



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
SEPTEMBER 9, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

Register in advance: Register in advance:  
[https://us02web.zoom.us/webinar/register/WN\\_UTA2laCGQGKzohhjC8y7Dg](https://us02web.zoom.us/webinar/register/WN_UTA2laCGQGKzohhjC8y7Dg)

Dial by your location

1 613 209 3054

1 647 374 4685

1 647 558 0588

1 778 907 2071

1 438 809 7799

1 587 328 1099

Meeting ID: 854 7209 8810

Passcode: 378151

Find your local number: <https://us02web.zoom.us/j/ksr8YlnDi>

## AGENDA ADDENDUM

**DATE:** September 9, 2025

**MEETING:** 7:00 PM

### **Addendum**

9.1.1. B36-25 (CRO) – Cross, Larry – Part Lots 17,19 & 20, Concession 9, Township of Puslinch – Report Corrected

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



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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 recommends approval of the application subject to the following conditions:***

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





***clearance of this condition.***

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

- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, 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***



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***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 ≠**



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7404 WELLINGTON RD. 34

**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



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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.



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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.
2. That the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
  - 2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to prohibit kennel use, 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.,**



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**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.
2. That the Owner obtain zoning compliance for the proposed merged parcel and proposed retained parcel including and not limited to item 2.1 to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
  - 2.1 Apply for, and receive approval of, a Zoning by-law amendment for the merged parcel to prohibit kennel use, 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.



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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





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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.



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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

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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 9<sup>th</sup>, 2025

SUBJECT: Consent Application D10/CRO (Cross)  
Part of Lot 18-20, Concession 9  
County File No. B36-25

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### 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 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.

#### Subject Property key Map





## Summary of Agency/Staff/Public Comments:

## 1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	82.13 ha	0.4 ha	4.0374 ha
Minimum Lot Frontage	120 m	176.1 m	25 m	168.7 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Agricultural Use	No Change	Existing Vacant	Proposed 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 support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

## Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

## Resources

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

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

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

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

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

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Mehul Safiwala  
Junior Planner

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Justine Brotherston  
Director of Corporate Services/  
Municipal Clerk

August 8, 2025

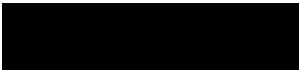
NOTICE OF AN APPLICATION FOR CONSENT

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

APPLICANT  
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 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.

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](mailto:landdivisioninfo@wellington.ca)

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

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

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

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

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

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

RECIPIENTS:

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



APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5370  
Fee Received: Apr 29/25  
File No. B36-25  
Accepted as Complete on: July 22/25

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

2. (a) Name of Registered Owner(s) or Purchaser Larry & Glenna Cross

Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) Tony Schmidt (Howie Schmidt Realty)  
107 Westminster Drive North, Cambridge ON N3H 1S1

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 Email: daston@mhbcplan.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested (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 lands to remain agricultural/severed lands for residential.

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

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

(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.  
Not known at present.

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

Local Municipality: Township of Puslinch

ConcessionConcession 9Lot No. Part of Lots 18, 19 and 20

Registered Plan No. 61R9909Lot No.

Reference Plan No. Part No.

Civic AddressNone.

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

5. Description of Land intended to be SEVERED:Metric [ ]Imperial [ ]

Frontage/Width±168.7AREA±40,374 M2

Depth±256.9 mExisting Use(s)Agricultural

Existing Buildings or structures:None.

Proposed Uses (s):New lot for residential use.

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

[ ] Provincial Highway

[ ] County Road

[X] Municipal road, maintained year round

[ ] Municipal road, seasonally maintained

[ ] Easement

[ ] Right-of-way

[ ] Private road

[ ] Crown access road

[ ] Water access

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal):

[ ] Pit Privy

[ ] Other (Specify):

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width ±176.1 m on Watson Rd S and  
±910.3m on Wellington Rd 34.

AREA ±821,316 M2

Depth ±1,004.6 m

Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Same as existing (no new development proposed)

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☒ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☐ Lake

☒ Other

No new building proposed.

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☒ Other (Specify):

No new building proposed.

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

YES ☒ NO ☐

\*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☒ NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☒ NO ☐
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☐ NO ☒
15. Is there a noxious industrial use within 500 meteres [1640']?

YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES ☐ NO ☒

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby? YES [ ] NO ☒

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [ ] NO ☒ UNKNOWN [ ]

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

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

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

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

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

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

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES ☒ NO [ ] UNKNOWN [ ]

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.  
The application is consistent with the 2024 PPS. Please refer to cover letter for details.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The subject lands are not located within the Greenbelt area.

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 lands are designated secondary agricultural in the County of Wellington Official Plan. Uses other than agricultural, such as residential, are permitted in this designation.

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

n/a

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

Amendment Number(s): n/a File Number(s): n/a

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

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

28. What is the zoning of the subject lands? Agricultural (A) and Natural Environment (NE)

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

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

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

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

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

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

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

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

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

Severed Width Length Area Use  
Width Length Area Use  
Retained Width Length Area Use  
Width Length Area Use

33. Manure Storage Facilities on these lands: n/a

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



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.

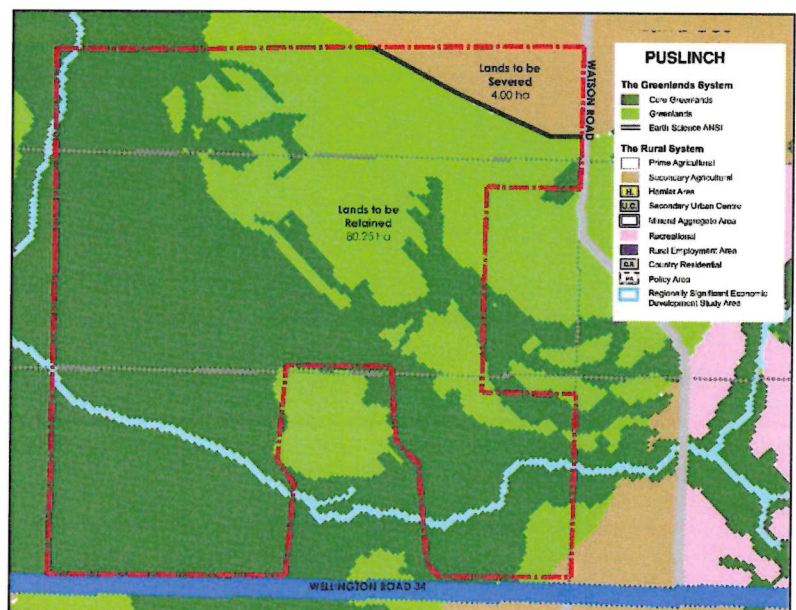
The subject lands are located on the west side of Watson Road South, south of Maltby Road East, north of Wellington Road 34, and east of Victoria Road South. The subject lands together have an approximate area of 84.25 hectares with 268 metres of frontage on Watson Road South and 982 m of frontage on 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

**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:

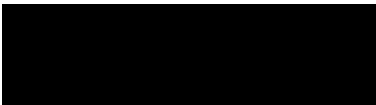
- 1. Signed Consent Application Form;
- 2. Completed Minimum Distance Separation form (Farm Data Sheet)
- 3. Consent Plan, prepared by MHBC, dated December 16, 2024; and
- 4. A copy of the cheque in the amount of 5,160.00, representing the County of Wellington Consent fee.

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.

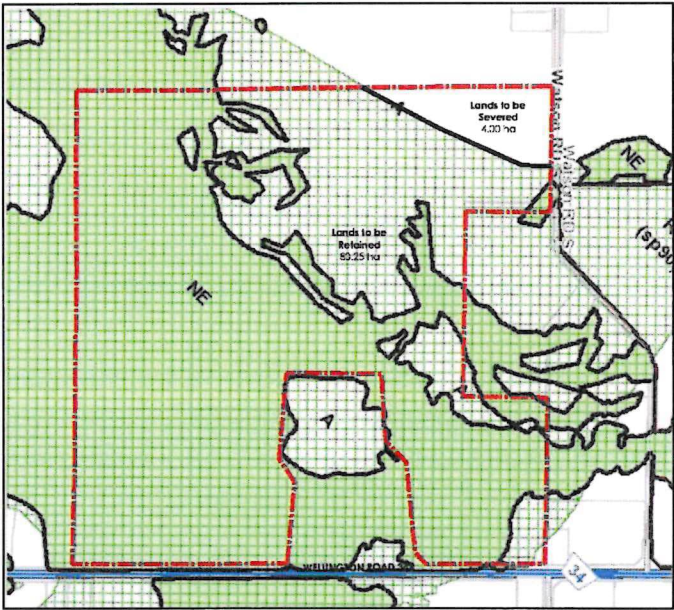
Yours truly,

**MHBC**



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

cc. Tony Schmidt, Howie Schmidt Realty



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

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

35. Source Water Protection Plan

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

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

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

YES [ ] 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:

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.



## **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:**

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), TONY SCHMIDT <sup>Authorized Representative of</sup> the Registered Owners/Purchasers of LARRY & GLENNA CROSS Of the CITY OF CAMBRIDGE in the County/Region of WATERLOO severally and jointly, solemnly declare that MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning)

Is authorized to submit an application for consent on my (our) behalf.

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Dave Aston of the City of Kitchener In the County/Region of Regional Municipality of Waterloo Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 18 , Concession 9, Plan 61R-8242, Township of Puslinch, County of Wellington

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

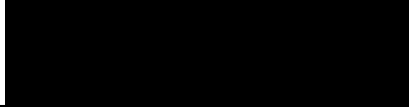
CITY Of KITCHENER In the

County/Region of WATERLOO

This 6 day of FEB 2025

  
(Owner/Purchaser or Applicant)

  
(Owner/Purchaser or Applicant)

  
Commissioner, etc.,  
Planning Ltd.

Commissioner of Oaths  
County of Wellington

Printed Commissioner's, etc. Name  
LAND DIVISION FORM - SEVERANCE

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 SCHMIDT, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

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

FEB 6/2025  
Date

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

Phone (519) 837-2600 Ext. 2170

**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

WELLINGTON

**Source Water**

PROTECTION

 wellingtonwater.ca

a partnership of Wellington County municipalities

**Danielle Fisher**

Risk Management Inspector | Wellington Source Water Protection

1 MacDonald Square, Elora, ON, N0B 1S0

**T:** 519.846.9691 x236 **Toll free:** 1-844-383-9800

[www.wellingtonwater.ca](http://www.wellingtonwater.ca)

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.

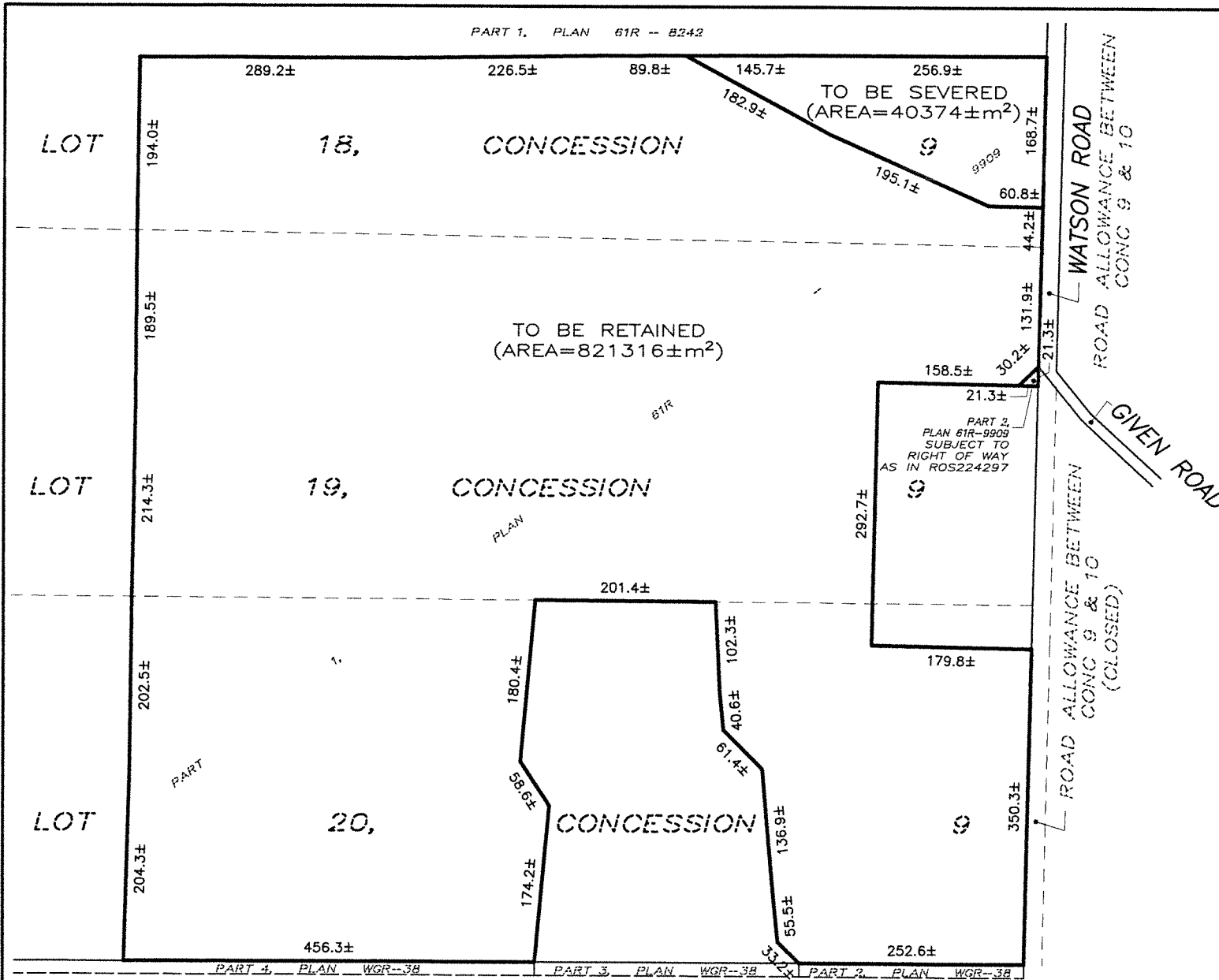
Attached are screening forms for your review. They are abutting properties owned by Larry & Glenna Cross so they used the same screening form.

We plan to circulate August 7<sup>th</sup>.

Regards.  
Jana

Jana Poechman  
Development and Administration Coordinator

REV: 1.1.24.09.17  
Last saved by APTROJA and plotted on 7/11/2025 10:56:57 AM



SEVERANCE SKETCH  
OF PART OF  
LOT 18, 19 AND 20  
CONCESSION 9  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1:5000  
0 20 40 60 80 100 200 300 METRES

MTE OLS LTD.  
ONTARIO LAND SURVEYORS

**NOTE:**  
PROPERTY BOUNDARY INFORMATION DERIVED FROM  
REF. PLAN 61R-9909

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

© COPYRIGHT 2025, MTE OLS LTD.

THIS SEVERANCE SKETCH IS PREPARED FOR LARRY AND GLENNA CROSS.  
DATE: JUNE 25, 2025.



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

CAD: R. HOSSEINI / VF Check: A.D. Page: 11X17 (280X430)

File: P:\P\63080\_001\63080-001-SK1.1.DWG

63080-001-SK1

**CAUTION:**

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

**METRIC:**

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

B2625

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

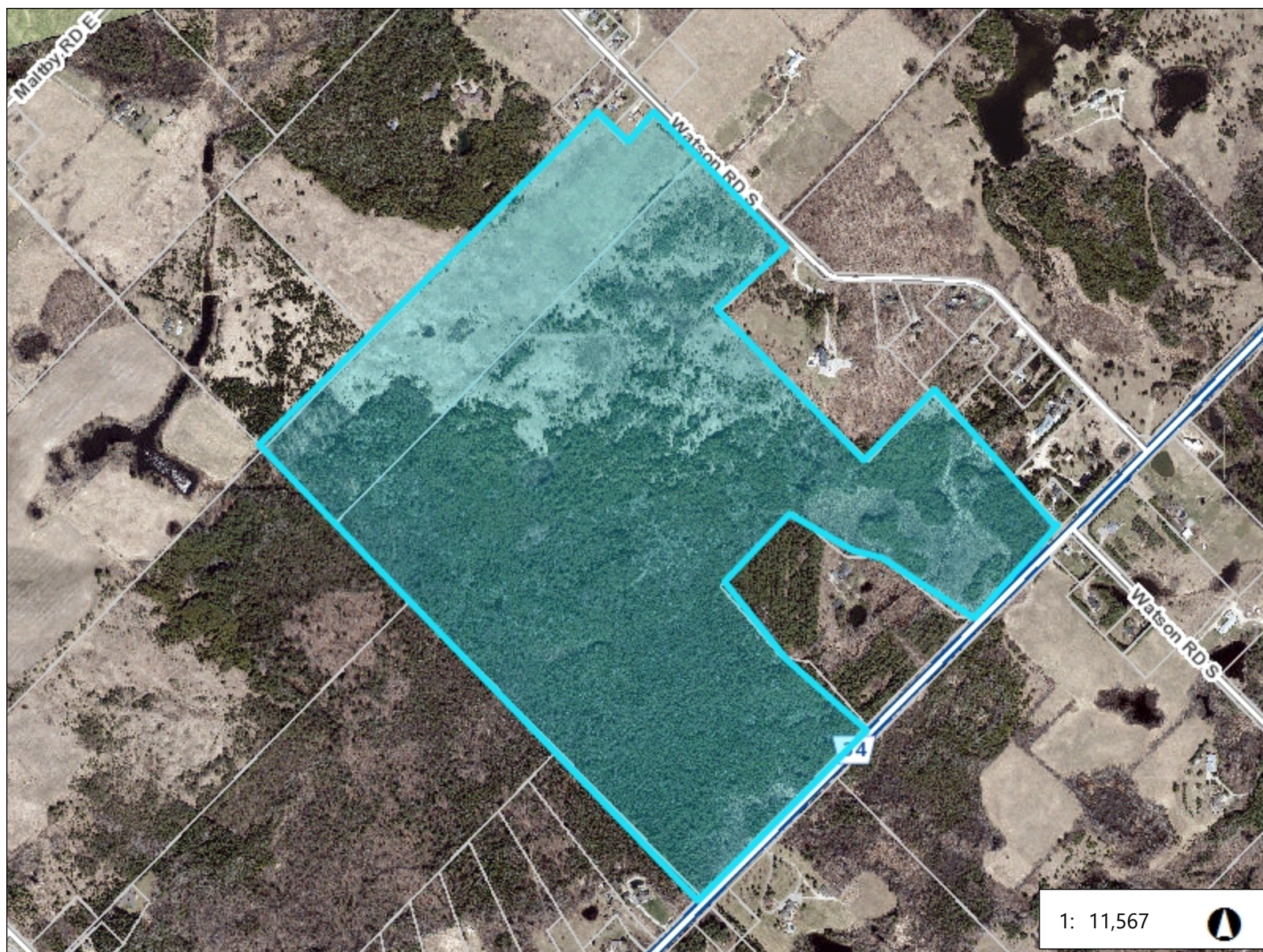
Public Works – No comments

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.





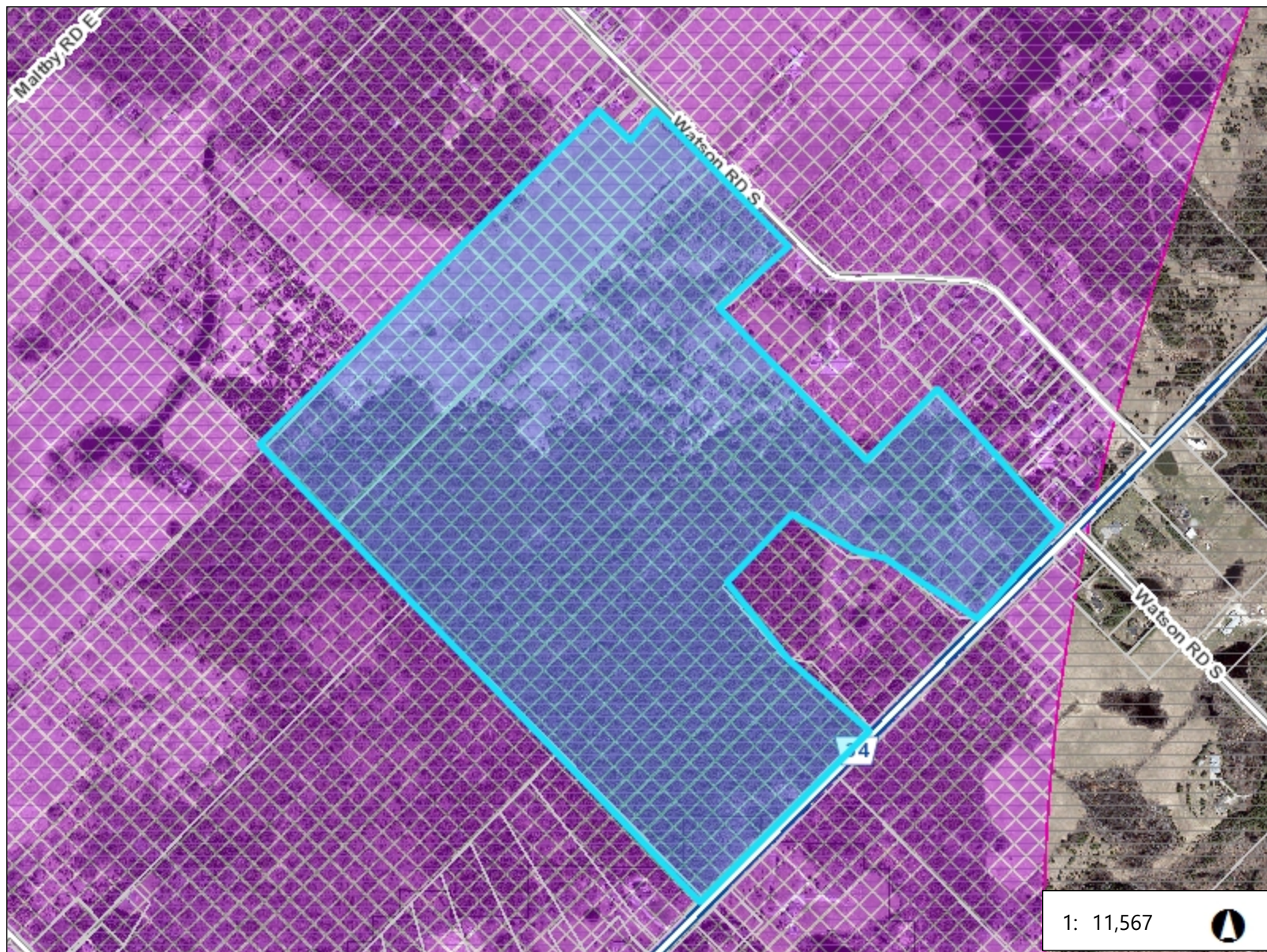
### Legend

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

0.6 0 0.29 0.6 Kilometers

### Notes





### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary
- WHPA Q1\_Q2
  - Approved
  - Draft
- HVA
- SGRA
- RoadsLookup
- Prime Agriculture

0.6 0 0.29 0.6 Kilometers

### Notes





## REPORT D10-2025-011

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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 9<sup>th</sup>, 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 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.

Subject Property key Map



## Summary of Agency/Staff/Public Comments:

## 1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	18.94 ha	0.4 ha	0.8 ha
Minimum Lot Frontage	120 m	57.2 m	25 m	61 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Agricultural Use	No Change	Existing Vacant	Proposed 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 support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

## Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

## Resources

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

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

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

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

## Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

---

Mehul Safiwala  
Junior Planner

---

Justine Brotherston  
Director of Corporate Services/  
Municipal Clerk

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](mailto:landdivisioninfo@wellington.ca)

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

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

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

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

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

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

RECIPIENTS:

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5370  
Fee Received: Apr 29/25  
File No. B37-25  
Accepted as Complete on: July 22/25

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

2. (a) Name of Registered Owner(s) or Purchaser Larry Cross  
Address [REDACTED]

Phone No. [REDACTED] Email: [REDACTED]

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

(b) Name and Address of Applicant (as authorized by Owner/Purchaser) Tony Schmidt (Howie Schmidt Realty)  
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 Email: daston@mhbcplan.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested (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 lands to remain agricultural/severed lands for residential.  
OR

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

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



(b) known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.  
Not known at present.

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

Local Municipality: Township of Puslinch

ConcessionConcession 9Lot No. Part of Lot 18

Registered Plan No. 61R8242Lot No.

Reference Plan No.Part No.

Civic AddressNone.

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

5. Description of Land intended to be SEVERED:MetricImperial

Frontage/Width±61 mAREA±8,051 M2

Depth±132 mExisting Use(s)Agricultural

Existing Buildings or structures:None.

Proposed Uses (s):New lot for residential use.

Type of access (Check appropriate space)ExistingProposed

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well☒ individual☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width ±57.2 m

AREA ±189,431 M2

Depth ±1,007 m

Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Same as existing (no new development proposed).

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

No new accesses are proposed on retained land.

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

☐ Municipally owned and operated piped water system

☐ Well ☐ individual ☐ communal

☒ Lake

☒ Other

No new buildings are proposed.

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

☐ Municipally owned and operated sanitary sewers

☐ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☒ Other (Specify):

No new buildings are proposed.

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

YES ☒

NO ☐

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

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

YES ☐

NO ☒

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

YES ☐

NO ☒

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

YES ☒

NO ☐

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

YES ☒

NO ☐

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

YES ☐

NO ☒

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

YES ☐

NO ☒

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

YES ☐

NO ☒

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

YES ☐

NO ☒

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

YES ☐

NO ☒

Name of Rail Line Company: \_\_\_\_\_

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised July 2024

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

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

YES [ ] NO ☒

19. PREVIOUS USE INFORMATION:

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

YES [ ] NO ☒ UNKNOWN [ ]

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

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

YES [ ] NO ☒ UNKNOWN [ ]

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

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

YES [ ] NO ☒ UNKNOWN [ ]

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

YES [ ] NO ☒ UNKNOWN [ ]

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

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

YES [ ] NO ☒

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

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

YES [ ] NO ☒

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

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

YES [ ] NO ☒ UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [ ] NO ☒

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

The application is consistent with the 2024 PPS. Please refer to cover letter for details.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The subject lands are not located within the Greenbelt area.

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 lands are designated secondary agricultural in the County of Wellington Official Plan. Uses other than agricultural, such as residential, are permitted in this designation.

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

n/a

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

Amendment Number(s): n/a File Number(s): n/a

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

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

28. What is the zoning of the subject lands? Agricultural (A) and Natural Environment (NE)

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

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

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

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

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

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

31. **Type of Farm Operation** conducted on these subject lands:

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

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

Severed	Width	Length	Area	Use
	Width	Length	Area	Use
Retained	Width	Length	Area	Use
	Width	Length	Area	Use

33. **Manure Storage Facilities** on these lands: N/A

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

February 10, 2025

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

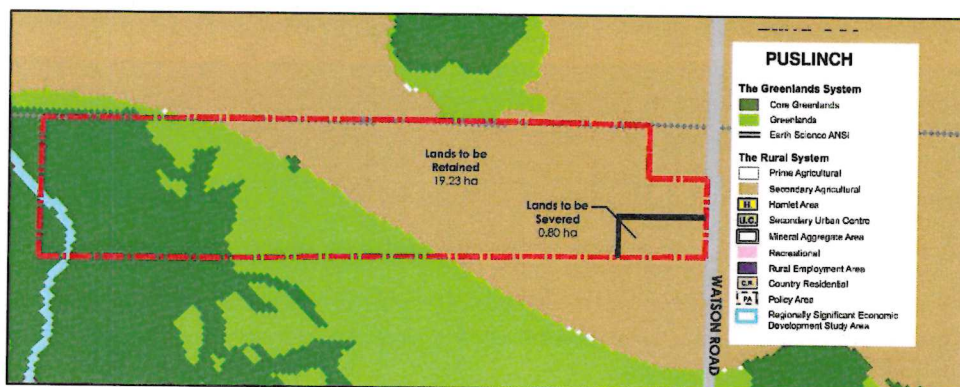
**RE: Request for Consent for lands located on Watson Road, Township of Puslinch  
PT LT 18 , CONCESSION 9 PLAN 61R-8242; TOWNSHIP OF PUSLINCH  
OUR FILE: 24398A**

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'.



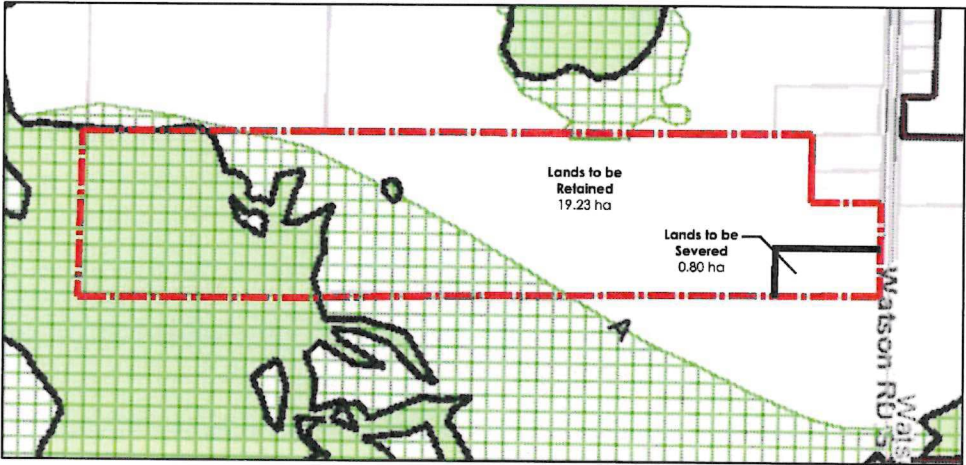
The proposed severance conforms with the lot creation policies in the Official plan as the subject lands are not located within Prime Agricultural areas and there is no impact on the adjacent natural heritage features.

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:

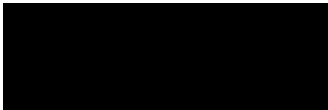
- 1. Signed Consent Application Form;
- 2. Completed Minimum Distance Separation form (Farm Data Sheet);
- 3. Consent Plan, prepared by MHBC, dated December 16, 2024; and
- 4. A copy of the cheque in the amount of 5,160.00, representing the County of Wellington Consent fee.

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,

**MHBC**



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

cc. Tony Schmidt, Howie Schmidt Realty





**OWNER'S/PURCHASER'S AUTHORIZATION:**

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

**NOTE:**

If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), TONY SCHMIOT <sup>Authorized Representative of</sup> the Registered Owners/Purchasers of LARRY & GLENNA CROSS Of the CITY OF CAMBRIDGE in the County/Region of WATERLOO severally and jointly, solemnly declare that MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC Planning)

Is authorized to submit an application for consent on my (our) behalf.

[Redacted Signature]

[Redacted Signature]

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Dave Aston of the City of Kitchener In the County/Region of Regional Municipality of Waterloo Solemnly declare that all the statements contained in this application for consent for (property description) Part of Lot 18, Concession 9, Plan 61R-8242, Township of Puslinch, County of Wellington

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 KITCHENER In the

County/Region of WATERLOO

This 6 day of FEB 2025

[Redacted Signature]

(Owner/Purchaser or Applicant)

[Redacted Signature]

Commissioner of Oaths  
County of Wellington

[Redacted Signature]

Printed Commissioner's, etc. Name  
LAND DIVISION FORM – SEVERANCE

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 SCHMIDT, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.



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

FEB 6/2025  
Date

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

Phone (519) 837-2600 Ext. 2170

**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

WELLINGTON

**Source Water**

PROTECTION

 wellingtonwater.ca

a partnership of Wellington County municipalities

**Danielle Fisher**

Risk Management Inspector | Wellington Source Water Protection

1 MacDonald Square, Elora, ON, N0B 1S0

**T:** 519.846.9691 x236 **Toll free:** 1-844-383-9800

[www.wellingtonwater.ca](http://www.wellingtonwater.ca)

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Cuelph / 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.

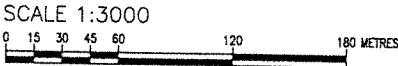
We plan to circulate August 7<sup>th</sup>.

Regards.  
Jana

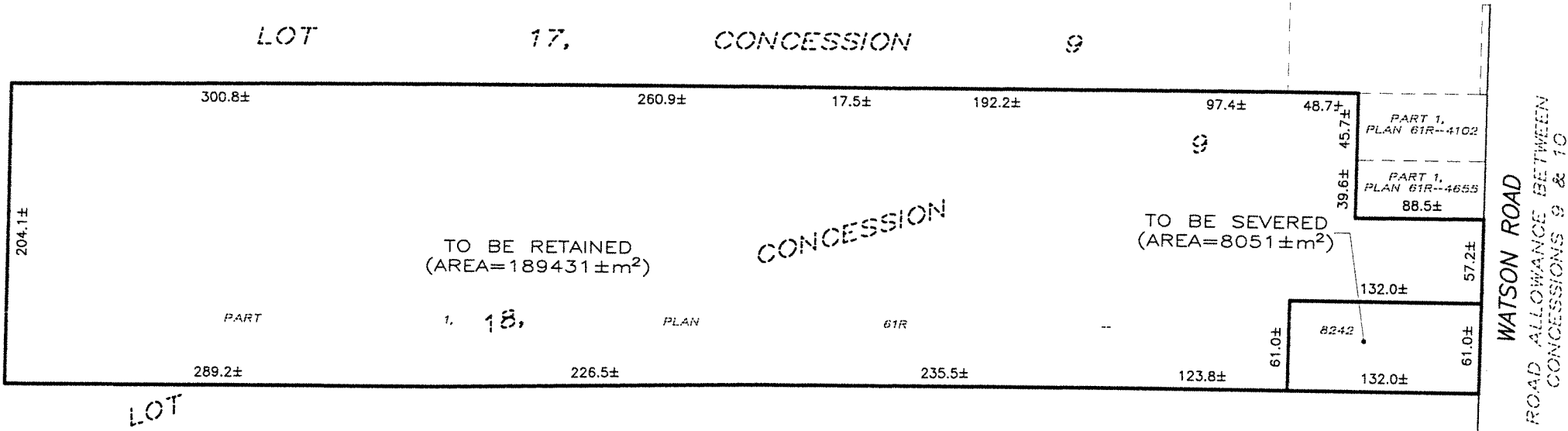
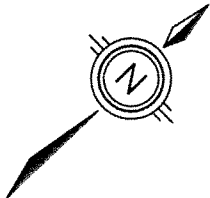
Jana Poechman  
Development and Administration Coordinator

REV: 1.1/24.09.17  
Last saved by ANETROQA and plotted on 7/11/2025 10:57:31 AM

SEVERANCE SKETCH  
OF PART OF  
LOT 18  
CONCESSION 9  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON



MTE OLS LTD.  
ONTARIO LAND SURVEYORS



© COPYRIGHT 2025, MTE OLS LTD.

**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.

THIS SEVERANCE SKETCH IS PREPARED FOR LARRY CROSS.  
DATE: JUNE 25, 2025.



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

CAD: R. HOSSEINI / VF Check: A.D. Page: 11X17 (280X430)

File: P:\P\63080\_001\63080-001-SK1.1.DWG

63080-001-SK1

227-25

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

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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 9<sup>th</sup>, 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 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.

## Subject Property key Map

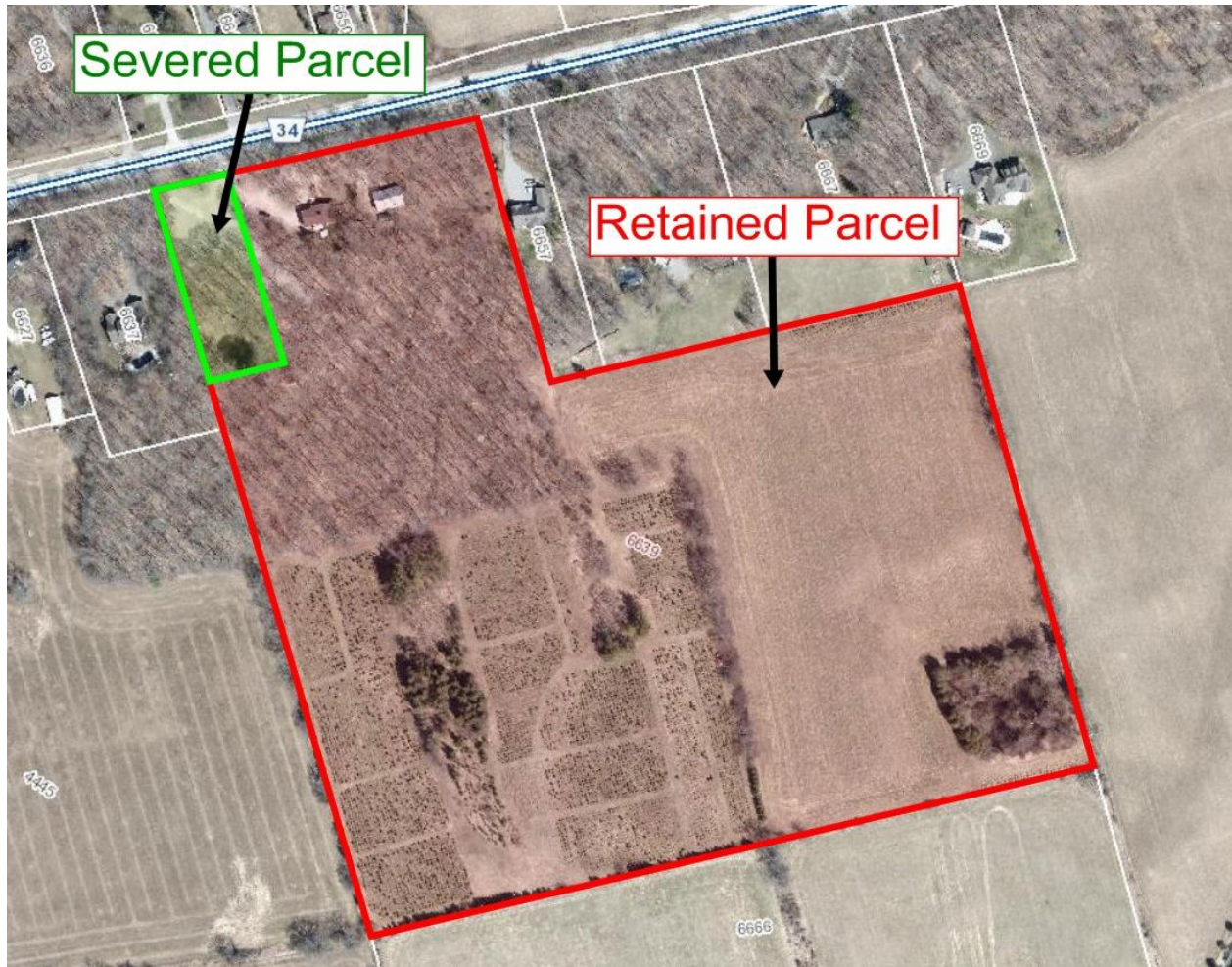


### Summary of Agency/Staff/Public Comments:

#### 1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	4 ha	13.3 ha	0.4 ha	0.46 ha
Minimum Lot Frontage	120 m	138 m	25 m	42 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Agricultural Use, Single Dwelling Unit	No Change	Existing Vacant	Proposed 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: 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 - [Puslinch.ca/government/by-laws/Zoning](https://puslinch.ca/government/by-laws/Zoning)  
Wellington Official Plan - [Wellington.ca/planning-development/official-plan-land-use](https://wellington.ca/planning-development/official-plan-land-use)  
Interactive Mapping - [Wellington.ca/business-development/maps-guides](https://wellington.ca/business-development/maps-guides)  
- [Grandriver.ca/planning-development/map-your-property](https://grandriver.ca/planning-development/map-your-property)

## Attachments

Schedule "A" Application  
Schedule "B" Sketch  
Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

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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 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](mailto:landdivisioninfo@wellington.ca)

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

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

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

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

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

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

RECIPIENTS:

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

## APPLICATION FOR CONSENT

Ontario Planning Act

## 1. Approval Authority:

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

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

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

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

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

Jeff Buisman of Van Harten Surveying Inc.2106 Gordon Street, Guelph, ON, N1L 1G6Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [ ]

APPLICANT [ ]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [ ]

APPLICANT [ ]

AGENT [X]

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

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

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

To create a new lot for rural residential purposesOR

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

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

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

Local Municipality: Township of Puslinch

Concession 2

Registered Plan No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Lot No. 7

Lot No. \_\_\_\_\_

Part No. \_\_\_\_\_

Civic Address 6639 Wellington Road 34

(b) When was property acquired: September 1996

Registered Instrument No. RO759458

5. Description of Land intended to be SEVERED:

Frontage/Width 42 ±

Depth 110 ±

Existing Buildings or structures: None

Proposed Uses (s): Single detached dwelling

Metric [X]

Imperial [ ]

AREA

0.46 ha ±

Existing Use(s)

Rural Residential

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

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

- ☐ Right-of-way
- ☐ Private road
- ☐ Crown access road
- ☐ Water access
- ☐ Other

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

- ☐ Municipally owned and operated piped water system
- ☒ Well ☒ individual ☐ communal
- ☐ Lake
- ☐ Other

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

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

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width

138 / 409 ±

AREA

13.3 ha ±

Depth

423 ±

Existing Use(s)

Agricultural – “Chickadee Christmas Tree Farm”

Existing Buildings or structures:

Dwelling and Drive Shed

Proposed Uses (s):

No Change

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

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

YES [X]

NO [ ]

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

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [X] NO [ ]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

YES [X] NO [ ]

Name of Rail Line Company: \_\_\_\_\_

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

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

YES [ ] NO [X]

19. PREVIOUS USE INFORMATION:

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

YES [ ] NO [X] UNKNOWN [ ]

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

YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of the commercial use(s)
- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [ ] NO [X] UNKNOWN [ ]

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

YES [ ] NO [X] UNKNOWN [ ]

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

YES [ ] NO [X]

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

YES [ ] NO [X]

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

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

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

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

**There are areas of Natural Heritage System features (woodland) located on the property, but they are not a concern for this application as per the EIS that has been prepared and submitted.**



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

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

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

N/A

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

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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



July 2, 2025

31115-22

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch  
6639 Wellington Road No 34  
Part of Lot 7, Concession 2  
PIN 71208-0005  
Township of Puslinch**

**RECEIVED**

**JUL 23 2025**

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

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

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

**Proposal:**

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

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

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

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

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

[www.vanharten.com](http://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 100m<sup>2</sup> each and according to MDS Guideline #20, MDS is not required if the barn size is under 100m<sup>2</sup>. Therefore, these "barns" are not applicable and MDS has been met.

**Extractive Use:**

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

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

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

**Environmental:**

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

**Zoning & Official Plan:**

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

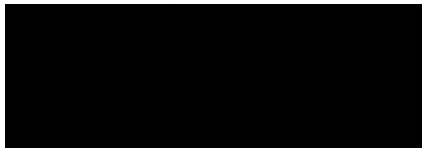
The parcel has a designation of Secondary Agricultural, Greenlands and Core Greenlands in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met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

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot – EIS has been completed.
- No impact or concerns on aggregate operations to severance.
- Zoning requirements are met for the severed parcel.
- MDS requirements are met.

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

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

Very truly yours,  
Van Harten Surveying Inc.



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

cc Alison McCrindle



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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES [X] NO [ ]

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

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

**Please see covering letter for more details.**

**NOTES:**

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



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

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Alison Elizabeth McCRINDLE & William Joseph WAREHAM the Registered Owners/Purchasers of Part of Lot 7, Concession 2, as in INST No. RO759458 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X  X 

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

APPLICANT'S DECLARATION

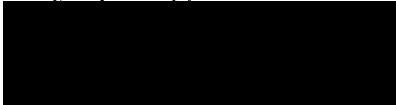
This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/Region of Wellington Solemnly declare that all

the statements contained in this application for consent for (property description)

Part of Lot 7, Concession 2, as in INST No. RO759458 Of the Township of Puslinch

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

DECLARED before me at the \_\_\_\_\_  
City \_\_\_\_\_ Of \_\_\_\_\_ (Owner/Purchaser or Applicant)  
Guelph \_\_\_\_\_ In the   
County/Region of Wellington

This 30 day of June 20 25



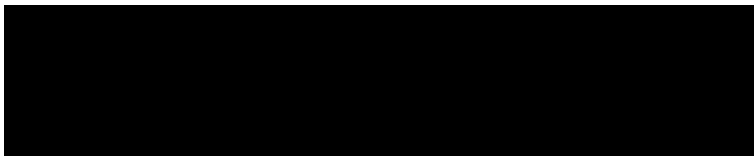
Commissioner of Oaths

Owner/Purchaser or Applicant)

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

**APPLICANT'S CONSENT (FREEDOM OF INFORMATION):**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

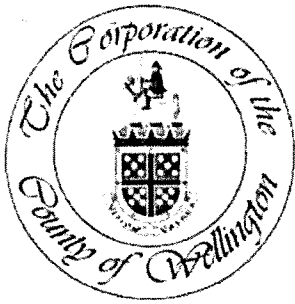
  
Signature of Owner/Purchaser/Applicant/Agent(s)

June 30, 2025  
Date

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

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

Phone (519) 837-2600 Ext. 2170



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

**NOTE TO FARM OWNER(S)**

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

Owner(s) of Livestock Facility Daniel McMaster

**Contact Information**

Email [REDACTED] Telephone [REDACTED]

Civic Address 4445 Wellington Road 32 Municipality Puslinch

Lot 6 Concession 2 Division

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

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

**BARN(S) SIZE** Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60 ft<sup>2</sup>/m<sup>2</sup> 40 ft<sup>2</sup>/m<sup>2</sup>

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

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

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

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

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

QUESTIONS?

PLEASE CONTACT

County of Wellington  
 Planning and Development Department  
 74 Woolwich Street, Guelph  
 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:** wellington+316582@lswims.ca; Source Water  
**Subject:** RE: B38-25 - Screening Form

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

Hi Jana,

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

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

Thanks,

Kim

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

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

Good Morning.

Attached is a screening form for your review.

We plan to circulate August 7<sup>th</sup>.

Regards.  
Jana

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

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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 –

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.