

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

October 8, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

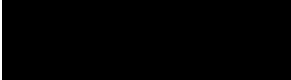
The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: September 30, 2025

FILE NO. B62-25

APPLICANT

Ali Syed & Anwar Misbah



LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 22
Concession 1

Proposed severance is 34.2m fr x 116.2m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 5 hectares with 148.18m frontage, existing and proposed rural residential and agricultural use with existing dwelling, accessory structures and storage structure for agricultural.

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

November 12, 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
- 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: Sept 26/25
File No. B62-25
Accepted as Complete on: Sept 30/25

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

2. (a) Name of Registered Owner(s) or Purchaser Syed Ali & Misbah Anwar
Address 7061 Concesssion 1, Puslinch, ON N0B 2J0

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) Same as below (c)

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: Innovative Planning Solutions Inc. c/o Nick Skerratt
647 Welham Road, Unit 9, Barrie, ON L4N 0B7

Phone No. 705 812 3281 x 35 Email: nskerratt@ipsconsultinginc.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested 2 (severed & retained) (Please see information pages)

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

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

Creation of a new lot for 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.

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

Local Municipality: Township of Puslinch

Concession 1 Lot No. North half of lot 22

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 7061 Concession 1, Puslinch

(b) When was property acquired: 2019 Registered Instrument No. _____

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 34.2m AREA 0.4 ha

Depth 116.2m Existing Use(s) Vacant

Existing Buildings or structures: Vacant

Proposed Uses (s): creation of 1 new residential lot

Type of access (Check appropriate space)	Existing ☒	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)

☐ 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 ☒ Imperial ☐

Frontage/Width 148.1m AREA 5.0 ha

Depth 252.1m Existing Use(s) Residential & agricultural

Existing Buildings or structures: Dwelling, accessory structures, storage structure for agricultural

Proposed Uses (s): no change

Type of access (Check appropriate space)	Existing ☒	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)

☐ 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):

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]?

woodland 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 meters [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 [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 [X] 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.
Severance file B20/05 Don & Diane Harris

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 [X]

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.
See Planning Justification Report for additional information

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. N/A

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).
secondary Agricultural & greenlands schedule B7-1 (see Planning Justification Report for additional information)

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).
County of Wellington OP applicable - see Planning Justification Report for additional information

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 and Environmental 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:

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

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 Farm equipment storage
Width Length Area Use Farm equipment storage

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 []	



INNOVATIVE PLANNING SOLUTIONS

planners • project managers • land development

September 24, 2025

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph, ON N1H 3T9

Attention: Land Division

Re: Land Division Severance Application – Consent to Sever Land - Cover
letter
7061 Concession 1, Township of Puslinch

On behalf of the owner of the lands, Syed Ali & Misbah Anwar, Innovative Planning Solutions is pleased to submit a Consent to Sever Application for the lands municipally addressed as 7061 Concession 1 (Subject Lands). Materials enclosed are outlined on the table attached.

The Subject Lands contain an existing single detached dwelling and accessory structures related to agricultural uses together with crop fields and sparse vegetation. The Subject Lands have a frontage along Concession 1 of 182.38m and a total lot area of 54,000m² in an irregular shape. Surrounding uses are largely single detached dwellings and agricultural uses with forest areas. Parcel sizes range depending on use with smaller parcels containing single dwelling units in a cluster area and larger parcels containing agricultural and vegetative features. The existing zoning of the Subject Lands are dominantly Agricultural 'A' zone with a small portion to the south zoned Environmental Protection 'EP' zone. No zoning change is proposed as part of this application. To assist with existing uses and structures on the Subject Lands, the following image and list can

647 WELHAM ROAD, UNIT 9, BARRIE ONTARIO L4N 0B7
TEL: (705) 812-3281 FAX: (705) 812-3438
EMAIL: INFO@IPSCONSULTINGINC.COM

RECEIVED
SEP 26 2025
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

provide further information.



- 1 – storage for farm equipment
- 2 – storage for farm equipment
- 3 – Dwelling
- 4 – Shed – no livestock – small machine storage
- 5 – Storage of vehicles during winter months.

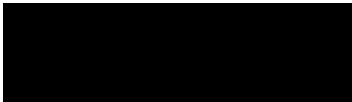
Open fields are comprised of hay, vegetables, and small crops maintained by the owner of the property. Additionally, there is no animals or livestock on the Subject Lands.

The purpose of this severance application is to create a singular parcel of land for the construction of a single detached dwelling. The retained lands will remain as is with existing structures and uses. The proposed severed parcel proposes a lot frontage of 34.2m and lot area of 4,000m². The proposed retained parcel will contain a lot frontage of 148.1m and lot area of 50,000m². The severed parcel has been strategically positioned in the northeast portion of the property abutting existing residential parcels of similar size, see Severance Sketch. The purpose of this approach is to cluster similar uses and parcels, single detached dwellings, with minimal disruption to existing agricultural functions. A detailed planning analysis of the respective designations, zoning categories, and justification is provided within the Planning Justification Report as part of the submission package.

Based on the analysis of the Official Plan and Zoning By-law permissions above, a minor variance is not necessary to permit the proposed severance. Based on the review of Provincial, County, and municipal legislation, the proposed use on the severed parcel is permitted under the Agricultural zone as a residential use. It is our opinion the proposed severance adheres to the County of Wellington Official Plan and the Township of Puslinch Zoning By-law.

Trusting the submitted items are satisfactory, we look forward to the circulation, review, and future discussions relating to this file. Should you have any further questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
Innovative Planning Solutions



Nick Skerratt,
Senior Planner

7061 Concession 1
Application for Severance

September 2025

IPS File No. 25-1479

#	Document or Report and Plans	Copies
	Link: 15. Submission (Shared Folder)	
1.	7061 Concession 1 - Severance Cover Letter	Digital
2.	7061 Concession 1 - Severance Application	Digital
3.	7061 Concession 1 - Owner Authorization Form	Digital
4.	7061 Concession 1 - Concept Sketch	Digital
5.	7061 Concession 1 – Survey Sketch	Digital
6.	7061 Concession 1 – Farm Data Sheets	Digital
7.	7061 Concession 1 – Planning Justification Report	Digital
8.	7061 Concession 1 – Transfer Deed	Digital
9.	7061 Concession 1 – MDS calculation Sheet	Digital
10.	7061 Concession 1 – Pre Con Comments - NPG	Digital

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 [] NO [X]

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: Pre con with Township of Puslinch, see attached comment responses within submission package (ie. Jeremy Tran from NPG consulting)

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 submission materials

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.



INNOVATIVE PLANNING SOLUTIONS

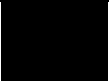
planners • project managers • land development

Authorization as Agent Letter:

I/We, Syed Ali / Misbah Anwar as the registered owner(s) of lands, hereby authorize, Innovative Planning Solutions (IPS Consulting Inc.), to act as our agent for the purposes of Planning related submissions/processes for a severance of land (discussion/applications including pre consultation), with respect to the following lands:

7061 Concession 1, Township of Puslinch, County of Wellington

Syed Ali
Name (Printed)

Signature

June 20, 2025
Date

Misbah Anwar
Name (Printed)

Signature

June 20th 2025
Date

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), Syed Ali & Misbah Anwar the Registered Owners/Purchasers of
7061 Concession 1 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
IPS Consulting Inc.

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

SEE OWNER AUTHORIZATION LETTER SUBMITTED
UNDER SEPARATE COVER

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) Nick Skerrett of the
CITY OF BARRIE In the County/Region of
Simcoe Solemnly declare that all
the statements contained in this application for consent for (property description) 7061 CONCESSION 1
TOWN 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.

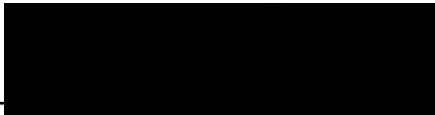
DECLARED before me at the

City Of
Barrie In the
County/Region of Simcoe

This 25 day of Sept 2025



Commissioner of Oaths
County of Wellington



(Owner/Purchaser or Applicant)

(Owner/Purchaser or Applicant)
Cristina Pivato, a Commissioner, etc.,
Province of Ontario, for
1657989 Ontario Ltd. o/a
Innovative Planning Solutions Ltd.
Expires August 25, 2026.

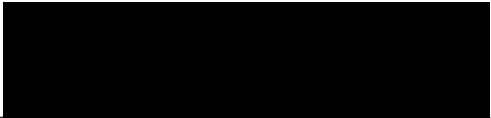
Printed Commissioner's, etc. Name

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, Nick Skerratt, 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)

Sept 24, 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

MDS I

General information

Application date Sep 18, 2025	Municipal file number N/A	Proposed application Lot creation for a maximum of three non-agricultural use lots
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Applicant contact information Syed Zafar Ali N/A 7061 Concession 1 Puslinch, ON N0B 2J0 519-501-8389 syedzafar@hotmail.com	Location of subject lands County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 22 Roll number: 230100000406100
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Calculations

4059 Sideroad 20 South

Farm contact information ⓘ	Location of existing livestock facility or anaerobic digester	Total lot size
ON	County of Wellington Township of Puslinch PUSLINCH Concession GORE , Lot 21 Roll number: 230100000405900	71 <u>ac</u>

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Liquid	Swine, Sows with litter, dry sows/boars	50	14.3 <u>NU</u>	1500 <u>ft²</u>
Solid	Goats, Does & bucks (for meat; includes unweaned offspring)	12	1.5 <u>NU</u>	180 <u>ft²</u>

Setback summary

Existing manure storage	V6. Liquid, outside, with a permanent, tight fitting cover	
Design capacity	15.8 <u>NU</u>	
Potential design capacity	31.6 <u>NU</u>	
Factor A (odour potential)	0.97	Factor B (design capacity) 223.16
Factor D (manure type)	0.79	Factor E (encroaching land use) 1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)		189 <u>m</u> (620 <u>ft</u>)
Actual distance from livestock barn		487 <u>m</u> (1598 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)		189 <u>m</u> (620 <u>ft</u>)
Actual distance from manure storage		487 <u>m</u> (1598 <u>ft</u>)

Farm contact information ⓘ
ON

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession GORE , Lot 23
Roll number: 230100000406200

Total lot size
90.5 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Sheep, Ewes & rams (for meat lambs; includes unweaned offspring & replacements), Confinement	150	18.8 <u>NU</u>	3450 <u>ft²</u>

Setback summary

Existing manure storage	V1. Solid, inside, bedded pack		
Design capacity	18.8 <u>NU</u>		
Potential design capacity	37.5 <u>NU</u>		
Factor A (odour potential)	0.7	Factor B (design capacity)	235
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1
Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)			127 <u>m</u> (417 <u>ft</u>)
Actual distance from livestock barn			310 <u>m</u> (1017 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)			127 <u>m</u> (417 <u>ft</u>)
Actual distance from manure storage			310 <u>m</u> (1017 <u>ft</u>)

Preparer signoff & disclaimer

Preparer contact information
Cynthia Daffern
Innovative Planning Solutions
9-647 Welham Road
Barrie, ON
L4N 0B7
cdaffern@ipsconsultinginc.com

Signature of preparer

Cynthia Daffern , Planner

Date (mmm-dd-yyyy)

Farm contact information ⓘ

ON

Location of existing livestock facility or anaerobic digester
County of Wellington
Township of Puslinch
PUSLINCH
Concession 1 , Lot 22
Roll number: 230100000409100

Total lot size
95 ac

Livestock/manure summary

Manure Form	Type of livestock/manure	Existing maximum number	Existing maximum number (NU)	Estimated livestock barn area
Solid	Chickens, Layer pullets (day olds until transferred into layer barn), Litter	30	0.1 <u>NU</u>	60 <u>ft²</u>
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5 <u>NU</u>	1250 <u>ft²</u>

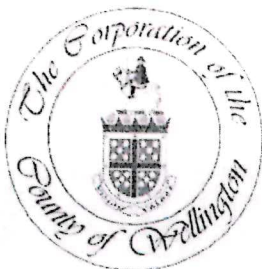
Setback summary

Existing manure storage	V3. Solid, outside, no cover, >= 30% DM		
Design capacity	5.1 <u>NU</u>		
Potential design capacity	10.1 <u>NU</u>		
Factor A (odour potential)	0.7	Factor B (design capacity)	167.06
Factor D (manure type)	0.7	Factor E (encroaching land use)	1.1

Building base distance 'F' (A x B x D x E) (minimum distance from livestock barn)	91 <u>m</u> (299 <u>ft</u>)
Actual distance from livestock barn	219 <u>m</u> (719 <u>ft</u>)
Storage base distance 'S' (minimum distance from manure storage)	91 <u>m</u> (299 <u>ft</u>)
Actual distance from manure storage	195 <u>m</u> (640 <u>ft</u>)

Note to the user

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFA will be considered to be the official version for purposes of calculating MDS. OMAFA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



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 PETER RICH

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 7081 CONCESSION 1 Municipality PUSLINCH
Lot GORE RETAIL LOT 23 Concession 1 Division _____
Lot Size (where livestock facility is located) _____ hectares 92.36 A (FARM SIZE) acres
Signature of Livestock Facility Owner [REDACTED] Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2600 (ft²)m² 2550 (ft²)m²

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	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)		
	Heifers (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)		
	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)		



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 PETER RICH

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 7081 CONCESSION 1 Municipality PUSLINCH
Lot GORE REAR PT LOT 23 Concession 1 Division [REDACTED]
Lot Size (where livestock facility is located) 92.36 A (Farm size) hectares 92.36 acres 2550
Signature of Livestock Facility Owner [REDACTED] Date [REDACTED]

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2600 ft²m² 2550 ft²m²

- 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)		
	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)		
	Heifers (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)		
	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)		



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 Kuravilla Jacob

Contact Information

Email

Civic Address

Lot

Lot Size (where livestock facility is located)

Telephone

Municipality

Concession

Division

hectares

acres

Signature of Livestock Facility Owner

Date

Sep 5, 2025

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

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

V1 Solid, inside, bedded pack

V2 Solid, outside; covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover

L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage

L2 Liquid, outside, with a permanent floating cover

M1 Liquid, outside, no cover, straight-walled storage

M2 Liquid, outside, roof, but with open sides

H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	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)	N/A	
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (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)	/	
	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	50	V6 7
	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)	10	VI 7
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	2	
	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 poults (day-old until transferred to grow out turkey barn)	NA	
	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)		
Veal	Milk-fed	NA	
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types	NA	
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.*		

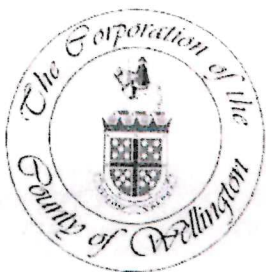
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

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

P 519.837.2600 x2170
F 519.923.1694

Note
No animals currently in the barn



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

NOTE TO FARM OWNER(S)
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Owner(s) of Livestock Facility Benjamin and Jennifer Madden

Contact Information

Email [redacted] Telephone [redacted]
Civic Address 7056 Concession 1 Municipality Franklin
Lot Pt Lot 22 Concession 1 Division
Lot Size (where livestock facility is located) hectares 91.25 acres

Signature of Livestock Facility Owner [redacted] Date Sept. 6, 2025

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 1632 ft²/m²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
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| 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)		
	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)		
	Heifers (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)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	5	V3
	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		
	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 pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)	30	V3
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
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P 519.837.2600 x2170
F 519.923.1694

