

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

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 05, 2025

FILE NO. B58-25

APPLICANT

Deterco Builders Inc. - c/o Rolf Deter



LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 8
Concession 4

Proposed severance is 33m fr x 141m = 0.47 hectares, existing vacant land for proposed rural residential use. (Lapsed application B118-21)

Retained parcel is 42m fr x 141m = 0.60 hectares, existing and proposed rural residential use with existing dwelling & storage shed. (shed recently burnt down, to be rebuilt)

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

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
- 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

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: Sept 4/25
File No. BS8-25
Accepted as Complete on: Sept 5/25

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

2. (a) Name of Registered Owner(s) or Purchaser Deterco Builders Inc. c/o Rolf Deter

3. 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) _____

Phone No. _____ Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.
2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

To create a new lot for rural residential purposes

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.

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 4Lot No. 8

Registered Plan No. _____Lot No. _____

Reference Plan No. _____Lot No. _____

Civic Address 6675 Laird Road West

(b) When was property acquired: October 2021

Registered Instrument No. WC650963

5. Description of Land intended to be SEVERED:

Metric ☒Imperial ☐

Frontage/Width 33 ±AREA 0.47 ha ±

Depth 141 ±Existing Use(s) Rural Residential - Vacant

Existing Buildings or structures: None

Proposed Uses (s): A new single-detached dwelling

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

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

☐ Municipally owned and operated sanitary sewers

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

☐ Pit Privy

☐ Other (Specify):

6.

Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width

42 ±

AREA

0.60 ha ±

Depth

141 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures:

Dwelling & Storage Shed (recently burnt down, to be rebuilt)

Proposed Uses (s):

No Change

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

Type of water supply - Existing [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 [] 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 meteres [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 [X] NO []

If YES, is it identical [X] or changed [] Provide previous File Number **B118-21 – Approved subject to conditions but conditions were not finalized in time and file lapsed. The proposed limit was changed slightly (1m) but overall the proposal is essentially the same**

- 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 no natural heritage features on the subject property.

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 Prime Agricultural in the Official Plan.

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 (SP2)

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.

N/A

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 _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____



September 4, 2025
30683-21

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
Previous Approved Severance B118-21
6675 Laird Road West
Part of Lot 8, Concession 4
PIN 71210-0078
Township of Puslinch**

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

Proposal:

This proposal is almost identical to severance application B118-21 that was approved, subject to conditions in March 2022 for the subject property. Due to unforeseen circumstances at the time, the conditions of B118-21 were not completed, and the previous approval expired.

Since then, a dwelling was constructed on the Retained Parcel and the storage building to the rear was burnt down. The intention is to re-build a portion of the accessory building.

The property owner would now like to re-apply for the severance with the same configuration that previously was approved. One minor modification from the previous application is a small shift of about 1m to the east. The new limit will be set at least 3m from the wall of the new house.

The proposal is to sever the property at #6675 Laird Road West (PIN 71210-0078) for rural residential purposes. The Severed Parce is vacant and has a frontage of 33±m, depth of 141±m, for an area of 0.47±ha where a dwelling is proposed. The Retained Parcel (#6675) has a frontage of 42±m, depth of 141±m, for an area of 0.60±ha, where the existing recently built dwelling will remain and where a portion of the shed in the rear is to be re-built in the near future. The existing driveway will continue to provide safe access to the dwelling on the Retained Parcel and a new driveway is proposed for the Severed 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

The zoning for the subject property is a site-specific Agricultural (sp-2) which prohibits livestock from being housed in any existing barns and/or manure tanks, however such buildings can be used for accessory uses. Both parcels will meet the minimum "Reduced Agricultural Lot Requirements" outlined in Section 11.4 of the zoning by-law, including lot area, frontage and setbacks.

This is a unique situation where the subject property is in an area designated as Prime Agricultural in the County of Wellington Official Plan and Severances for new rural residential parcels are generally not usually approved in Prime Agricultural areas. Although not designated as Secondary Agricultural, it functions as a Secondary Agricultural or Rural Residential use and the land across Laird Road is designated as Secondary Agricultural. This severance being presented is very practical and an efficient use of land and was previously approved by the Committee.

The severance is logical as it is located within a cluster of rural residential properties that have previously been severed and the subject property is the last within this strip to be severed. The creation of a new lot is an in-fill type of lot among a number of existing dwellings that functions more like a rural residential cluster and certainly not a disruption of prime agricultural land.

Similar severances have been approved by the Land Division Committee for the three properties to the west. A summary of the applications is presented on Figure 1. These severances include the following:

1. B118-21 for the subject property in March 2021.
2. B128-18 for the property immediately to the west (Shown as #6673 Laird Road West & Part 2, 61R-21930 on the sketch).
3. B138-14 in May 2015, for the property further west (Parts 1 and 2, 61R-20784)
4. B126-07 in August 2007 for the most westerly parcel.

Approval of the subject application will result in 8 abutting rural residential parcels on the south side of the road (see Figure 1 below). This application presents the opportunity for rural intensification with no loss of agricultural land. A new dwelling will not hinder the existing or potential agricultural activity, and the parcel will allow for one more rural residential severance where housing is needed and on a lot that was previously approved for this severance.

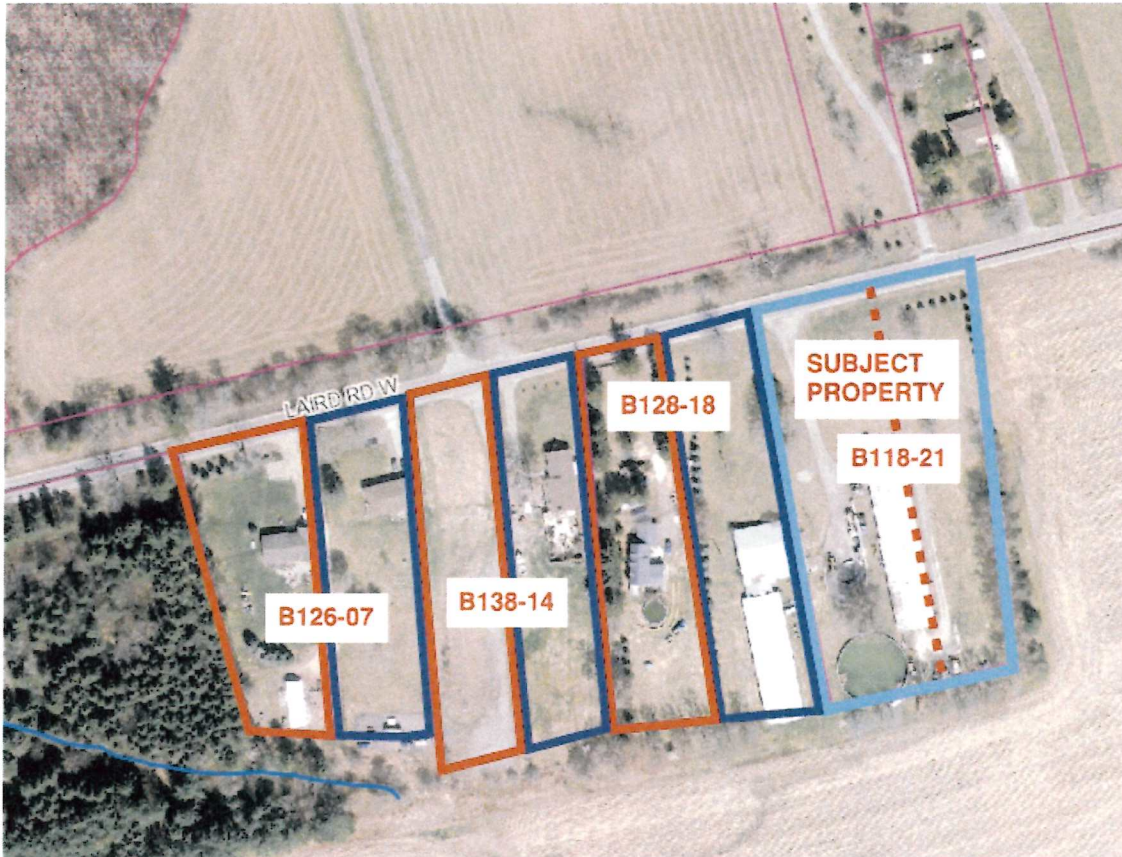


Figure 1 – Approved severances near subject property

The Wellington County Land Division Committee has, over the years, approved a few rural residential severances within the Prime Agricultural designation where there was a cluster of homes and the severance was approved due to its practical merit. Aspects of the practical merit include the following:

1. The land is not used and will never be used for agricultural operations so there is no loss in farmland.
2. A new lot makes use of an open area that is generally not used for anything but cut grass / side yard for the existing dwelling.
3. This is a good in-fill opportunity which is a key aspect to the governing Planning Policies.
4. MDS is met and not a concern.
5. Similar approvals we have seen include Applications: B62-24, B118-21, B128-18, B138/17, B138/14, B126/07 in Puslinch and Application B35-21 in Centre Wellington.

We recognize that the Prime Agricultural designation in the County of Wellington Official Plan for this property does not permit severances for new rural residential parcels. Although this property is designated as Prime Agricultural in the County of Wellington Official Plan, this severance follows the guidelines for rural residential parcels that would be permitted in Secondary Agricultural areas. These characteristics include the following:



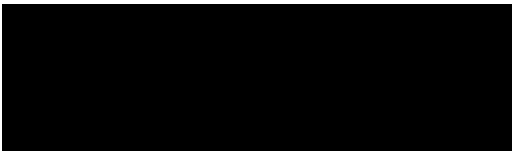
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available and existing – site lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met.

In summary, this severance was approved by the Committee in 2022 and we are asking the Committee to approve the application again so that the conditions can be cleared finalized this time.

The proposal is essentially the same as the original and this property is the last parcel to be severed along this strip of rural residences. The proposal is practical and provides a great opportunity to utilize the vacant, open yard to create a new rural residential parcel while adhering to the reduced lot regulations of the Zoning By-law.

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 Rolf Deter

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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES [] NO [X]

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

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

Please see covering letter for more details.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S/PURCHASER'S AUTHORIZATION:

30683-21

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), Deterco Builders Inc. c/o Rolf Deter the Registered Owners/Purchasers of

Part of Lot 8, Concession 4, as in RO782725-2ndly Of the Township of Puslinch in the

County/Region of Wellington severally and jointly, solemnly declare that

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

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

X

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph

In the County/Region of

Wellington

Solemnly declare that all

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

Part of Lot 8, Concession 4, as in RO782725-2ndly Of the Township of Puslinch

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

DECLARED before me at the

City

Of

Guelph

In the

County/Region of Wellington

This 3 day of Sept 20 25

Commissioner of Oaths

(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)

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

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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



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



Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, September 8, 2025 2:23 PM
To: Jana Poechman; Source Water
Cc: wellington+316636@lswims.ca
Subject: RE: B58-25 - Screening Form
Attachments: WHPA_Map_6675_Laird_Q.pdf; WHPA_Map_6675_Laird.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
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 5, 2025 1:32 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B58-25 - 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.

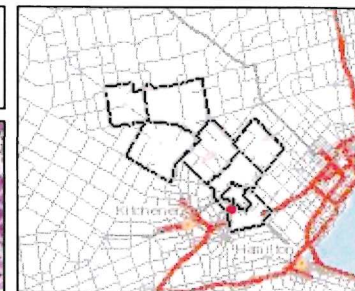
Good Morning.

Please see the attached screening form for your review.















We hope to circulate September 11th.

Thanks.
Jana

Jana Poechman
Development and Administration Coordinator



Legend

-  **Parcels**
-  **Local Road**
-  **County Road**
-  **Highway**
-  **Urban Centres and Hamlets**
-  **Well Locations**
-  **Existing**
-  **Proposed**
-  **WHPA Q1_Q2_Boundary**
-  **WHPA Q1_Q2**
-  **Approved**
-  **Draft**
-  **SGRA**
-  **Intake Protection Zone_Q**
- RoadsLookup**
- Prime Agriculture**

1: 2,892



0.1	0	0.07	0.1 Kilometers
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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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2025 of the Queen's Printer for Ontario. All rights reserved.

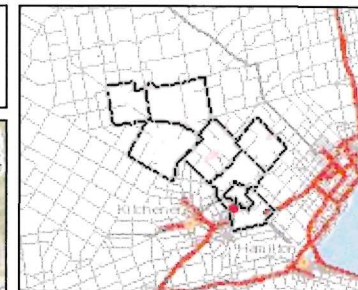
Notes

Notes



Explore
Wellington

6675 Laird Rd W, Puslinch



Legend

Parcels

Roads

Local Road

County Road

Highway

Urban Centres and Hamlets

Well Locations

Existing

Proposed

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

RoadsLookup

Prime Agriculture

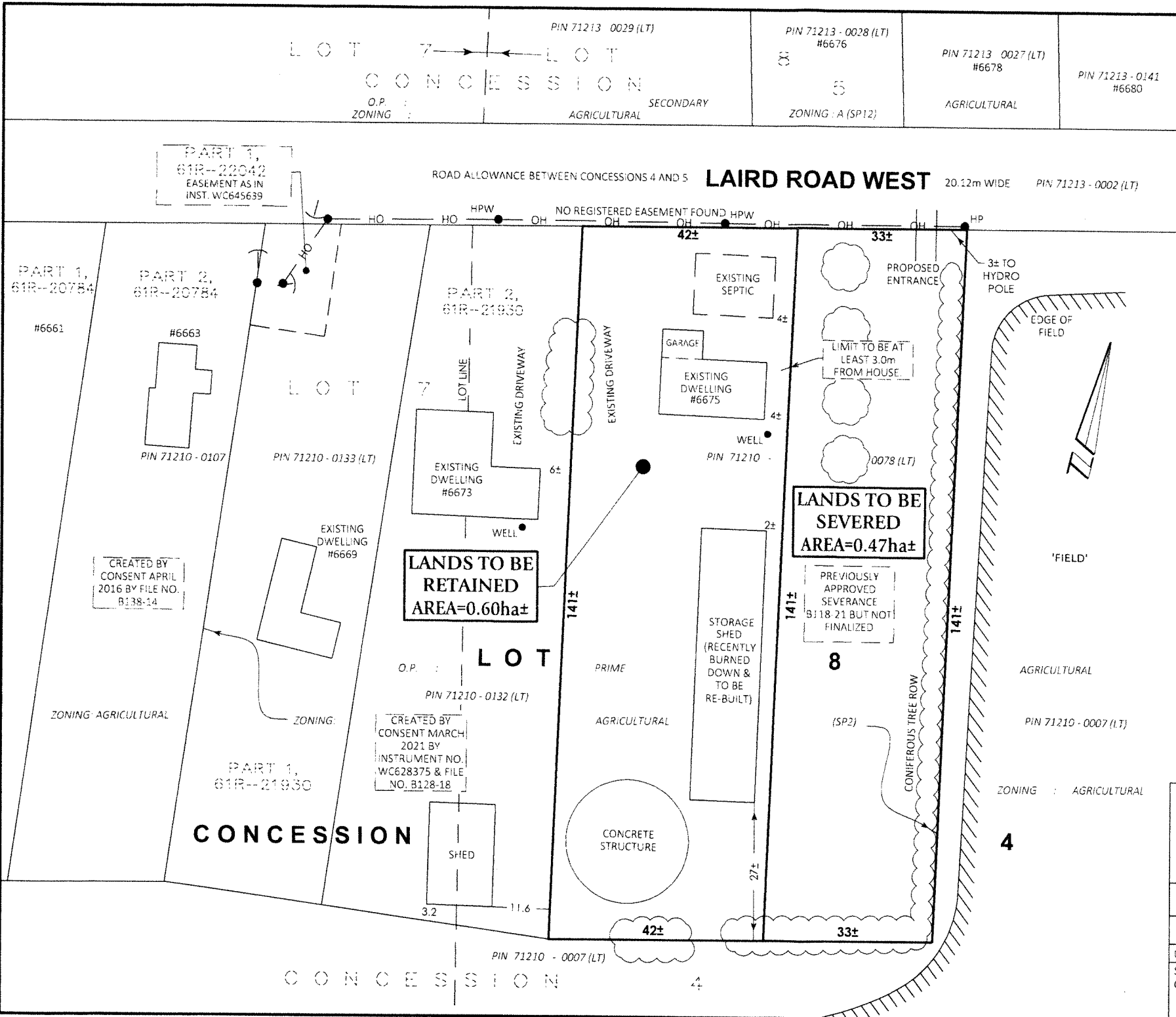
0.1 0 0.07 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

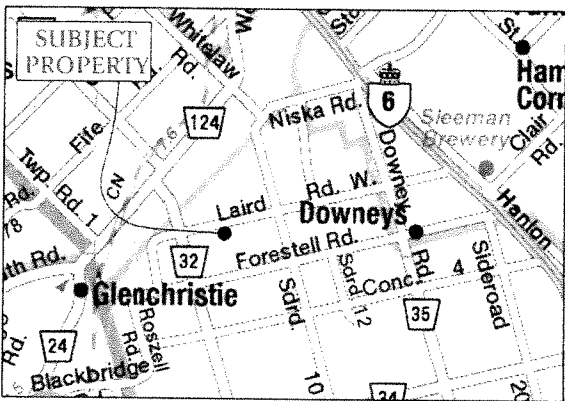
Notes



SEVERANCE SKETCH
PART OF LOT 8, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 750
0 5 10 20 30 40 50 metres
VAN HARTEN SURVEYING INC.

KEYMAP



- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 2. SUBJECT LANDS ARE ZONED AGRICULTURAL (SP2) TO NOT ALLOW LIVESTOCK.
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
 4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON
THE 3rd DAY OF SEPTEMBER, 2021
J.E.B. (J.E.B. is a placeholder for the surveyor's name)
ON TARIO LAND SURVEYOR



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www.vanharten.com		info@vanharten.com
DRAWN BY: S.J.	CHECKED BY: J.E.B.	PROJECT No. 30683-21
Sep 4, 2025-11:52:26 AM G:\PUSLINCH\Con4\ACAD\SEV PT LT 8 (30683-21 DETERCO) UTM.dwg		
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