|--------------|
| · - | Township of Concession 9 | | | 5 (() | |
| Concession | 0400040 | · | | ot No. Part of L | ot 18 |
| Registered Plan No. | 61R8242 | | | _ot No | |
| Reference Plan No. | *************************************** | | | Part No. | |
| vic Address None | | | | | |
| (b) When was prope | rty acquired: | | Ronie | tered Instrument | No |
| (b) When was proper | ity doquirou. | <u> </u> | 1.09.0 | torou monument | |
| Description of <u>Land</u> | intended to be | SEVERED: | I | Metric 🔀 | Imperial [] |
| Frontage/Width _ | | ±61 m | AREA | | |
| Depth | | ±132 m | Existing Use(s) | Agricultural | |
| Existing Buildings | or structures: | None. | | | |
| Proposed Uses (s | s): | New lot f | for residential use. | | |
| pe of access (Check | appropriate sp | ace) | Existing [] | Proposed | М |
| [] Provincial Highw | | 400) | [] Right-of-way | | X |
| [] County Road | • | r round | [] Private road | | |
| Municipal road, r Municipal road, s | naintained yea seasonally mai | r round ntained | [] Crown acces | | |
| [] Easement | | | [] Other | | |
| Type of water event | l. Frinting I | 1 December | | | |
| Type of water suppl | | | • • | rophate space) | |
| Municipally owner Well indiv | ed and operate ridual [] co | a piped water ommunal | system | | |
| [] Lake [] Other _ | | | | | |
| Type of sewage disp | posal - Exist | ing [] Pro | oposed X (chec | k appropriate spac | e) |
| [] Municipally owne | ed and operate | d sanitary sev | vers | | |
| NA Sentic Tank (sne | ecify whether in | dividual or co | mmunal): | | |
| Pit Privy | • | | | | |

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

| 6. | Description of Land inten | ded to be RETAINED : | | Metric ⋈ | Impe | rial [|] | |
|-----|---|----------------------------------|------------------------|--------------------------|---------------|---|---------|-------------|
| | Frontage/Width | ±57.2 m | AREA | ±189,431 M2 | | | | |
| | Depth | ±1,007 m | Existing Use(s) | Agricultural | | | | |
| | Existing Buildings or st | | | | | | | |
| | Proposed Uses (s): | Same as e | xisting (no new dev | elopment proposed). | | *************************************** | | |
| | Type of access (Check a | ppropriate space) | Existing 🔀 | Proposed [] | | | | |
| | Provincial Highway County Road Municipal road, maint Municipal road, seaso Easement | | [] Water acces | ss road ss | | | | |
| | | | No nev | v accesses are propose | ed on re | etained | d land. | |
| | Type of water supply - E | xisting [] Propose | ed [] (check ap | propriate space) | | | | |
| | [] Municipally owned an [] Well [] individua | | system | | | | | |
| | Lake Other | | | No new buil | dings a | are pro | posed | l. |
| | Type of sewage disposal | - Existing [] Pro | oposed [] (che | ck appropriate space) | | | | |
| | [] Municipally owned an | | | | | | | |
| | Septic Tank (specify vPit PrivyOther (Specify): | | | | | | posed | |
| | Other (Specify). | | | | | | | |
| 7. | Is there an agricultural ope of the Subject lands (seven *If yes, see sketch requ SEPARATION FORM. | red and retained parcel | s)? | | YES | X | NO | 00 metre |
| 8. | Is there a landfill within 50 | 0 metres [1640 feet]? | | | YES | [] | NO | M |
| 9. | a) Is there a sewage trea | ment plant or waste sta | abilization plant with | in 500 metres [1640']? | YES | [] | NO | Kı |
| 10. | Is there a Provincially Sign within 120 metres [394 fee | ificant Wetland (e.g. sw ⊧t]? | vamp, bog) located | on the lands to be retai | ned or YES | | | ed or |
| 11. | Is there any portion of the | and to be severed or to | be retained locate | d within a floodplain? | YES | M | NO | [] |
| 12. | Is there a provincial park o | r are there Crown Land | ls within 500 metres | [1640']? | YES | [] | NO | × |
| 13. | Is any portion of the land to | be severed or retained | d within a rehabilita | ted mine/pit site? | YES | [] | NO | × |
| 14. | Is there an active or aband | oned mine, quarry or g | ravel pit within 500 | metres [1640']? | YES | [] | NO | iX |
| 15. | Is there a noxious industria | ıl use within 500 metere | es [1640']? | | YES | [] | NO | M |
| 16. | Is there an active or aband | oned principal or secor | ndary railway within | 500 metres [1640']? | YES | [] | | × |
| | Name of Rail Line C | ompany: | | | | | | |

LAND DIVISION FORM - SEVERANCE

Revised July 2024

County of Wellington

| 17. | ls | there an airport or a | ircraft landing | strip nea | arby? | | | | | | | | YES | [|] | NO | M |
|------|---------------------|--|-----------------------------------|--------------------------------|---------------------------|-------------------------|---------------------|--------------------|------------|-----------------|-------------------|---------------|--|--------------|---|---|-------------|
| 18. | ls wi | there a propane retathin 750 metres of the | ail outlet, prop he proposed s | oane filling subject lar | g tank, ca nds? | ardlock/l | keylock | c or pri | vat | e pr | opan | e outl | et/cont YES | | | efill ce | |
| 19. | PF | REVIOUS USE INFO | ORMATION: | | | | | | | | | | | | | | |
| | a) | Has there been ar | n industrial us | e(s) on th | e site? | | | YES | I | 1 | NO | M | UN | KN | ow | N [| 1 |
| | lf ` | YES, what was the i | nature and typ | e of indu | strial use | e(s)? | | | | | | | | | | | |
| | b) | Has there been a | commercial u | use(s) on | the site? | > | | YES |] |] | NO | M | UN | KN | OW | N [|] |
| | lf ` | YES, what was the r | nature and typ | e of the c | commerc | cial use(| s) | | | | | | | | | | |
| | c) | Has fill been broug landscaping?) | ght to and use | ed on the | site (othe | er than f | ill to ac | comm | | | seption NO | | | | | ntial N [| 1 |
| | d) | Has there been cobeen used for a ga | ommercial pet as station at a | roleum or ny time, c | other fu or railway | el storaç y siding? | ge on t | he site | e, ui | nder] | grou NO | nd fue | el stora UN | | | as th | |
| | lf \ | YES, specify the use | and type of f | uel(s) | | | | | | | | | | | | 11-11-11-11-11-11-11-11-11-11-11-11-11- | |
| 20. | ls | this a resubmissio i | n of a previou | s applicat | tion? | | | | | | | | YES | [|] | NO | M |
| | If Y | YES, is it identical [|] or changed | [] Pro | vide pre | vious Fi | le Num | nber _ | ····· | ····· | | | | | | | |
| 21. | a) | Has any severand registered in the L | e activity occ and Registry/ | urred on t Land Title | the land the Office | from the | holdin | g whic | h e | xist | ed as | of M | arch 1, YES | | | nd as | |
| | b) | If the answer in (a) Transferee's Nam | is YES, pleas e, Date of the | se indicate e Transfe | e the pre er and U | evious se se of Pa | everan arcel T | ce(s) c ransfe | on ti | he re ed. | equir | ed sk | etch an | d p | rovi | de: | |
| 22. | Has oth | s the parcel intended er Consent or appro | d to be severe | ed ever be Planning | een, or is Act or its | it now, s predec | the sul | s? | | ар _і | | ion fo | | | | odivis | ion or |
| 23. | Und sim | der a separate applicultaneously with this | cation, is the (application? | Owner, ap | oplicant, | or agen | t apply | ing for | ad | ditio | nal c | onser | nts on t | his [| | | M |
| 24. | Pro | ovide explanation of The application is | how the appli consistent wit | cation is o | consister 4 PPS. F | nt with tl Please re | ne Pro | vincial cover l | Po | licy er fo | State r deta | ment ails. | • | | *************************************** | | |
| | In a Gre plar | addition to Places to eenbelt Plan? Providus. | Grow (Province de explanation | cial Growth | n Plan), is the applic | s the sub | oject la onform | nd with s or do | nin Des | an a | rea o | of land | d desig th the F | nate Prov | ed u | nder al pla | the n or |
| | | The subject lands | are not locate | ed within the | he Greer | nbelt are | a. | | | | | | ······································ | | | | |
| 26. | a) | Indicate the existing application conform | County Offices with the Off | cial Plan icial Plan | designat | tion(s) o d and re | f the si tained) | ubject | lan | d, aı | nd pr | ovide | explan | atio | on of | f how | the |
| | | The subject lands a than agricultural, s | are designate | d seconda | ary agrici | ultural in | the C | ounty o | of V | Velli | ngtor | Offic | ial Plar | 1. L | lses | <u>othe</u> | r |
| Cour | ty of | Wellington | LANE | DIVISION | FORM - S | SEVERAN | CE | | | | | | | Re | evised | July 2 | 024 |

| | | <u>n/</u> | _ | | ns with | the On | iciai i ie | iii (Seve | red and I | retained) | • | | *************************************** | | | |
|---------------|----------------------|---|--|---|-----------------------------------|---|--|--|--|----------------------------------|--------------------------------|---------------------|---|---------------------|------------------|---------|
| | c) | If this | conse | nt relates ate the Ar | directly mendme | to an C ent Nur | Official F | Plan Ame | endment | (s) currei | ntly unde per(s). | r review | by an a | pprova | ıl auth | ori |
| | | Amen | dment | Number(s | s): | 1 | n/a | | _ File N | Number(s | s): | n/a | | | | |
| 27. | ls | the sub | oject la | nd a propo | sed su | rplus fa | rm dwe | lling?* | | | | | YES | [] | NO | Č |
| | | *If yes | s, an ap | oplication | to seve | r a surp | olus farr | n dwellii | ng must t | be accon | npanied b | y a FAR | M INFO | RMAT | TION F | 0 |
| 28. | 14/1 | hat ia th | a zani | ng of the s | vuhiaat | landa O | Agricu | iltural (A |) and Na | itural Env | vironment | (NE) | | | | |
| | | | | ng or the s | • | | | | | | | (142) | YES | M | NO | ſ |
| | | NO, | | has an ap | | n been | | or re-zo | ning? | Number | | | | ~ | | • |
| | | | b) | has an ap | | n been | | | | nce? Number | | | | | | |
| 30. | Are | e the la | nds su | bject to ar | ny morte | gages, | easeme | ents, rigl | nt-of-way | s or othe | r charge | s? | YES | [] | NO | ſ |
| | | | | | | | | - | • | | _ | | | | | • |
| | If t | he ansv | wer is \ For m | YES, pleas ortgages j | se provi just pro | ide a co vide co | ppy of the mplete | ne releva name a | ant instru nd addre | iment. ss of Mo | rtgagee. | | | | | |
| this | esti is | ons 31 not ap _l | For m – 34 n plicabl | ortgages j nust be a le to your | just pro nswere applic | vide co d for A ation, p | mplete pplicat please | name a | nd addre r severa ot Appli | ss of Mo | | Agricult | ural Are | ea ⁽ | Other | wi |
| this | esti is | ons 31 not ap _l | For m - 34 n plicabl arm O | ortgages j | nswere applic conduc | vide co d for A ation, p | mplete pplicat please | name and tions for state "not be under the state and the s | nd addre r severa ot Appli | ss of Mo nce in th cable" | | | | ea ∘ er X | | |
| this | estic is Ty | ons 31 not ap _l pe of F | For m - 34 n plicabl arm O e: | ortgages j nust be a le to your peration | nswere applic conduc | vide co d for A ation, p ted on Bee | mplete pplicate please these s f Cattle | name antions for state "nubject la | r severa not Appli ands: Swine | ss of Mo | Poultry | /[] | Othe | er 🔀 | cro _l | р |
| this | estie is is Ty | ons 31 not ap pe of F Type | For m - 34 n plicabl farm O e: | nust be a le to your peration Dairy | nswere applic conduc [] | vide co d for A ation, p sted on Bee | mplete applicate blease these s f Cattle | tions fo state "n ubject la [] | r severa not Appli ands: Swine | ss of Mo nce in th icable" | Poultry | / [] ed & Re | Othe | er 🔀 | cro | p N |
| this 31. | estie is is Ty | ons 31 not ap pe of F Type | For m - 34 n plicabl arm O e: ions o Widtl | nust be and the to your peration Dairy of Barn(s | nswere applic conduct [] | vide co d for A ation, p sted on Bee uilding | mplete applicate blease s these s f Cattle | tions fo state "n ubject la [] | r severa not Appli ands: Swine at are to Area | nce in the cable" | Poultry O) Sever | / [] ed & Re | Othe etained | er X | crop | p N |
| this 31. | Di | ons 31 not ap pe of F Type imensi | For m - 34 n plicable arm O e: ions o Widtl | nust be and the to your peration Dairy of Barn(s | nswere applic conduction | vide co d for A ation, p eted on Bee uilding Length Length | mplete pplicate please s these s f Cattle | tions fo state "n ubject la [] | r severa not Appli ands: Swine at are to Area Area | nce in the icable" | Poultry Disease Use | / [] ed & Re | Othe | Land | cro _l | p N |
| 31. 32. Sev | Di | ons 31 not ap pe of F Type imensi | For m - 34 n plicable farm O e: ions o Widtl Widtl | nust be and le to your peration Dairy of Barn(s | nswere applic conduct | vide co d for A ation, p eted on Bee uilding Length Length Length | mplete applicate blease s these s f Cattle | tions fo state "n ubject la [] | r severa not Appli ands: Swine Area Area Area Area | nce in the cable" | Poultry Disease Use Use | / [] ed & Re | Othe | Land | cro _l | p N |
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February 10, 2025

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

RE: Request for Consent for lands located on Watson Road, Township of Puslinch PT LT 18, CONCESSION 9 PLAN 61R-8242; TOWNSHIP OF PUSLINCH OUR FILE: 24398A

On behalf of our client, Larry and Glenna Cross, please accept this consent application for the creation of a rural residential lot.

The subject lands are located on the west side of Watson Road South, south of Maltby Road East, north of Wellington Road 34, and east of Victoria Road South. The subject lands together have an approximate area of 20 hectares with 68.2 metres of frontage on Watson Road South. There are currently no dwellings located on the subject lands. The purpose of the application is to sever the lands to create a new residential lot. There are currently no dwellings located on the subject lands; this is not a surplus farm dwelling severance. The severed parcel will have an area of 0.80 ha and 61 m of frontage on Watson Road South. The retained lands will have an area of 19.23 ha and 57.2 m of frontage on Watson Road South. They will continue with their existing use (agricultural: crop).

Policy Context

The subject lands are currently designated 'Secondary Agricultural', 'Core Greenlands', and 'Greenlands' in the County of Wellington Official Plan. The lands to be severed are entirely designated 'Secondary Agricultural'.

PUSLINCH

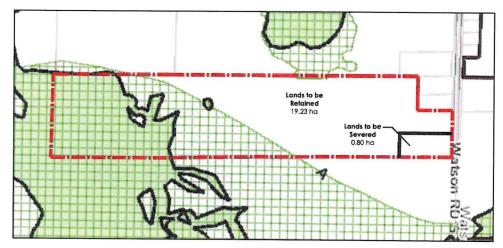
The proposed severance conforms with the lot

creation policies in the Official plan as the subject lands are not located within Prime Agricultural areas and there is no impact on the adjacent natural heritage features.

There are Provincially Significant Wetlands and Floodplain on the retained lands, but neither are present on the lands to be severed.

The subject lands are zoned Agricultural (A) and Natural Environment (NE) by the Township's Zoning By-law 023-18. The lands to be severed are zoned entirely Agricultural (A).

Residential uses are permitted within Secondary Agricultural designated areas and Agricultural zoned areas. The proposed application to sever the subject lands for the



purpose of a single-detached dwelling conforms with the applicable policy context and no minor variances are required

Consent Application

The proposed consent facilitates the future development of a single detached dwelling. It is our opinion that the proposed consent has regard for Section 53(1) of the *Planning Act* and should be considered for approval, as a Plan of Subdivision is not necessary for the development of the lands. There are no new public roads or municipal services proposed; therefore, a consent application is appropriate to create the new lot. Additionally, the proposed consent results in a parcel that is generally consistent with the lot fabric of the surrounding area. The proposed consent maintains a lot area and frontage that is consistent with the existing lot pattern of the area and conforms to the existing zoning. There are also several other rural residential properties in proximity to the subject lands. The proposed severance is therefore appropriate.

In support of the application the following has been submitted:

- 1. Signed Consent Application Form;
- 2. Completed Minimum Distance Separation form (Farm Data Sheet);
- 3. Consent Plan, prepared by MHBC, dated December 16, 2024; and
- 4. A copy of the cheque in the amount of 5,160.00, representing the County of Wellington Consent fee.

Please be advised that payment will be delivered directly with a copy of this letter.

Please confirm receipt of this submission and advise the next available Committee of Adjustment meeting date. Should you require anything additional, do not hesitate to reach out.

Yours truly,

МНВС

Dave Aston, M.Sc., MCIP, RPP Vice President, Partner

cc. Tony Schmidt, Howie Schmidt Realty

| 34. Are there any <u>drainage systems</u> on the retained and severed lands? | N/A | YES [] NO | [|
|--|-----|------------|---|
|--|-----|------------|---|

| <u>Type</u> | Drain Name & Area | Outlet Location |
|---------------------|-------------------|----------------------|
| Municipal Drain [] | | Owner's Lands [] |
| Field Drain [] | | Neighbours Lands [] |
| | | River/Stream [] |

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES [] NO [

If YES, please complete the Source Water Protection Form and submit with your application.

| 36. | Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? Please refer to instruction page. |
|-----|--|
| | YES [] NO [] |
| | If yes, please indicate the person you have met/spoken to: |
| 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 attached cover 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" and included with the application.
- 3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- 4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.
- 5. Generally, regular severance application forms are also available at the local municipal office.
- 6. Some municipalities may require the applicant to complete a pre-consultation prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
- 7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

County of Wellington

LAND DIVISION FORM - SEVERANCE

Revised July 2024

]

OWNER'S/PURCHASER'S AUTHORIZATION:

| rne Owner/ | Purcnaser must (| complete the fo | llowing to auti | orize appl | icant, age | ent or solicitor to | o act on the | ir behalf. |
|-------------------|---|--|--|------------------------------|----------------------------|--|---|----------------------|
| NOTE: | If more than or sign this autho | ne owner/purcha rization section | ser is listed in it of the applicatio | tem #2 of the n form or b | is applica y a letter o | tion, then all own of authorization d | ers/purchas uly signed. | ers must |
| | If the Owner/P | urchaser is a co | rporation, the a | uthorization | must be | by an officer of th | e corporatio | n who has |
| | | d the corporatio | | | | Authorized | Represent | on d |
| i, (we), | Tory | SCHMIN | | | | _ the Registered | Owners/Pu | rehasere |
| LARI | Ry & bee | NWA CA | <u> </u> | Of the_ | CITY | OF CAMBI | UDGE | _ in the |
| County/Regio | on of WATER | 100 | | | seve | rally and jointly, | solemnly de | clare that |
| MacNaught | ton Hermsen Britto | n Clarkson Plan | | | | | • | |
| ls authorized | to submit an appli | cation for conse | nt on my (our) | behalf. | | | *************************************** | |
| | | | | | | | | |
| - | | | | | | | | |
| | Signature | (s) of Register | red Owner(s)/ | Purchase | rs or Co | rporation's Off | icer | |
| | | | | | | | | |
| | Thio | Amirot ha a a min | PPLICANT'S | DECLARAT | ION | | | |
| | 11115 | must be compl | eted by the Ap | plicant for | the prop | osed consent | | |
| , (we) | Dave Aston | | | | | | | of the |
| | City of Kitchene | r | | | | la é | ho Count /D | . |
| | Regional Municipa | lity of Waterloo | | | | | he County/R | - |
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| unty of Wellingto | n' | LAND DIVISION | FORM - SEVERA | Minted Cor NCE | nmissione | er's, etc. Name | Revised July | 2024 |

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, TONY SCHMIPT , 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. |
| |
| |
| |
| FEB 6/2025 |
| Signature of Owner/Furchaser/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

County of Wellington

LAND DIVISION FORM - SEVERANCE

Jana Poechman

Source Water <sourcewater@centrewellington.ca> From:

Sent: Tuesday, July 29, 2025 10:37 AM

To: Jana Poechman

Cc: wellington+316589@lswims.ca; Source Water Subject: RE: B36-25 & B37-25 - Screening Form

Attachments: WHPA_Map_Con9PtLt18_Q.pdf; WHPA_Map_Con9PtLt18.pdf

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

Hello Jana,

Thank you for providing the above referenced applications for review. Since these properties are 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 applications can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the properties and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email, please contact me.

Kind regards, Danielle



Danielle Fisher

Risk Management Inspector | Wellington Source Water Protection 1 MacDonald Square, Elora, ON, NOB 1S0

a partnership of Wellington County municipalities

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



From: Jana Poechman < janap@wellington.ca>

Sent: July 24, 2025 1:59 PM

To: Source Water <sourcewater@centrewellington.ca>

Subject: B36-25 & B37-25 - 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 are screening forms for your review. They are abutting properties owned by Larry & Glenna Cross so they used the same screening form.

We plan to circulate August 7th.

Regards.

Jana

Jana Poechman

Development and Administration Coordinator

© COPYRIGHT 2025, MTE OLS LTD.

THIS SEVERANCE SKETCH IS PREPARED FOR LARRY CROSS.

DATE: JUNE 25, 2025.

NOTE:

PROPERTY BOUNDARY INFORMATION DERIVED FROM REF. PLAN 61R-8242

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

AREAS:

AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO ACRES BY DIVIDING BY 4046.8564.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0,3048.



MTE ONTARIO LAND SURVEYORS LTD. 520 BINGEMANS CENTRE DRIVE KITCHENER, ONTARIO, N2B 3X9 TEL: (519) 743-6500

Comments received to date:

Building -

The building department has no concerns from building code perspective.

Please add the condition that predevelopment plan is to be provided to demonstrate that a house, septic and driveway can be accommodated on the proposed severed parcel. Include in significant grade changes.

Bylaw - no comments

County Planning - no comments

Public Works - no comments

Source Water -

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.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

GRCA – The Grand River Conservation Authority has no objection to the proposed consent application (B37-25). Formal comments will be provided shortly.

Fire - No comments



REPORT D10-2025-012

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: September 9th, 2025

SUBJECT: Consent Application D10/MCC (McCrindle)

6639 Wellington Road 34 Part of Lot 7, Concession 2 County File No. B38-25

RECOMMENDATION

That Report D10-2025-012 entitled Consent Application D10/MCC be received; and

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

Whereas the request for consent to convey includes a proposed severed land of 0.46 ha, 42 m of frontage with depth of 110 m; and the retained vacant parcel being 13.3 ha, 138 m of frontage on Wellington Road 34, with an existing single-family dwelling and a barn; and

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

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

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
- 4. That the Owner provide an addendum to the previously submitted, and peer reviewed, Environmental Impact Study (EIS) and that the addendum be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the addendum; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 5. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review and implementation of the addendum to the Environmental Impact Study to ensure compliance with the both the addendum and the EIS including cost recovery, ensuring the building envelope complies with the addendum and the EIS, mitigation for tree loss and other items deemed necessary by the Township.
- 6. 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 onsite septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.

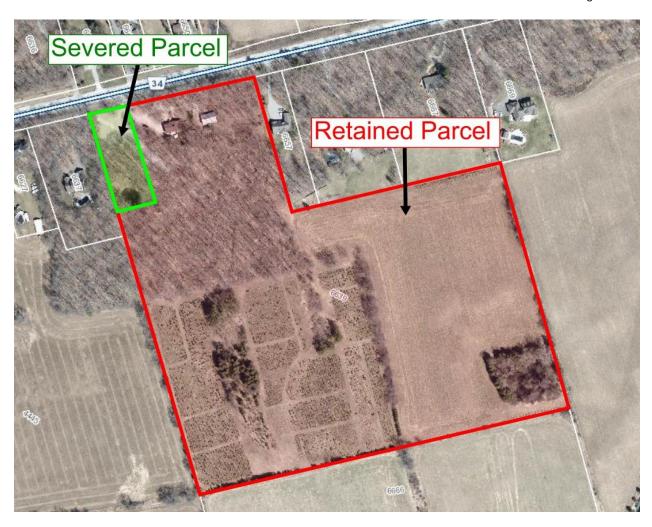
Subject Property key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

| Regulation & By-law | Required | Proposed | Required | Proposed |
|---------------------|---------------------|-----------|------------|---------------|
| Section | (retained (retained | | (severed | (severed |
| | parcel) | parcel) | parcel) | parcel) |
| Minimum Lot Area | 4 ha | 13.3 ha | 0.4 ha | 0.46 ha |
| Minimum Lot | 120 m | 138 m | 25 m | 42 m |
| Frontage | | | | |
| Minimum Distance | N/A | N/A | N/A | N/A |
| Separation (MDS I) | | | | |
| Zoning Compliance – | Permitted – | No Change | Existing - | Proposed - |
| Permitted Uses | Agricultural | | Vacant | Single-family |
| | Use, Single | | | dwelling |
| | Dwelling Unit | | | |



- 2. Conservation Authority: The Grand River Conservation Authority has no objection to the proposed consent application.
- 3. County of Wellington Preliminary Planning comments: The Township did not received comments by the report publication deadline.
- 4. Safe Access: Staff note that the proposed residential lot is located along Wellington Road 34 under the jurisdiction of the County of Wellington.
- 5. Source Water comments: No concerns.
- 6. Building comments: No concerns.

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

Conclusion

In conclusion, 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 - <u>Puslinch.ca/government/by-laws/Zoning</u>
Wellington Official Plan - <u>Wellington.ca/planning-development/official-plan-land-use</u>
Interactive Mapping - <u>Wellington.ca/business-development/maps-guides</u>
- 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 | Justine Brotherston |
| Junior Planner | 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

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

<u>Please note</u> 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.

<u>Please also be advised</u> 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 <u>attend</u> the public meeting to consider the application, please request to be <u>NOTIFIED OF THE DATE AND</u> <u>TIME OF THE CONSIDERATION</u> of this application - <u>please make your request in writing and provide your email address</u> 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.

<u>INFORMATION REGARDING THE APPLICATION</u> 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

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

Address 6639 Wellington Road No. 34, Cambridge, ON, N3C 2V4

Required Fee: \$

Fee Received:

File No.

Accepted as Complete on:

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

(a) Name of Registered Owner(s) or Purchaser Alison Elizabeth McCrindle & William Joseph **Wareham**

| F | Phone No. Email: |
|----|--|
| N | IOTE: if application submitted by purchaser, a copy of the signed "Purchase/Sale agreement" is required. |
| (1 | b) Name and Address of Applicant (as authorized by Owner/Purchaser) |
| | |
| P | Phone No Email: |
| (6 | Name and Address of Owner's Authorized Agent: |
| | Jeff Buisman of Van Harten Surveying Inc. |
| | 2106 Gordon Street, Guelph, ON, N1L 1G6 |
| Р | hone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com |
| (| d) All <u>Communication</u> 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) |
| T | ype and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation) |
| | RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[] |
| , | To create a new lot for rural residential purposes |
| 2 | EASEMENT[] RIGHT OF WAY[] CORRECTION OF TITLE[] LEASE[] CANCELLATION[] |
| | |

Future owner unknown

County of Wellington

LAND DIVISION FORM - SEVERANCE

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

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

| 4. | (a) Location of Land in | the County of Welling | gton: | | | |
|----|--|---|---|------------------------|---------|---------------|
| | Local Municipality: <u>Tov</u> | wnship of Puslinch | <u>1</u> | | | |
| | Concession 2 | delicação de la constanção | | Lot No. <u>7</u> | | |
| | Registered Plan No. | | | Lot No. | | |
| | Reference Plan No. | | | Part No. | | |
| Ci | vic Address <u>6639 We</u> | ellington Road 34 | | | | |
| | (b) When was property | acquired: <u>Septemb</u> | oer 1996 | Registered Instrum | ent No. | RO759458 |
| 5. | Description of Land inte | ended to be SEVERED : | | Metric [X] | Impei | rial [] |
| | Frontage/Width | <u>42 ±</u> | | AREA | 0.46 | ha ± |
| | Depth | <u>110 ±</u> | | Existing Use(s) | Rura | I Residential |
| | Existing Buildings or | structures: None | | | | |
| | Proposed Uses (s): | Single detache | d dwelling | | | |
| T | ype of access (Check ap | opropriate space) | Existing [X] | Proposed [|] | |
| | [] Provincial Highway [X] County Road [] Municipal road, ma [] Municipal road, sea [] Easement | intained year round | [] Right-of-w [] Private ro [] Crown acc [] Water acc [] Other | ad cess road | | |
| | [] Municipally owned | - Existing [] Prop and operated piped war al [] communal | | appropriate space) | | |
| | Type of sewage dispo | sal - Existing [] | Proposed [X] (| check appropriate spac | e) | |
| | [X] Septic Tank (specif | and operated sanitary s fy whether individual or | communal): <u>Indiv</u> | <u>ridual</u> | | |

| 6. | Descri | otion of <u>Land</u> inten | ded to be RETAI | NED: | | Metric [X] | Impe | erial [|] | |
|-----|--|--|----------------------------|------------------|------------------|---------------------------|---------------|---------|---------------------|-----------|
| | Fro | ntage/Width | <u>138 / 409 ±</u> | | | AREA | <u>13.3</u> | 3 ha ± | : | |
| | Dep | oth | <u>423 ±</u> | Existing Use | e(s) | Agricultural - "Chick | adee C | Christr | nas T | ree Farm" |
| | Exis | sting Buildings or st | tructures: <u>Dwe</u> | lling and D | rive Shed | <u>I</u> | | | | |
| | Pro | posed Uses (s): | No C | nange | | | | | | |
| | Type of | faccess (Check a | ppropriate space | Exis | sting [] | Proposed [X] | | | | |
| | [X] Cor [] Mu [] Mu | [] Provincial Highway | | | | | | | | |
| | Type of | f water supply - E | ixisting [X] P | roposed [] | (check ap | propriate space) | | | | |
| | [] Municipally owned and operated piped water system [X] Well [X] individual [] communal [] Lake [] Other | | | | | | | | | |
| | Type of | sewage disposal | - Existing [X] | Proposed | d [] (ch | eck appropriate space) | | | | |
| | Municipally owned and operated sanitary sewers Septic Tank (specify whether individual or communal): <u>Individual</u> 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)? *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM. | | | | | | | | | |
| 8. | Is there | a landfill within 50 | 0 metres [1640 f | eet]? | | | YES | [] | NO | [X] |
| 9. | a) Is th | ere a sewage treat | ment plant or wa | ste stabilizatio | on plant with | nin 500 metres [1640']? | YES | [] | NO | [X] |
| 10. | Is there within 12 | a Provincially Sign 20 metres [394 fee | ificant Wetland (e et]? | e.g. swamp, b | og) located | on the lands to be retail | ned or YES | | severe NO | |
| 11. | Is there | any portion of the I | and to be severe | d or to be reta | ained locate | d within a floodplain? | YES | [] | NO | [X] |
| 12. | Is there | a provincial park o | r are there Crowr | Lands within | 500 metres | s [1640']? | YES | [] | NO | [X] |
| 13. | Is any p | ortion of the land to | be severed or re | etained within | a rehabilita | ted mine/pit site? | YES | [] | NO | [X] |
| 14. | Is there | an active or aband | oned mine, quar | y or gravel pit | t within 500 | metres [1640']? | YES | [] | NO | [X] |
| 15. | Is there | a noxious industria | l use within 500 | meteres [1640 |)']? | | YES | [] | NO | [X] |
| 16. | Is there | an active or aband | oned principal or | secondary ra | ilway within | 500 metres [1640']? | YES | [X] | NO | [] |
| | Nai | me of Rail Line Co | ompany: | | | | _ | | | |

County of Wellington

LAND DIVISION FORM - SEVERANCE

| 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 outle within 750 metres of the proposed subject lands? | et/container refill centre 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 syste landscaping?) YES [] NO [X] | ems or residential UNKNOWN [] |
| | d) Has there been commercial petroleum or other fuel storage on the site, underground fuel been used for a gas station at any time, or railway siding? YES [] NO [X] | I storage, or has the site 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 Maregistered in the Land Registry/Land Titles Office? | arch 1, 2005 and as YES [] NO [X] |
| | b) If the answer in (a) is YES, please indicate the previous severance(s) on the required ske Transferee's Name, Date of the Transfer and Use of Parcel Transferred. | etch and provide: |
| 22. | Has the parcel intended to be severed ever been, or is it now, the subject of an application for other Consent or approval under the Planning Act or its predecessors? YES [] NO | • |
| 23. | Under a separate application, is the Owner, applicant, or agent applying for additional consensimultaneously with this application? | nts on this holding 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 state including the creation of lots shall comply with the minimum distance separation | es that new land uses, on formula. |
| 25. | In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land Greenbelt Plan? Provide explanation of how the application conforms or does not conflict wit plans. | |
| | There are areas of Natural Heritage System features (woodland) located on the not a concern for this application as per the EIS that has been prepared and su | property, but they are ibmitted. |
| Cour | nty of Wellington LAND DIVISION FORM SEVERANCE | Revised July 2024 |

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.

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 | 1/4 | 7 |
|-----|-----|----|
| 1.0 | | ٦. |

County of Wellington

| | <u>N/</u> | <u>A</u> | | | | | | | | | | | | |
|-------------|--------------|----------------------|--------------------|-----------------------------------|-----------------------------|-------------------------------|---------------------------|---------------------|---|----------|--------------|--------|--------------|----------|
| | c) | If this co | onsen indica | relates directl te the Amendr | y to an Offic nent Numbe | ial Plan Amer | endment(s plicable fi |) currer le numb | ntly under er(s). | review b | y an app | roval | autho | rity, |
| | | Amendi | ment N | Number(s): _ | | | File Nu | ımber(s |): | | | | | |
| 27. | ls | the subje | ct land | d a proposed s | urplus farm | dwelling?* | | | | | YES [|] | NO | [X] |
| | | *If yes, | an apı | olication to sev | er a surplus | farm dwellir | ng must be | accom | panied by | a FARI | / INFOR | MATI | ON F | ORM. |
| | W erla | | zonin | g of the subjec | t lands? Aç | ricultural, | Natural | Enviro | nment a | nd Env | ironmeı | ntal I | <u>Prote</u> | ction |
| 29. | Do | es the pr | oposa | I for the subjec | ct lands conf | form to the e | xisting zo | ning? | | | YES | [X] | NO | [] |
| | lf | NO, | a) h | as an applicati YES | | de for re-zoi | | umber | *************************************** | | | | | |
| | | | b) h | as an applicati YES | | de for a min D [] | | e? umber | - | | | | | |
| 30. | Are | e the land | is sub | ject to any mor | tgages, eas | ements, righ | nt-of-ways | or othe | r charges' | ? | YES [| [] | NO | [X] |
| | lf ti | he answe F | er is Yi For mo | ES, please pro rtgages just pr | vide a copy ovide compl | of the releva ete name ar | ant instrum nd address | nent. s of Mor | tgagee. | | | | | |
| Que this | esti s is | ons 31 – not appl | 34 m icable | ust be answer to your appli | ed for Appl cation, plea | lications for use state "n | r severan ot Applic | ce in th able" | e Rural/A | gricultu | ıral Area | C | Otherw | /ise, if |
| 31. | Ту | pe of Fai | rm Op | eration condu | ucted on the | se subject la | inds: | Non | <u>ie</u> | | | | | |
| | | Туре: | | Dairy [] | Beef Ca | attle [] | Swine | [] | Poultry | [] | Other | [] | | |
| 32. | <u>Di</u> | mensio | ns of | Barn(s)/Out | buildings/ | Sheds (tha | t are to i | remain |) Severe | d & Re | tained L | .and: | <u>s N/</u> | <u>A</u> |
| Sev | ere | ₫ | Width | | _ Length | | Area | | Use _ | | | | | |
| | | | Width | | _Length | | Area | | Use _ | | | | | |
| Reta | aine | d | Width | <u>9.0±m</u> | Length | <u>14.0±m</u> | Area | <u>126±</u> | m² | Use | <u>Drive</u> | She | <u>d</u> | |
| | | , | Width | | _ Length | | Area | | Use _ | | | | | |
| | | | | | | | | | | | | | | |

LAND DIVISION FORM - SEVERANCE



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" and 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.

| www.vanharten.com | |
|-------------------|--|



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

| www.van | harten | .com |
|---------|--------|------|
|---------|--------|------|

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 [] |
| October 1110 [] | | 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 [] |
| Tiola Diam. | | 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:

- 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.

County of Wellington

LAND DIVISION FORM - SEVERANCE

OWNER'S/PURCHASER'S AUTHORIZATION:

31115-22

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 _____severally and jointly, solemnly declare that County/Region of ___ Wellington Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. Is authorized to submit an application for consent on my (our) behalf. Signature(s) of Registered Owner(s)/Purchasers or Comporation'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. 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 Jule Owner/Purchaser or Applicant)

County of Wellington

missioner of Oaths

LAND DIVISION FORM - SEVERANCE

Revised August 2022

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

Printed Coffine May 21 e202 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, <u>Jeff Buisman of Van Harten Surveying Inc.</u>, 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/Pyrchaser/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



FARM DATA SHEET Minimum Distance Separation I (MDSI)

County of Wellington

Hiefers (5 months to freshening)

Calves (0 - 5 months)

unweaned offspring)

unweaned offspring)

including unweaned offspring)

Large-framed; 182 – 545 kg (e.g. Holsteins) Medium-framed; 148 – 455 kg (e.g. Guernseys) Small-framed; 125 – 364 kg (e.g. Jerseys)

Large-framed; 45 – 182 kg (e.g. Holsteins) Medium-framed; 39 – 148 kg (e.g. Guernseys) Small-framed; 30 – 125 kg (e.g. Jerseys)

Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including

Small-framed, mature; <227 kg (e.g. ponies and miniatures including

Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds

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 l | ivestock Facility | Daniel | McMaster | | | | |
|--|---|---------------------------|--------------------------------|--|----------------------------|--|--|
| Contact Infor | | | Telephone_ | | | | |
| Civic Address | | gton Road 32 | Municipality_ | Puslind | :h | | |
| Lot | 6 | Concession | 2 | | Division | | |
| Lot Size (whe | re livestock facility | is located) 38.2ha | hectares | acres | | | |
| Signature of I | Livestock Facility C |)wner | | | Date | A 18/22 | |
| BARN(S) SIZE | Please provide th | e size of the barns local | ted on the propert | ty. This information | is used to verify | maximum /m² | |
| Manure Storag | ge Types Solid ma | nure: 18% dry matter, o | or more Liquid | l manure: <18% dr | y matter | NATIONAL TO THE STATE OF THE ST | |
| V1 Solid, inside, bedded pack V2 Solid, outside, covered V3 Solid, outside, no cover, ≥30% dry matter V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage V5 Liquid, inside, underneath slatted floor V6 Liquid, outside, with a permanent, tight-fitting cover | | | L1 L2 ith M1 M2 H1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage Liquid, outside, with a permanent floating cover Liquid, outside, no cover, straight-walled storage Liquid, outside, roof, but with open sides Liquid, outside, no cover, sloped-sidedstorage | | | |
| Animal Type of Material | Description | | | | Housing Capacity (maximum) | Manure Storage Type (select from list) | |
| Beef Cattle | Cows, including cal | ves to weaning (all bree | eds) | | (IIIeAIIIUII) | (Selectionnist) | |
| | Feeders (7 – 16 months) | | | | -() | - WH- | |
| | Backgrounders (7 - | | | | 7 | 1 | |
| | Shortkeepers (12.5 | | | | | 7 | |
| Dairy Cattle Milking-age cows (dry or milking) | | | | | 7 | | |
| | Large-framed; 545 – 658 kg (e.g. Holsteins) | | | | | | |
| | Medium-fram | ed; 455 – 545 kg (e.g. G | iuernseys) | | / | | |
| | Small-framed; | 364 – 455 kg (e.g. Jerse | eys) | | | | |

Page 1 of 2 Jan.20/17 VER

Horses

FARM DATA SHEET (continued) Minimum Distance Separation I (MDSI)

| Animal Type of Material | Description | Housing Capacity (maximum) | Manure Storage Type (select from list) |
|-------------------------|---|----------------------------------|--|
| Swine | Sows with litter, dry sows or boars | | MA |
| | Breeder gilts (entire barn designed specifically for this purpose) | | 100 |
| | Weaners (7 – 27 kg) | 9 | \ |
| | 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 layerbarn) | | |
| | Broiler breeder growers (males/females transferred out to layer barn) | | |
| | Broiler breeder layers (males/females transferred in from grower barn) | | |
| | Broilers on any length of cycle | | |
| Turkeys | Turkey poults (day-old until transferred to grow out turkey barn) | | |
| | Turkey breeder layers (males/females transferred in from grower barn) | | |
| | Breeder toms | | |
| | Broilers (day-olds to 6.2 kg) | | |
| | Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical) | | |
| | Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical) | | |
| | Turkeys at any other weights, or if unknown (by floor area) | | |
| Veal | Milk-fed | | |
| | Grain-fed | | |
| Other | Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) | | |
| | Document for complete list of animal types | | |
| | | | |
| | I to the color of the manual standard | | |
| Imported | Use the volume of the manure storages | | 1/ |
| manure | | 4 | + |
| Unoccupied | A livestock barn that does not currently house any livestock, but that housed | | |
| livestock | livestock in the past and continues to be structurally sound and reasonably | | W_{\perp} |
| barns | capable of housing livestock.* | | |

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

QUESTIONS?

PLEASE CONTACT

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

Linda Redmond, Senior Planner

E lindar@wellington.ca

T 519.837.2600 x2380 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca

T 519.837.2600 x2130 1.800.663.0750 x2130

Jana Poechman

From:

Source Water <sourcewater@centrewellington.ca>

Sent:

Thursday, July 24, 2025 11:46 AM

To:

Jana Poechman

Cc: Subject: wellington+316582@lswims.ca; Source Water

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.

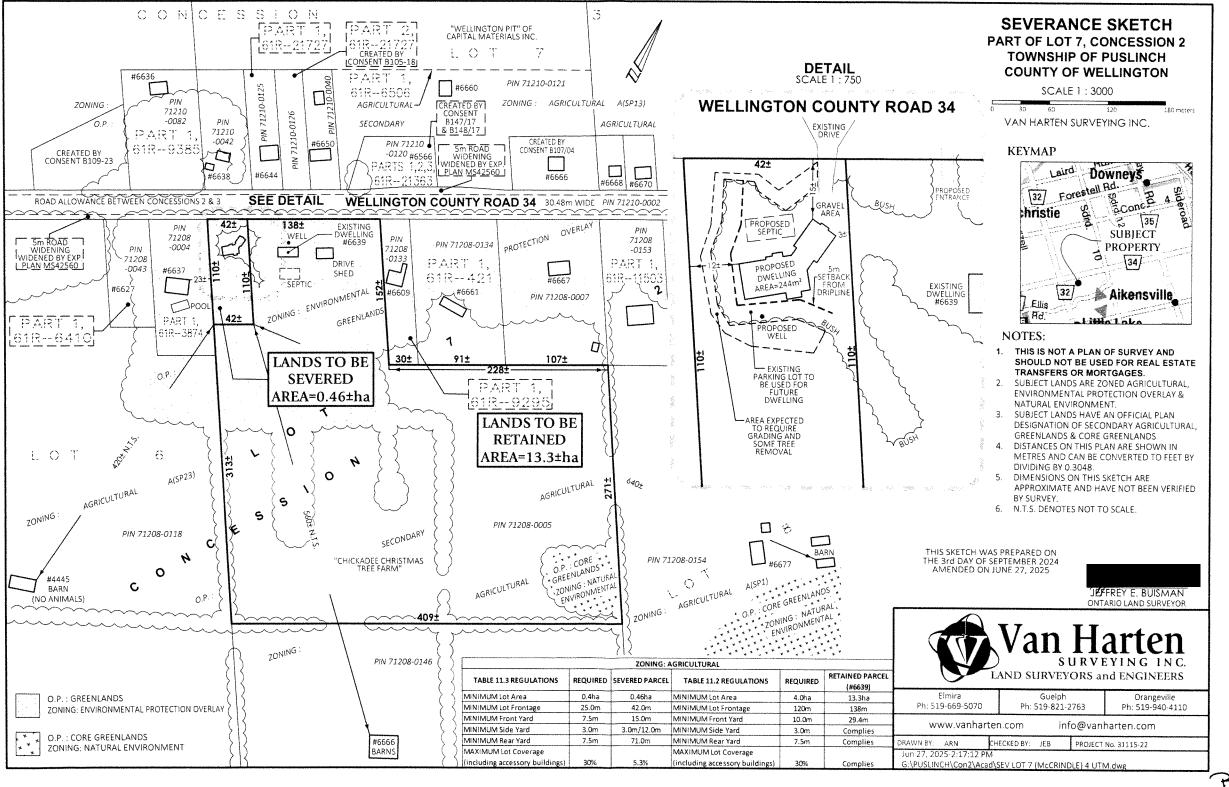
We plan to circulate August 7th.

Regards.

Jana

Jana Poechman
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Comments received to date:

Public Works - no comments

Building – Please add our standard condition that the pre-development plan be provided prior to the completion of the severance process.

GRCA – The Grand River Conservation Authority has no objection to the proposed consent application (B38-25). Formal comments will be provided shortly.

County Planning: no comments

Fire – no comments

By-law – no comments

Source water -

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