

September 12, 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: September 02, 2025

FILE NO. B51-25

**APPLICANT**  
Puslinch Beach & Marine Limited  
A-43 McClintock Dr  
Cambridge ON N3C 2V4

**LOCATION OF SUBJECT LANDS**  
Township of Puslinch  
Part Block A  
Plan 373

Proposed lot line adjustment is 7.48m fr x 86.55m = 641.8 square metres, existing laneway from Butler Ave. to be added to abutting residential lot – Norbert & Laurie Heffernan to provide frontage to 20 Butler Ave.

Retained parcel is 12.08 hectares with 427.6m frontage, existing and proposed residential and commercial use.

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

**October 22, 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

**SECTION B**

Required Fee: \$ 5370  
Fee Received: Aug 19/25

File No. BSI-25

Accepted as Complete on: Sept 2/25

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

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s) or Purchaser** Puslinch Beach & Marine Limited

**Address** A-43 McClintock Dr Cambridge, Ontario 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)** Heffernan Norbert Jeffrey and Heffernan Laurie

**Phone No.** [REDACTED] **Email:** [REDACTED]

**(c) Name and Address of ~~Owner's~~ Purchasers Authorized Agent:** Mark Schumacher  
Sorbara Schumacher McCann LLP - 31 Union Street East, Waterloo Ontario N2J 1B8

**Phone No.** 519-749-4601 **Email:** mark@sorbaralaw.com

**(d) All Communication to be directed to:**

REGISTERED OWNER/PURCHASER ☐ APPLICANT ☒ AGENT ☐

**(e) Notice Cards Posted by:**

REGISTERED OWNER/PURCHASER ☐ APPLICANT ☒ AGENT ☐

**(f) Number of Certificates Requested** \_\_\_\_\_

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

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

☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title): NOTE: If proposal 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) Provide legal description of the lands to which the parcel will be added:**

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

Local Municipality: Puslinch

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

Registered Plan No. 373 \_\_\_\_\_ Lot No. PT BLOCK A

Reference Plan No. 61R-166 \_\_\_\_\_ Part No. PART 1

Civic Address \_\_\_\_\_

(b) When was property acquired: 1980/12/31 Registered Instrument No. ROS237348

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

Frontage/Width 7.48 AREA 641.80

Depth 86.55 Existing Use(s) Laneway/Driveway

Existing Buildings or structures: Shed, Board Fences at north end of parcel

Proposed Uses (s): required as a lot addition to the abutting lands owned by purchaser on 20, Butler Avenue, Puslinch

PIN 71207-0093 (LT)

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

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): \_\_\_\_\_

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal (Individual used for purchaser's land on 20 Butler Avenue)

☐ Pit Privy

☐ Other (specify): \_\_\_\_\_

6. Description of Land intended to be RETAINED: Metric [ x ] Imperial [ ]

Frontage/Width 427.60 AREA 120833.60

Depth 371.39 Existing Use(s) Private road/right of way

Existing Buildings or structures: \_\_\_\_\_

Proposed Uses (s): \_\_\_\_\_

6. Description of Land intended to be **RETAINED**: Metric [ ] Imperial [ ]

Frontage/Width \_\_\_\_\_ AREA \_\_\_\_\_

Depth \_\_\_\_\_ Existing Use(s) \_\_\_\_\_

Existing Buildings or structures: \_\_\_\_\_

Proposed Uses (s): \_\_\_\_\_

Type of access (Check appropriate space)

Existing [ x ]

Proposed [ ]

☐ Provincial Highway☒ Right-of-way☐ County Road☐ Private road☐ Municipal road, maintained year round☐ Crown access road☐ Municipal road, seasonally maintained☐ Water access☐ Easement☐ Other

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

NONE REQUIRED

☐ Municipally owned and operated piped water system☐ Well ☐ individual ☐ communal☐ Lake☐ Other \_\_\_\_\_

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

NONE REQUIRED

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [ ] NO [ x ]

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

8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO [ x ]

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

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

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

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

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

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

15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [ x ]

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.  
The severance application does not create new development pressure but rather provides ownership for an existing driveway based on existing usage. This aligns with provincial policies to build upon rural character and land use per clauses 2.5(a) and 2.6.

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 lands are not located within the Greenbelt Plan area. Per 24 above, the application does not conflict with the provincial planning statement.

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 Recreational and Core Greenlands, and is subject to site-specific policy 9.8.2 (Puslinch Lake Area)  
The proposed severance is for a lot addition and does not create a new lot. In accordance with Section 10.5.6, lot line adjustments may be permitted provided there are no adverse impacts because the application is supportive of existing land use.

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).

The Township of Puslinch does not have a separate Official Plan and relies on the County of Wellington Official Plan.  
As such, the application conforms with local planning policy through its consistency with the County Plan.

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? Resort Residential (RR) (primarily) and, (slightly to the North End) Natural Environment (NE)  
The application will not lead to alteration or disturbance to watercourses or municipal drains per 12.4 of zoning by-law.

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 [X] File Number

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

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

If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages just provide complete name and address of Mortgagee. The Toronto-Dominion Bank, 209, Pine Bush road, Unit 5, Cambridge Ontario

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

31. Type of Farm Operation conducted on these subject lands: Not Applicable

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]  
Not Applicable

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

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

33. Manure Storage Facilities on these lands:

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

**Jide Babalola, LL.B. (Hons)**

Email: jbabalola@sorbaralaw.com • Tel: (519) 741-8010 ext. 297 • Fax: (519) 576-3234 • 31 Union Street East, Waterloo, ON N2J 1B8

August 18, 2025

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

**RECEIVED**

**AUG 19 2025**

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Dear Sir or Madam:

**Re: Laneway on PT Block A PLAN 373, Township of Puslinch (PIN 71207 0301) —  
Consent application to sever laneway as a lot addition to the abutting land at 20  
Butler Avenue, Puslinch (PIN 71207 0093)  
Our File No.: MAT54475**

Please find enclosed a completed "Application for Consent" with respect to the above-noted property.

The purpose of this application is to sever a laneway currently forming part of the larger parcel legally described as Part of Block A, Plan 373, Township of Puslinch – 71207-0301(R). The intent is to convey the laneway as a lot addition to the property known municipally as 20 Butler Avenue, Puslinch (the "**Applicant's Property**"), owned by Jeffrey Heffernan and Laurie Heffernan (the "**Applicants**").

The laneway has long served and continues to serve only the Applicant's Property. It does not provide access to any other properties, and it is exclusively used and maintained by the Applicants for access to their property.

The laneway forms a small portion of a larger parcel currently owned by Puslinch Beach & Marine Limited. A copy of their deed (Instrument No. ROS237348) is enclosed.

In support of this application, we have enclosed the following documents for your consideration:

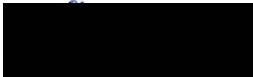
1. A cheque in the amount of \$5,370.00 payable to the County of Wellington, to cover the County's application fee;
2. A cheque in the amount of \$465.00 payable to the Grand River Conservation Authority, to cover their processing fees;

3. A sketch showing the laneway to be severed, as well as Reference Plan 61R-166, outlining the larger parcel from which the laneway will be severed;
4. A completed Drinking Water Source Protection Screening Form;
5. A copy of the current deed showing Puslinch Beach & Marine Limited's ownership of the laneway;
6. A copy of the Agreement of Purchase and Sale signed between the Applicants and the owner of the laneway Puslinch Beach & Marine Limited regarding the purchase of the laneway; and
7. A copy of the PIN for the Applicant's Property requiring the laneway as a lot addition, included to assist with your review, if needed.

The Township of Puslinch is currently preparing the list of property owners within 60 metres of the subject property and will forward it directly to your attention. Please find enclosed proof of payment for the applicable fees.

We trust the foregoing is satisfactory. Should you have any questions or require any further information, please do not hesitate to contact us.

Yours very truly,  
**Sorbara, Schumacher, McCann LLP**

A black rectangular redaction box covering the signature of Jide Babalola.

JIDE BABALOLA  
OB/



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

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

35. Source Water Protection Plan

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

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

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

YES [x] NO [ ]

If yes, please indicate the person you have met/spoken to: Thomas Freeman

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

NOTES:

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

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

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


**NOTE:**

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

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

I, (we), Puslinch Beach & Marine Ltd the Registered Owners/Purchasers of  
the property legally described as PT Block A PLAN 373, Township of Puslinch Of the \_\_\_\_\_ Township of Puslinch in the  
County/Region of Wellington severally and jointly, solemnly declare that  
Heffernan Norbert Jeffrey and Heffernan Laurie, and/or through their counsel, Mark Schumacher- Sorbara Schumacher McCann LLP

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

 : OWNER / SEC TRS  
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) Heffernan Norbert Jeffrey and Heffernan Laurie of the  
\_\_\_\_\_ In the County/Region of  
Waterloo Solemnly declare that all


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

The severed portion highlighted in the severance sketch for the property legally described as PT Block A PLAN 373, 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  
Waterloo In the  
County/Region of Waterloo  
This 12th day of August 20 25

Heffernan Norbert Jeffrey

  
(Owner/Purchaser or Applicant)

Heffernan Laurie

  
(Owner/Purchaser or Applicant)



Olajide Oladele Babalola.

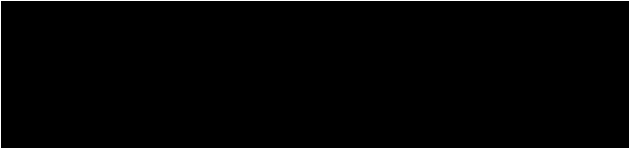
Commissioner of Oaths  
County of Wellington

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



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

Date

Aug 12 / 25

**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

## Ontario Planning Act

## SECTION A

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875 Accepted as Complete on: Sept 2 / 25

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

**SECTION A: Parcel to which land is being added.**

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

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

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

Phone No. 519-749-4601 Email: [mark@sorbaralaw.com](mailto:mark@sorbaralaw.com)

**(d) All Communication to be directed to:**

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

**(e) Notice Cards Posted by:**

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

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

**3. Location of Land in the County of Wellington:**

**Civic Address** 20, Butler Avenue, Puslinch, Ontario (71207-0093 (LT))

(b) When was property acquired: 2013/05/24 Registered Instrument No. WC373718 & WC743801

**Jana Poechman**

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Monday, September 8, 2025 2:08 PM  
**To:** Jana Poechman; Source Water  
**Cc:** wellington+316631@lswims.ca  
**Subject:** RE: B51-25 - Screening Form  
**Attachments:** WHPA\_Map\_Butler\_20.pdf; WHPA\_Map\_Butler\_20\_q.pdf

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

Good afternoon,

Thank you for providing the above reference application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities 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.

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

Please feel free to contact me if you have any further questions regarding this application.

Best regards,  
Keira



a partnership of Wellington County municipalities **Keira Martinson (she/her)**  
Source Protection Coordinator | Wellington Source Water Protection  
1 MacDonald Square, Elora, ON, N0B 1S0  
**T:** 519.846.9691 x283 **Toll free:** 1-844-383-9800  
**E:** [kmartinson@centrewellington.ca](mailto:kmartinson@centrewellington.ca)  
[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:** September 2, 2025 3:57 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B51-25 - Screening Form

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

Good Afternoon.

Please see the attached screening form for your review.

We hope to circulate September 11<sup>th</sup>.

Thanks.  
Jana

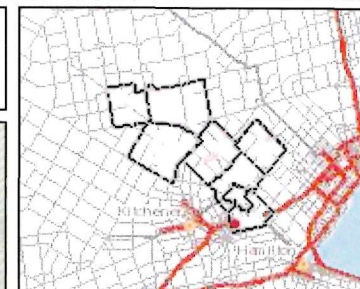
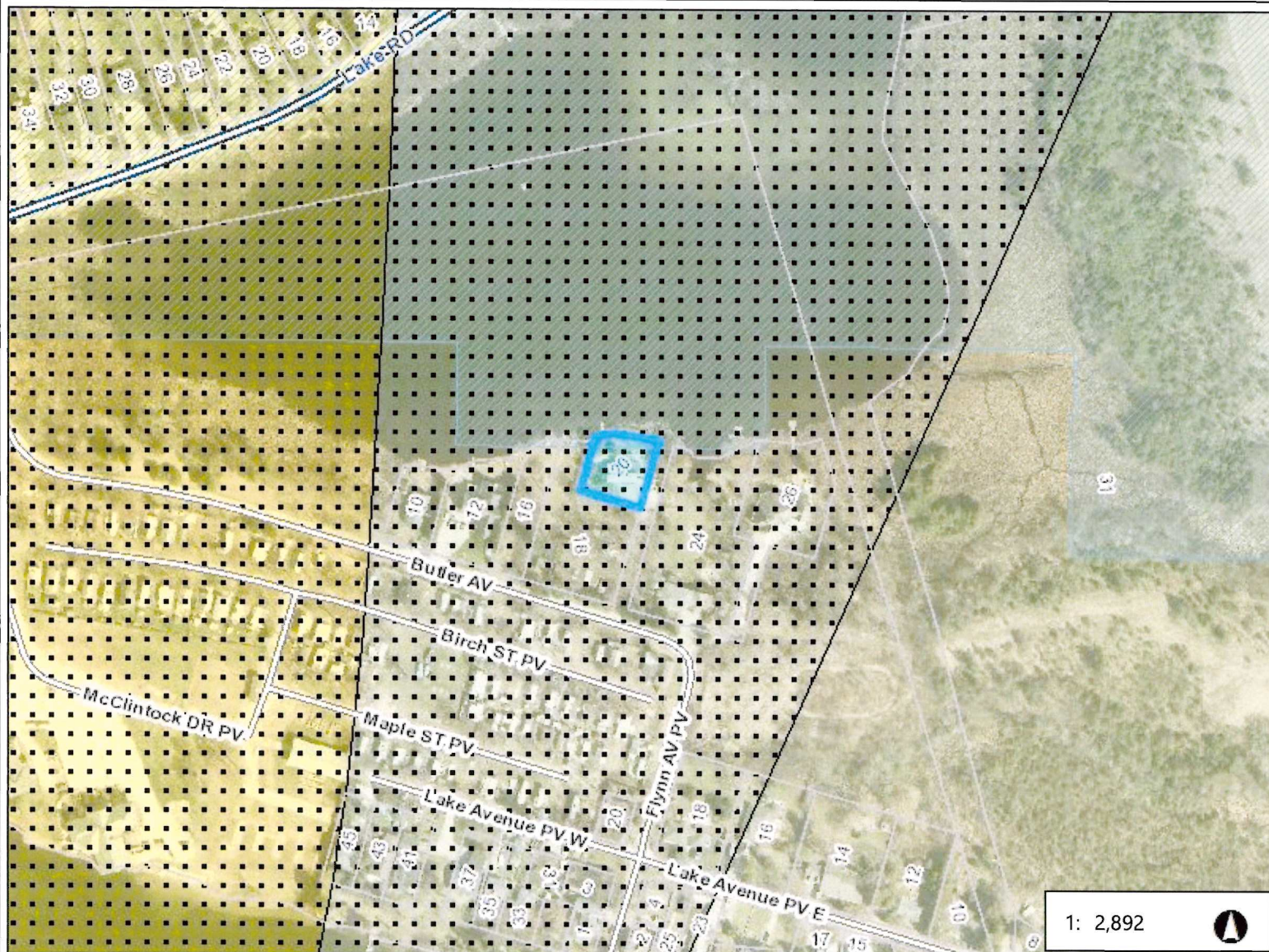
Jana Poechman  
Development and Administration Coordinator





Explore  
Wellington

20 Butler Ave., Puslinch



#### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Urban Centres and Hamlets
- Well Locations
  - Existing
  - Proposed
- Issue Contributing Area
  - Chloride
  - Nitrate
  - Sodium
  - TCE
- Wellhead Protection Area
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Roads not shown

0.1 0 0.07 0.1 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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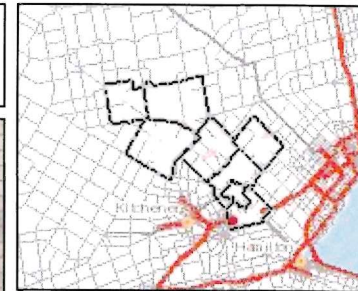
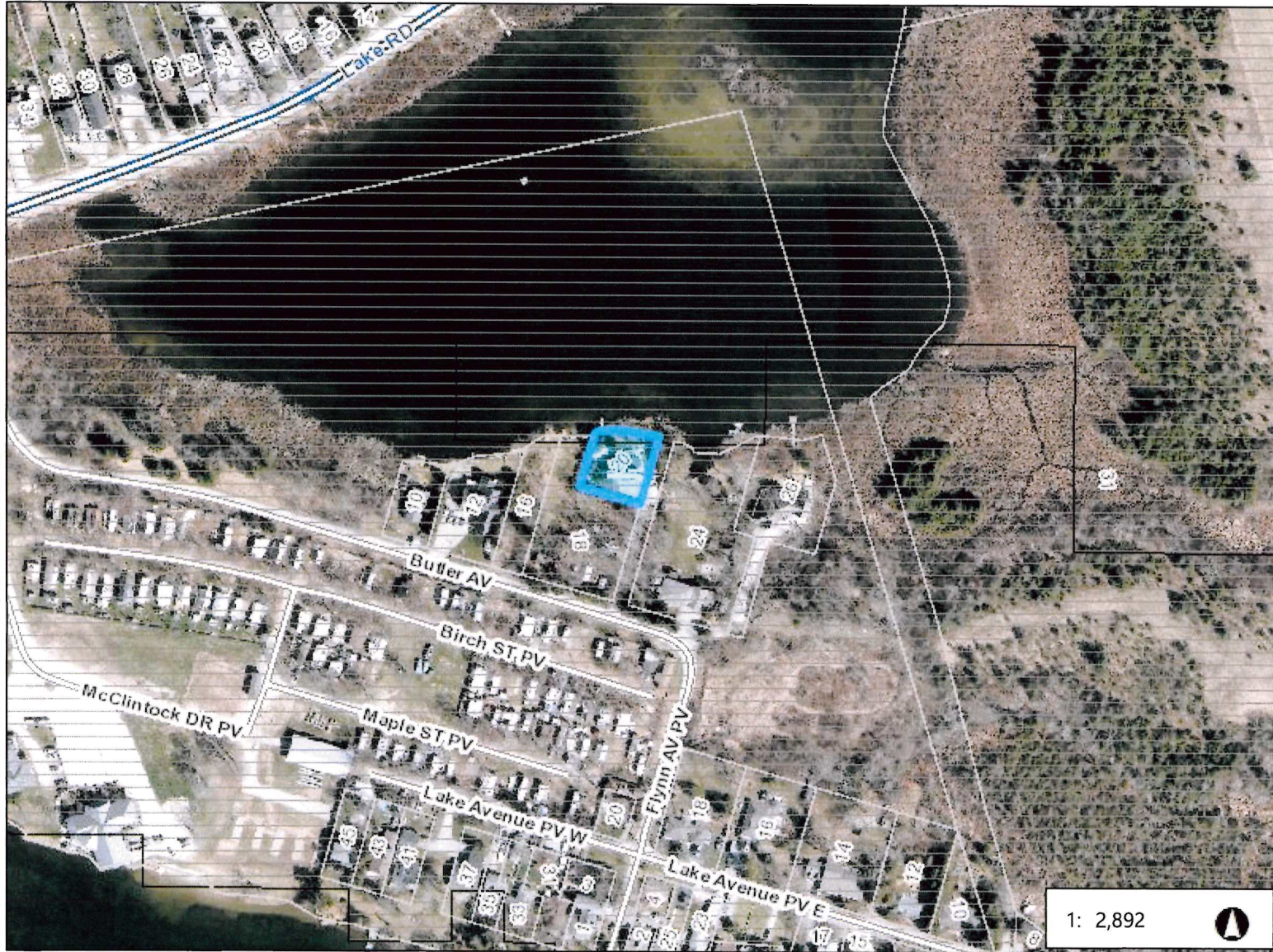
#### Notes





Explore  
Wellington

20 Butler Ave., Puslinch - Quantity



#### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Urban Centres and Hamlets
- Well Locations
  - Existing
  - Proposed
- WHPA Q1\_Q2\_Boundary
  - Approved
  - Draft
- SGRA
- Intake Protection Zone\_Q
- RoadsLookup
- Prime Agriculture

#### Notes

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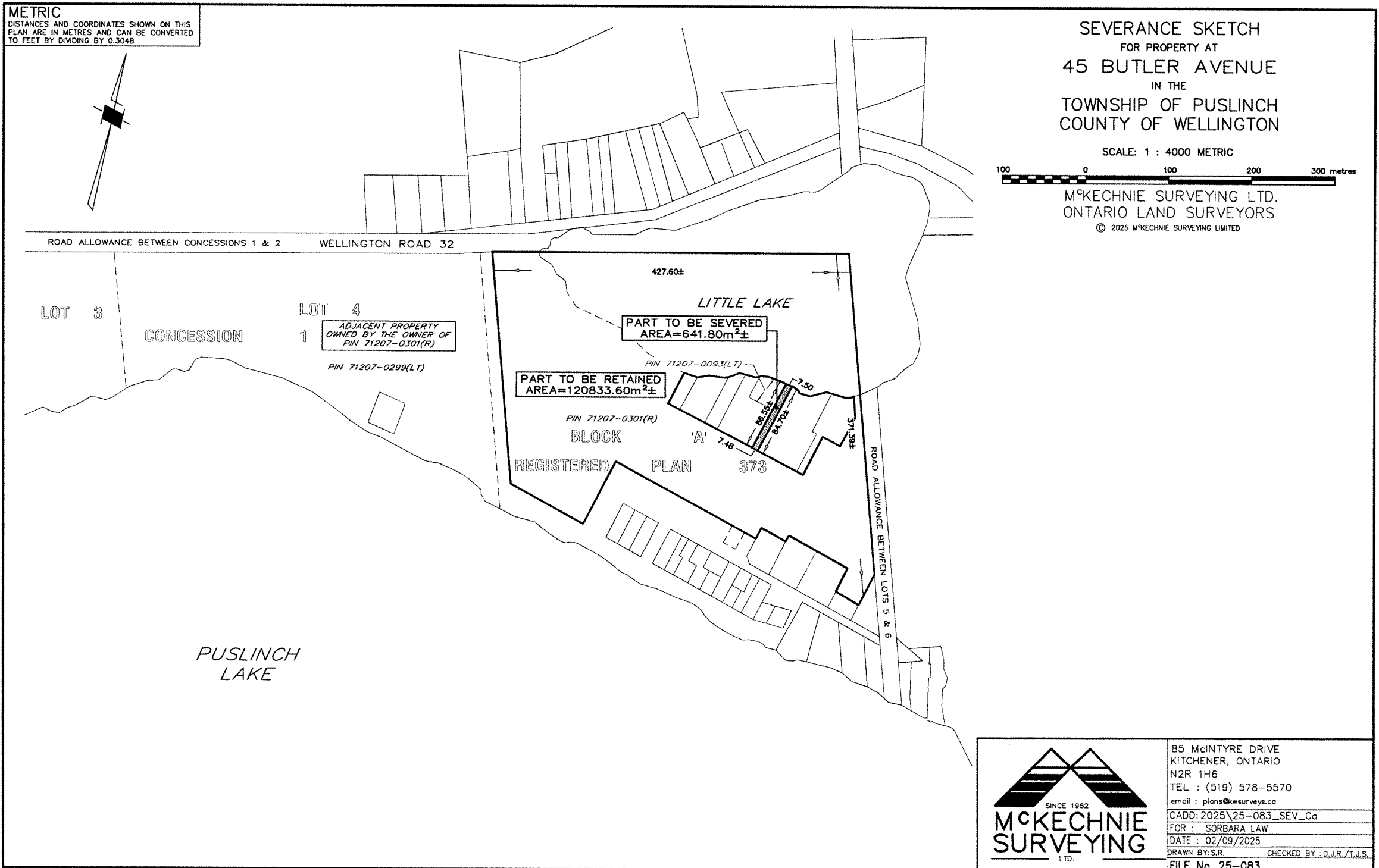
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS  
PLAN ARE IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048

SEVERANCE SKETCH  
FOR PROPERTY AT  
45 BUTLER AVENUE  
IN THE  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE: 1 : 4000 METRIC



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