



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
OCTOBER 14, 2025 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:  
[https://us02web.zoom.us/webinar/register/WN\\_J-XLaFHSJayNIVr672gKg](https://us02web.zoom.us/webinar/register/WN_J-XLaFHSJayNIVr672gKg)

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647 558 0588 Canada  
778 907 2071 Canada  
438 809 7799 Canada  
587 328 1099 Canada  
Webinar ID: 818 7543 7330  
Passcode: 138943

International numbers available: <https://us02web.zoom.us/j/kdbLBF2GUi>

## **A G E N D A**

**DATE:** October 14, 2025

**MEETING:** 7:00 PM

**≠ Denotes resolution prepared**

- 1. Call the Meeting to Order**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of the Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Consent Agenda ≠**
  - 6.1 September 9, 2025 Planning and Development Committee Meeting Minutes**
- 7. Delegations**
  - 7.1. Specific Interest (Items Listed on the Meeting Agenda)**
    - 7.1.1. None**
  - 7.2. General Interest (Items Not Listed on the Meeting Agenda)**
    - 7.2.1. None**



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**8. Notice of Public Meetings/Hearings**

**8.1. None**

**9. Reports**

**9.1. Land Division (Consents)**

**9.1.1. B51-25 Puslinch Beach & Marina Ltd – 43 McClintock Dr, Part Block A  
Plan 373, Township of Puslinch**

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.

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

**RECOMMENDATION:**

***That Report D10-2025-014 entitled Consent Application D10/BEA be  
received; and***

***Whereas the Township has reviewed the proposal to sever a vacant parcel  
to be added to an adjacent residential lot through a lot line adjustment for  
the purpose of providing its comments to the approval authority, the  
County of Wellington Land Division Committee; and***

***Whereas the request for consent to convey includes a proposed severed  
parcel of 0.09 ha to be added to the adjacent parcel, resulting in a merged  
parcel with a total area of 0.49 ha; and the retained parcel being 1.389 ha  
with 70 m of frontage, with Trailers and year-round family dwellings; and***

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

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

- 1. That the Owner satisfy all the requirements of the Township of Puslinch,  
financial and otherwise (included but not limited to Taxes paid in full  
and Consent Review/Condition Clearance Fee and Safe Access  
Clearance Fee) which the Township of Puslinch may deem to be***



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- necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 2. That the Owner obtain zoning compliance for the proposed merged parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.***
  - 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
  - 4. The owner provide a new proposed location for the existing shed away from the septic system to be approved by the Chief Building Official (CBO) and that the shed be moved to the new location to the satisfaction of the Township's CBO; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***

**9.1.2. B58-25 – Deter, Rolf – 6675 Laird Rd W - Part Lot 8, Concession 4, Township of Puslinch**

Proposed severance is 33m fr x 141m = 0.47 hectares, existing vacant land for proposed rural residential use (Lapsed application B118-12)

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

**RECOMMENDATION:**

***That Report D10-2025-013 entitled Consent Application D10/DET be received; and***

***Whereas the Township has reviewed the proposal to create a new rural residential lot along Laird Road West for the purpose of providing its***



***comments to the approval authority, the County of Wellington Land Division Committee; and***

***Whereas the request for consent to convey includes a proposed severed land of 0.47 ha, 33 m of frontage with depth of 141 m; and the retained vacant parcel being 0.6 ha, 42 m of frontage on Laird Road West, with an existing single-family dwelling and an agricultural structure; and***

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

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

- 1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.***
- 3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.***
- 4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic***





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***field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.***

**9.2. Zoning By-law Amendment Applications**

**9.2.1 None**

**9.3. Staff Reports**

**9.3.1. Workshop – Planning and Development Advisory Committee 2026-2030 Strategic Plan**

**9.3.2. Report PDAC-2025-005: Proposed 2026 Budget Requests**

**10. Correspondence**

**10.1. None**

**11. New Business**

**12. Adjournment ≠**



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7404 WELLINGTON RD. 34

**MINUTES**

**DATE:** September 9, 2025  
**MEETING:** Following Committee of Adjustment

The September 9, 2025 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

**1. CALL THE MEETING TO ORDER**

**2. ROLL CALL**

**ATTENDANCE:**

**PRESENT:**

Councilor John Sepulis, Chair  
Paul Sadhra  
Chris Pickard

**ABSENT:**

Kim McCarthy

**STAFF IN ATTENDANCE:**

Monika Farncombe, Secretary Treasurer  
Mehul Safiwala, Jr. Planner

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2025-039:**

Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Chris Pickard

That the Committee approves the September 9, 2025, PDAC Agenda and Addendum as circulated; and,



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That the Committee approves the additions to the agenda as follows:

Consent Item 7.2 Questions received from the Committee seeking additional information and the corresponding responses provided by staff regarding the September 9, 2025 Planning and Development Advisory Committee Meeting agenda.

**CARRIED**

**5. DISCLOSURE OF CONFLICT OF INTEREST:**

None

**6. DELEGATIONS**

None

**7. CONSENT AGENDA**

**7.1 Approval of the Minutes August 12, 2025**

**7.2 Committee Questions and staff responses**

**Resolution No. 2025-040:**

Moved by Committee Member Chris Pickard and  
Seconded by Committee Member Paul Sadhra

**That the Consent Agenda items listed for September 9, 2025 Committee meeting be received for information.**

**CARRIED**

**8. NOTICE OF PUBLIC MEETINGS/HEARINGS**

None

**9. REPORTS**

**9.1. LAND DIVISION (Consents)**

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



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

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

**Resolution No. 2025-041:**

Moved by Committee Member Chris Pickard and  
Seconded by Committee Member Paul Sadhra

**That the Committee supports Severance Application B36-25 subject to the following condition(s):**

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

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.

3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed



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driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.

5. That the Committee support the severance application in principle, however it is not certain why 4 hectares is required for a residential severance.

**CARRIED.**

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

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

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

**Resolution No. 2025-042:**

Moved by Committee Member Paul Sadhra

Seconded by Committee Member Chris Pickard

**That the Committee supports Severance Application B37-25 subject to the following condition(s):**

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



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

2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16 Minimum Distance Separation – MDS I AND II of the Township's Zoning By-law.

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

**CARRIED**

**9.1.3. B38-25 (MCC) – McCrindle, Alison – 6639 Wellington Rd 34, Part Lot 7, Concession 2, Township of Puslinch**

Proposed severance is 42m fr x 1 10m = 0.46 hectares, vacant land for proposed rural residential use.

Retained parcel is 13.3 hectares with 138m frontage, existing and proposed agricultural use with existing dwelling and drive shed.

**Resolution No. 2025-043:**

Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Chris Pickard

**That the Committee supports Severance Application B38-25 subject to the following condition(s):**



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





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7. That the Owner shall be required to sign an affidavit stating that they will insert a warning clause in the Agreement of Purchase and Sale for the severed lands, regarding the current and any future Aggregate operations located adjacent to, and across the road from, the property, advising any potential purchaser of daytime and after hours operations, including potential noise of the aggregate property; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

**CARRIED.**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**

None

**9.3. STAFF REPORTS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**

**Resolution No. 2025-044**

Moved by Committee Member Paul Sadhra and  
Seconded by Committee Member Chris Pickard

**That the Planning and Development Advisory Committee hereby adjourned at 7:22 p.m.**

**CARRIED.**



## REPORT D10-2025-014

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TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14<sup>th</sup>, 2025

SUBJECT: Consent Application D10/BEA (Puslinch Beach & Marina)  
43 McClintock Drive PV  
County File No. B51-25

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### RECOMMENDATION

That Report D10-2025-014 entitled Consent Application D10/BEA be received; and

Whereas the Township has reviewed the proposal to sever a vacant parcel to be added to an adjacent residential lot through a lot line adjustment for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

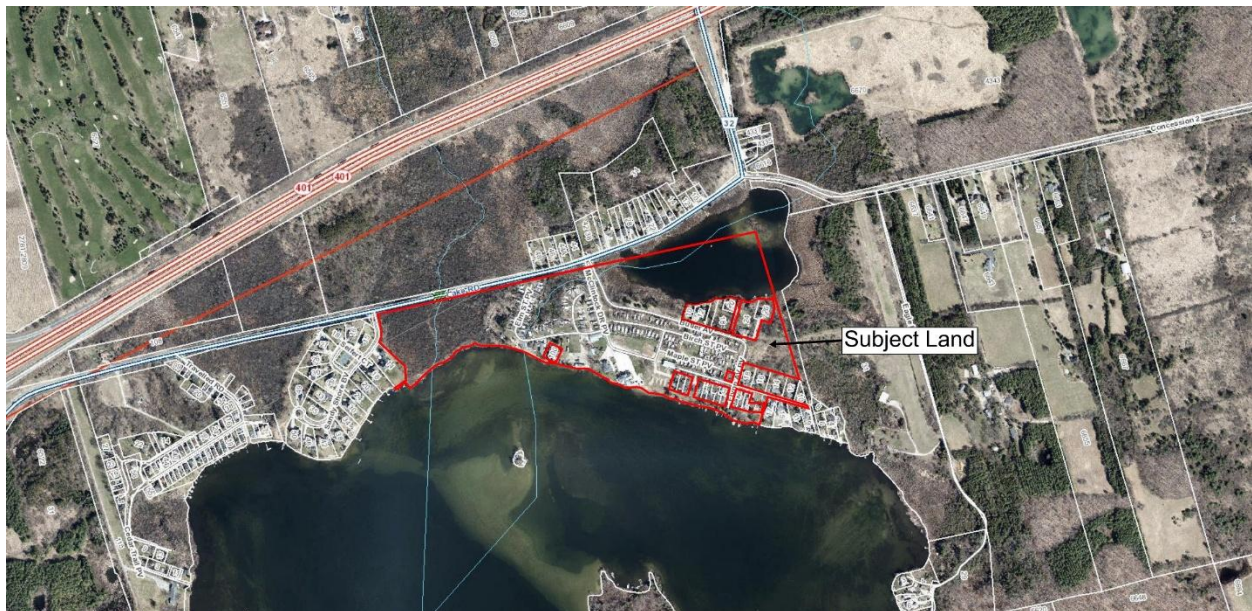
Whereas the request for consent to convey includes a proposed severed parcel of 0.09 ha to be added to the adjacent parcel, resulting in a merged parcel with a total area of 0.49 ha; and the retained parcel being 1.389 ha with 70 m of frontage, with Trailers and year-round family dwellings; and

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

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed merged parcel and zoning compliance for the proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. The owner provide a new proposed location for the existing shed away from the septic system to be approved by the Chief Building Official (CBO) and that the shed be moved to the new location to the satisfaction of the Township's CBO; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

#### Subject Property Map



## Background

The subject land is zoned as Resort Commercial (RR) with site-specific special provision number 41 and Natural Environment (NE). The subject lands contain trailers and a year-round family dwelling. A single detached dwelling and trailer park are permitted uses within the Resort commercial zone with site-specific special provision number 41 (RC(sp41)). The purpose of this application is to convey a portion of land, which is used by property municipally known as 20 Butler Avenue for driveway purposes, and add it to the lot. The lot line adjustment will reflect the current use of these lands.

## Summary of Agency/Staff/Public Comments:

### 1. Township Planning comments:

Regulation & By-law Section	Lot Area	Lot Frontage	Existing use (E)/Proposed use (P)
Required ( <b>retained</b> parcel)	0.4 ha	30 m	Trailer Park, year around residential use (E)
Proposed ( <b>retained</b> parcel)	12.08 ha	427 m	No Change
Adjustment ( <b>severed</b> parcel)	0.06 ha	N/A	Driveway (E)
Proposed ( <b>merged</b> parcel)	0.1 h	40.38 m	Single Detached Dwelling (E)



Figure 1 Conceptual Map based on submitted Sketch



2. Conservation Authority: Grand River Conservation Authority has no objection to this boundary adjustment.
3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: No new entrance has been proposed. Therefore, no entrance permit application is required.
5. Source Water comments: No concerns.
6. Building comments: Provide an updated site plan showing the locations of existing buildings, septic, and wells directly adjacent to the new property lines being proposed.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

## Conclusion

In conclusion, Township planning staff recommend that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

## Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

## Resources

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

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

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

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

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

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Mehul Safiwala  
Junior Planner

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Justine Brotherston  
Director of Corporate  
Services/Municipal Clerk

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:

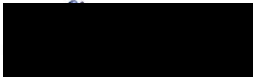
1. A cheque in the amount of \$5,370.00 payable to the County of Wellington, to cover the County's application fee;
2. A cheque in the amount of \$465.00 payable to the Grand River Conservation Authority, to cover their processing fees;

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.

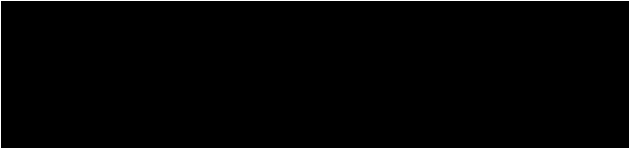
Commissioner of Oaths  
County of Wellington

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

**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 A**

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

**2. (a) Name of Registered Owner(s) or Purchaser** Heffernan Norbert Jeffrey and Heffernan Laurie

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)** Heffernan Norbert Jeffrey and Heffernan Laurie

Phone No. [REDACTED]

Email: [REDACTED]

**(c) Name and Address of Owner's 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 [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:**

Local Municipality: Puslinch

Concession                     

Lot No.                     

Registered Plan No. 373

Lot No. PT Block A

Reference Plan No.                     

Part No.                     

**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.

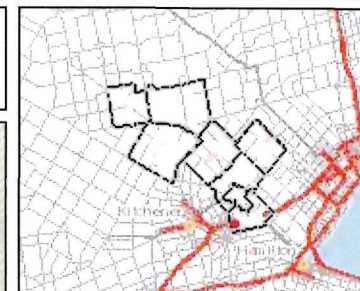
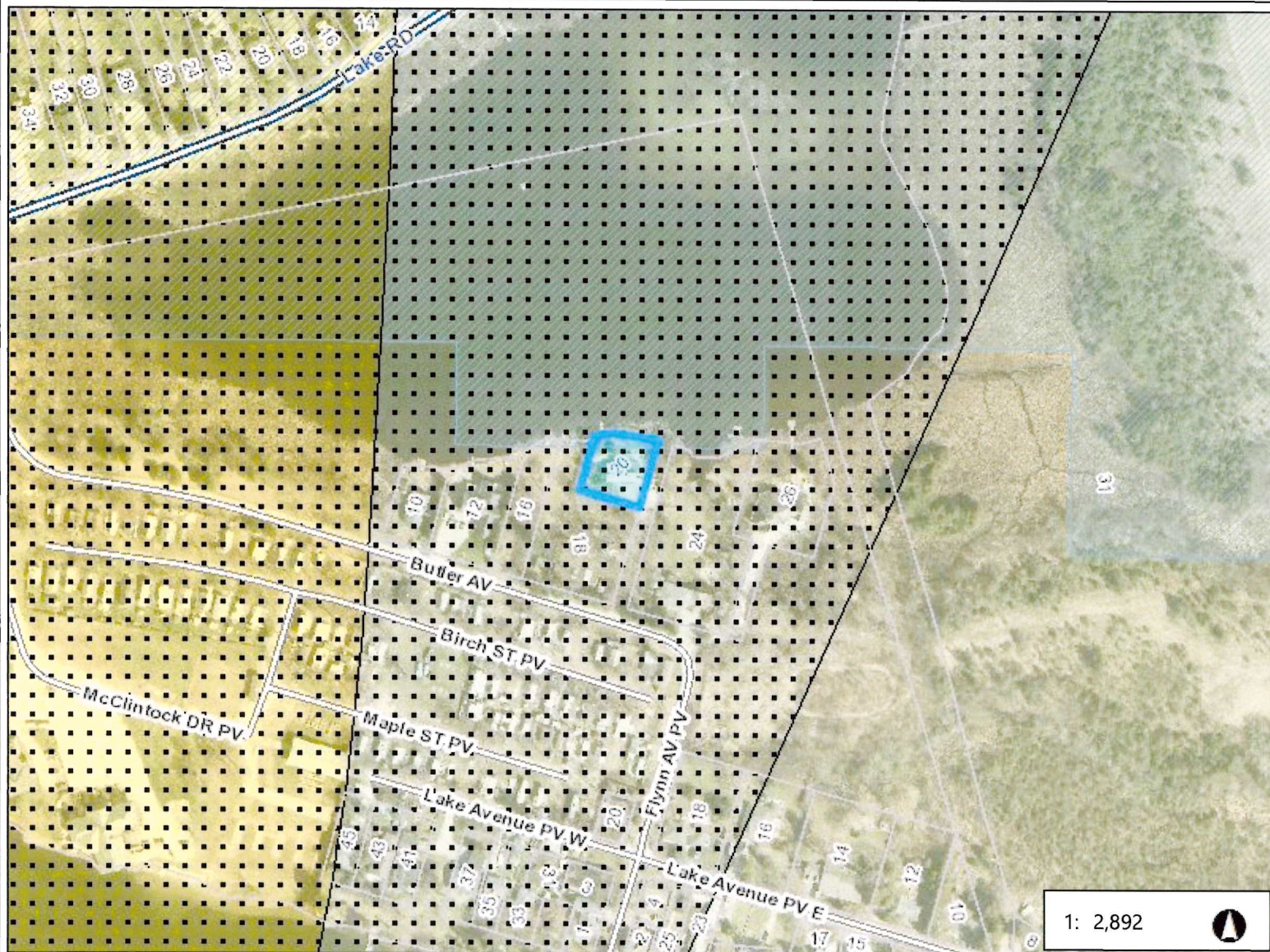
Please see the attached screening form for your review.

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

Thanks.  
Jana

Jana Poechman  
Development and Administration Coordinator





### 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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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.

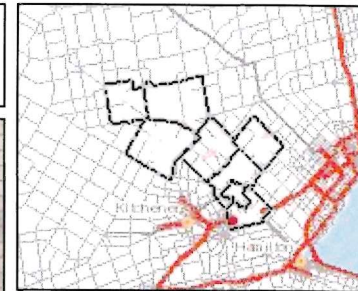
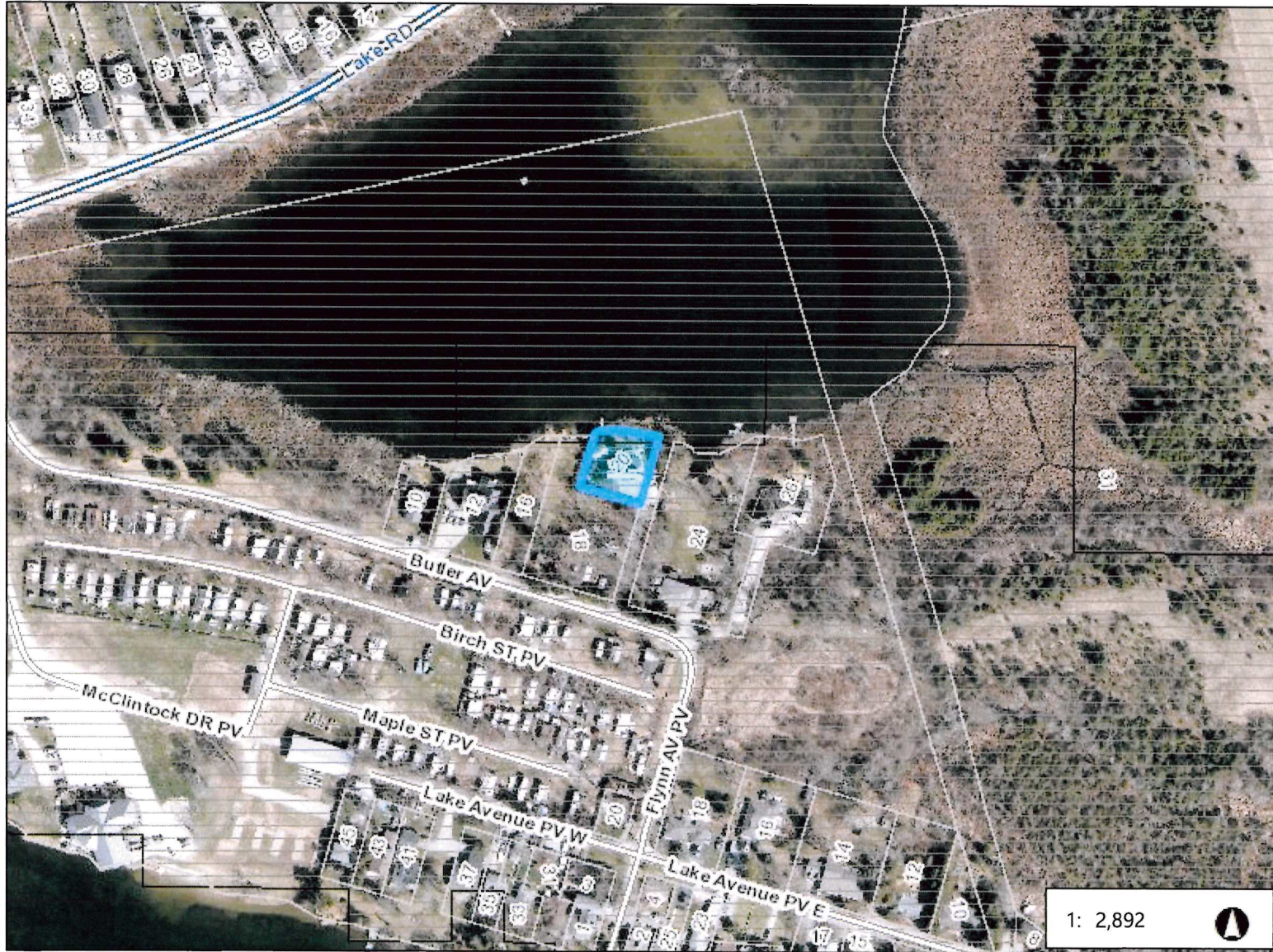
### Notes





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
  - WHPA Q1\_Q2
    - Approved
    - Draft
- SGRA
- Intake Protection Zone\_Q
- RoadsLookup
- Prime Agriculture

#### Notes

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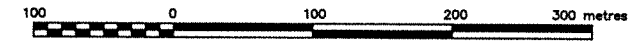
THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025



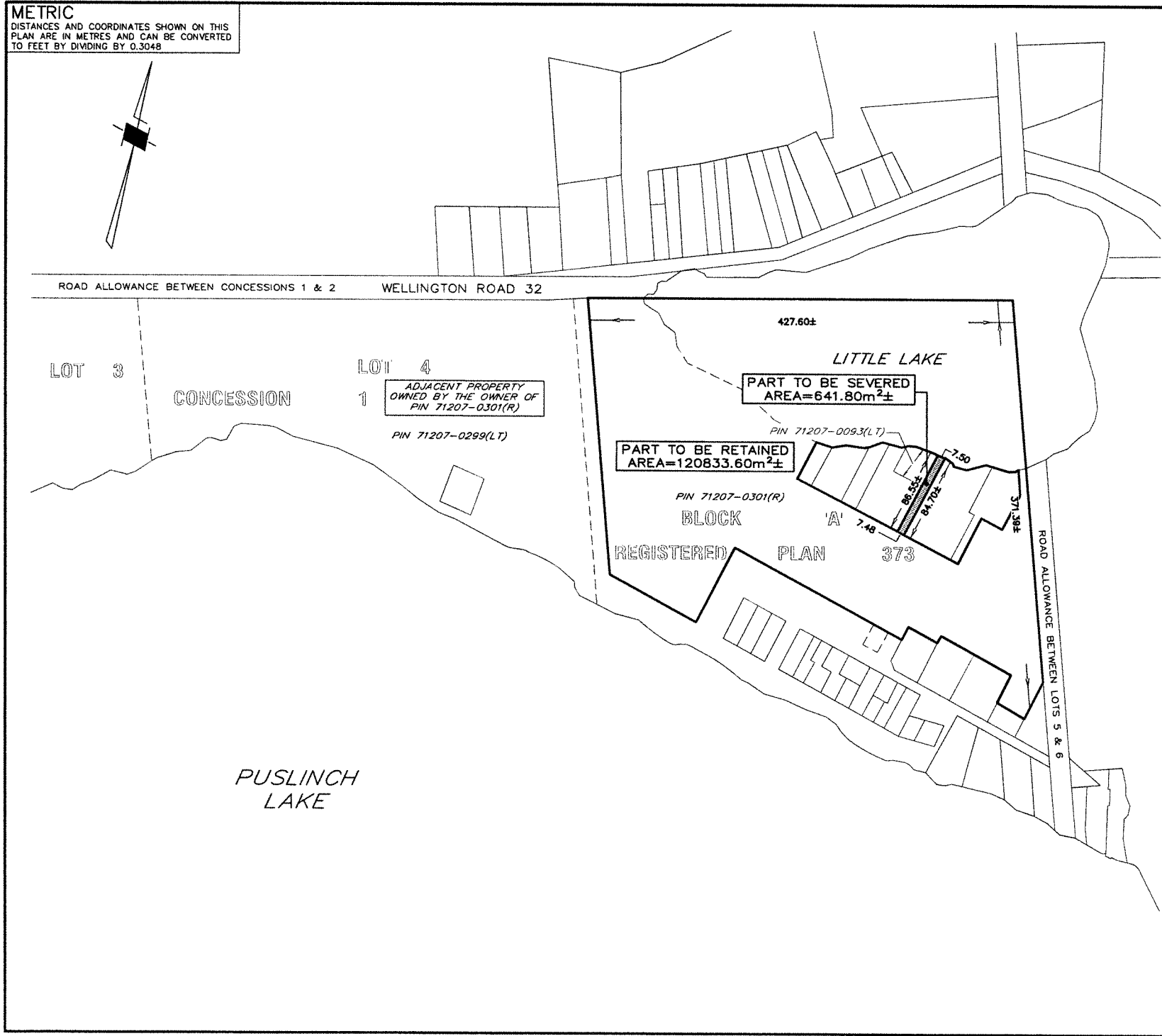
METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS  
PLAN ARE IN METRES AND CAN BE CONVERTED  
TO FEET BY DIVIDING BY 0.3048

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

SCALE: 1 : 4000 METRIC



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ONTARIO LAND SURVEYORS  
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85 MCINTYRE DRIVE  
KITCHENER, ONTARIO  
N2R 1H6  
TEL : (519) 578-5570  
email : plans@kwsurveys.ca  
CADD: 2025\25-083\_SEV\_Ca  
FOR : SORBARA LAW  
DATE : 02/09/2025  
DRAWN BY: S.R. CHECKED BY: D.J.R./T.J.S.  
FILE No. 25-083

THIS PLAN WAS PREPARED FOR PUSLINCH BEACH & MARINE LIMITED AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE *SURVEYS ACT*, THE *SURVEYORS ACT* AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON OCTOBER 15, 2021

OCTOBER 25, 2021  
DATE

JEFFREY P. TALBOT, OLS  
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2176415



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ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3)



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85 MCINTYRE DRIVE  
KITCHENER, ONTARIO  
N2R 1H6  
TEL : (519) 578-5570  
email : plans@kwsurveys.ca

FIELD: 20034\1\_BASE\_GROUND\_UTM\_BEARINGS  
CADD : 20034\_PLAN\_OF\_SURVEY\_04  
INTEGRATION: 20034\_X\_BASE\_GRID\_CSRS\_2010

FOR : PUSLINCH BEACH & MARINE LIMITED

CHECKED BY : JPT

DRAWN BY : J.T.

FILE No. 20-034

PLAN No. C0762

LEGEND

- DENOTES SET
- DENOTES FOUND
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- IT DENOTES IRON TUBE
- PROP'N.DENOTES PROPORTIONING
- C/L DENOTES CENTRE OF
- O/H DENOTES OVERHEAD UTILITY
- UP DENOTES UTILITY POLE
- PWF DENOTES POST AND WIRE FENCE
- BF DENOTES BOARD FENCE

- P1 DENOTES PLAN 373 (PUSLINCH BEACH)
- P2 DENOTES PLAN 61R-166
- P11 DENOTES PLAN 61R-20479
- P12 DENOTES PLAN 61R-10556
- P13 DENOTES VAN HARTEN SURVEYING PROJECT 85-7163 (SEPTEMBER 25, 1985)
- P14 DENOTES VAN HARTEN SURVEYING PROJECT 89-9521 (OCTOBER 3, 1989.)
- D2 DENOTES INST. ROS625879
- D3 DENOTES INST. ROS593956

REPORT

- THE BOUNDARIES SURVEYED AND SHOWED AS A HEAVY LINE HEREON ARE THOSE AS REQUESTED BY SHERRON AND JEFF McCLINTOCK
- TOPOGRAPHIC FEATURES THAT EXTEND OVER THE SURVEYED BOUNDARY ARE ILLUSTRATED HEREON.
- PIN 71207-0301(R) HAS NOT BEEN CONVERTED TO LAND TITLES CONVERSION QUALIFIED TITLE ("LTCC") AND REMAINS GOVERNED BY THE REGISTRY ACT. THE PIN DOES NOT APPEAR TO BE RESTRICTED TO A SINGLE OWNER — IT CONTAINS MORE THAN ONE PARCEL.
- PIN 71207-0301(R) IS APPARENTLY SUBJECT TO VARIOUS AND MANY RIGHTS-OF-WAY, SOME OF WHICH ARE REGISTERED AND SOME PREHAPS WHICH MAY BE CONSIDERED UNREGISTERED.
- PIN 71207-0093(LT) MAY BE GENERALLY KNOWN AS 20 BUTLER AVE.
- PIN 71207-0094(LT) MAY BE GENERALLY KNOWN AS 24 BUTLER AVE.

PLAN OF SURVEY

SHOWING THE BOUNDARY BETWEEN  
PIN 71207-0093(LT) AND PIN 71207-0301(R)  
BEING A BOUNDARY WITHIN BLOCK A  
AND A BOUNDARY BETWEEN  
PIN 71207-0094(LT) AND PIN 71207-0301(R)  
PLAN 373

TOWNSHIP OF PUSLINCH, COUNTY OF WELLINGTON.

RATIO 1 = 250



© McKECHNIE SURVEYING LIMITED

METRIC

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

INTEGRATED SURVEY INFORMATION

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,  
BY REAL TIME NETWORK (CAN-NET) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING  
BY THE COMBINED SCALE FACTOR OF 0.999596

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0)  
COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10

POINT ID	NORTHING	EASTING
ORP A	N 4807882.923	E 559829.595
ORP B	N 4808001.230	E 560019.735

COORDINATES CANNOT, IN THEMSELVES, BE USED TO  
RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



**B51-25 – 43 McClintock Dr**

**Comments Received**

Source Water:

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.

GRCA: no comments

Building: Provide an updated site plan showing the locations of existing buildings, septic and wells directly adjacent to the new property lines being proposed.

Fire/PW/By-law: no comments



## REPORT D10-2025-013

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TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: October 14<sup>th</sup>, 2025

SUBJECT: Consent Application D10/DET (Deter)  
6675 Laird Road West  
Part of Lot 8, Concession 4  
County File No. B58-25

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### RECOMMENDATION

That Report D10-2025-013 entitled Consent Application D10/DET be received; and

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

Whereas the request for consent to convey includes a proposed severed land of 0.47 ha, 33 m of frontage with depth of 141 m; and the retained vacant parcel being 0.6 ha, 42 m of frontage on Laird Road West, with an existing single-family dwelling and a manure pit storage; and

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

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application will be the responsibility of the applicant; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
4. That the applicant provides a predevelopment site plan to the satisfaction of the Township of Puslinch, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements, including significant grade changes.

Subject Property key Map





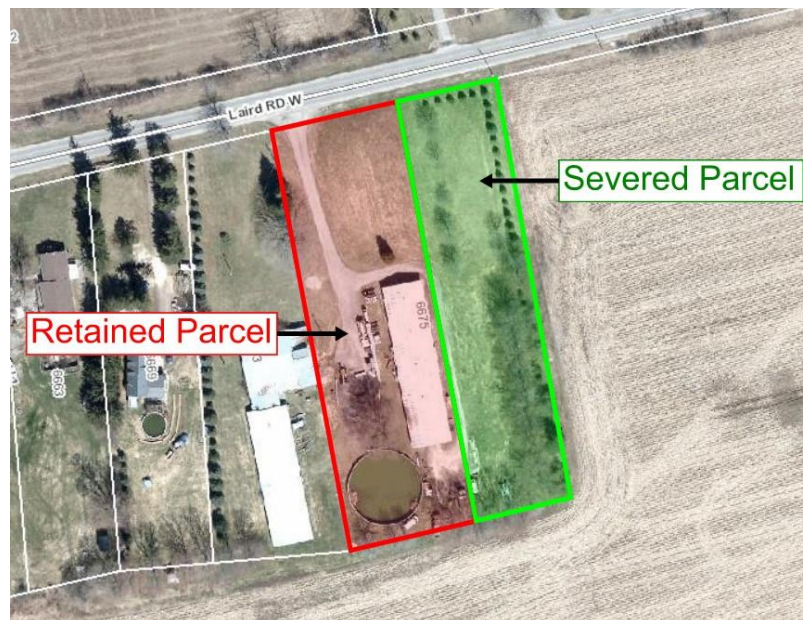
## Background

The subject land is zoned as Agricultural (A) with site-specific special provision number 2. The subject lands contain a detached single dwelling and agricultural structure. The purpose of the application is to sever a vacant 0.47 hectare of land for residential purposes. A single detached dwelling is permitted use within the Agricultural (A) zone with site-specific special provision number 2. The sight lines for access to the severed parcel were evaluated, and it is determined that safe access is achievable.

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

#### 1. Township Planning comments:

Regulation & By-law Section	Required (retained parcel)	Proposed (retained parcel)	Required (severed parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	0.6 ha	0.4 ha	0.47 ha
Minimum Lot Frontage	25 m	42 m	25 m	33 m
Minimum Distance Separation (MDS I)	N/A	N/A	N/A	N/A
Zoning Compliance – Permitted Uses	Permitted – Agricultural Use, Single Dwelling Unit	No Change	Existing Vacant	Proposed Single-family dwelling



2. Conservation Authority: The Grand River Conservation Authority has no objection to the proposed consent application.
3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: The Director of Public Works, Parks and Facilities has determined safe access can be achieved for the property.
5. Source Water comments: No concerns.
6. Building comments: No concerns.
7. By-law Enforcement comments: No comments or concerns at this time.
8. Fire Prevention comments: No concerns.
9. Public comments: No comments received by the report publication deadline.

## Conclusion

In conclusion, the Township planning staff recommends that the Committee support approval of the application with conditions as noted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter and, providing comments to the County Land Division Committee accordingly.

## Engagement Opportunities

Planning and Development Advisory Committee Meeting

Public Comment Period

Township Active Planning Map

## Resources

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

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

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

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



Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

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Mehul Safiwala  
Junior Planner

---

Justine Brotherston  
Director of Corporate Services/  
Municipal Clerk

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

September 12, 2025

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

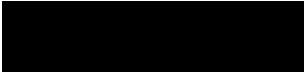
The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

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](mailto:landdivisioninfo@wellington.ca)

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

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

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

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

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

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

RECIPIENTS:

- Local Municipality – Puslinch
- County Planning
- Conservation Authority - GRCA
- Source Water Protection
- 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 Deter3. 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 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [ ]

APPLICANT [ ]

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER [ ]

APPLICANT [ ]

AGENT [X]

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

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

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

To create a new lot for rural residential purposesOR

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

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

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

Future owner unknown

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 ☒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 <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<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 ☒ 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]?

YES ☐ NO ☒

11.

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

YES ☐ NO ☒

12.

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

YES ☐ NO ☒

13.

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

YES ☐ NO ☒

14.

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

YES ☐ NO ☒

15.

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

YES ☐ NO ☒

16.

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

YES ☐ NO ☒

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

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

YES [ ] NO [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

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[www.vanharten.com](http://www.vanharten.com)

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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.

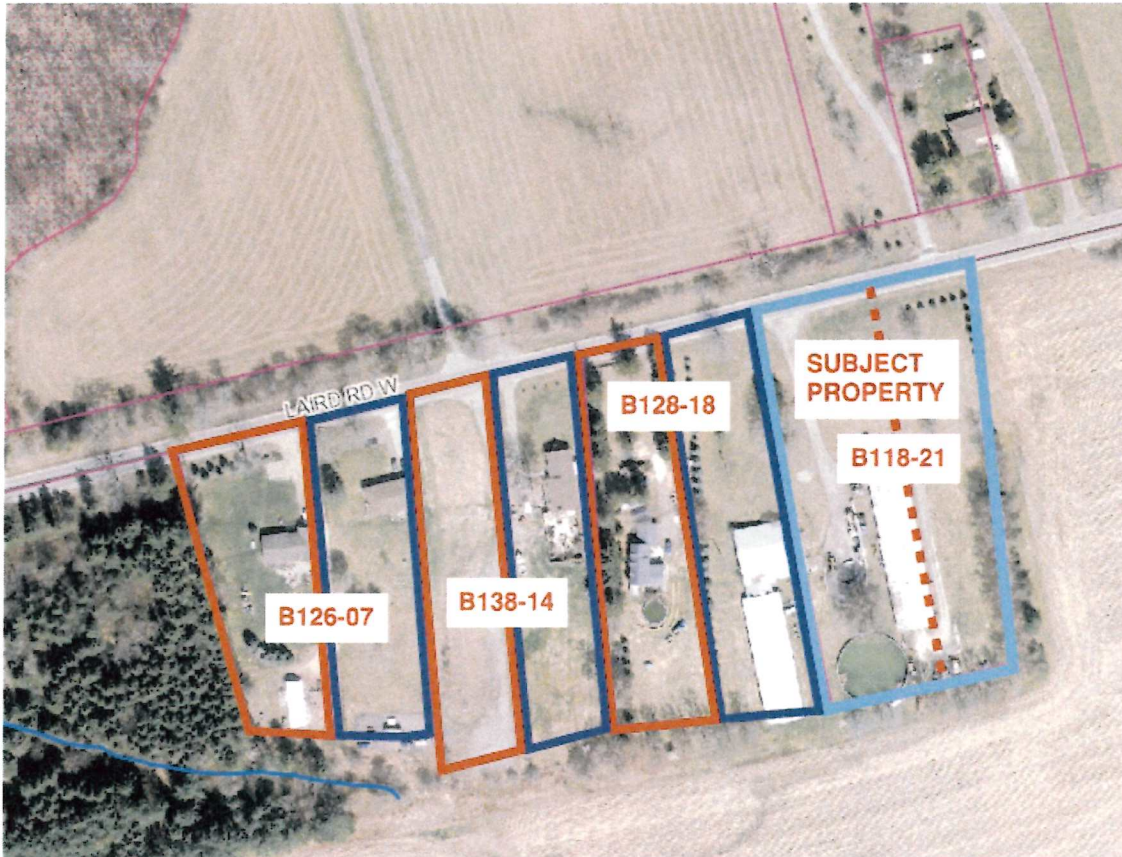
The severance is logical as it is located within a cluster of rural residential properties that have previously been severed and the subject property is the last within this strip to be severed. The creation of a new lot is an in-fill type of lot among a number of existing dwellings that functions more 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:



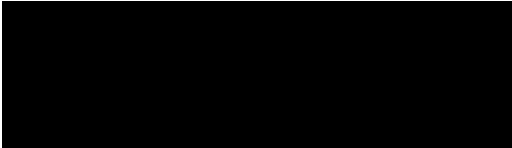
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available and existing – site lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met.

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](http://www.wellingtonwater.ca)) **YES [X] NO [ ]**

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

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

**YES [ ] 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)

*Sept 7, 2025*

Date

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

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

Phone (519) 837-2600 Ext. 2170



**Jana Poechman**

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** 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](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 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.

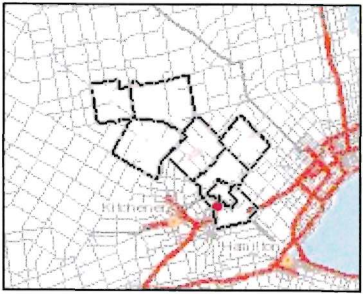
Please see the attached screening form for your review.

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

Thanks.  
Jana

Jana Poechman  
Development and Administration Coordinator

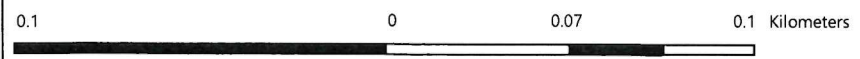




Legend

- Parcels
- Roads
  - 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



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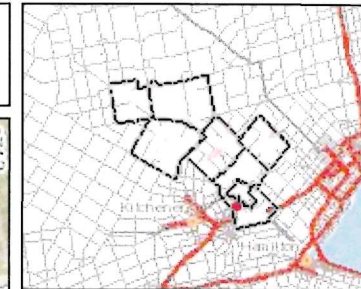
Notes





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

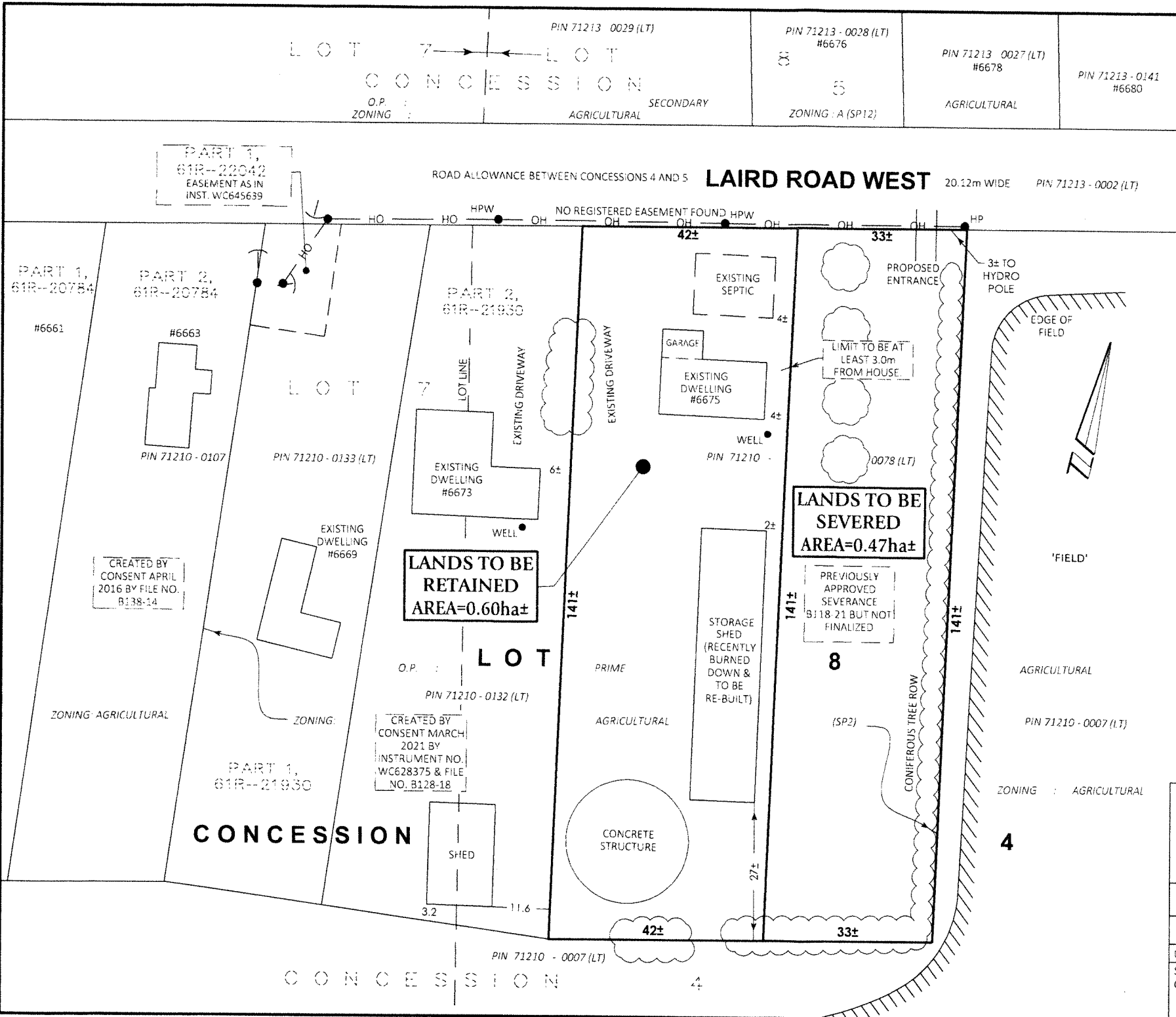
0.1 0 0.07 0.1 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2025 of the Queen's Printer for Ontario. All rights reserved.

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

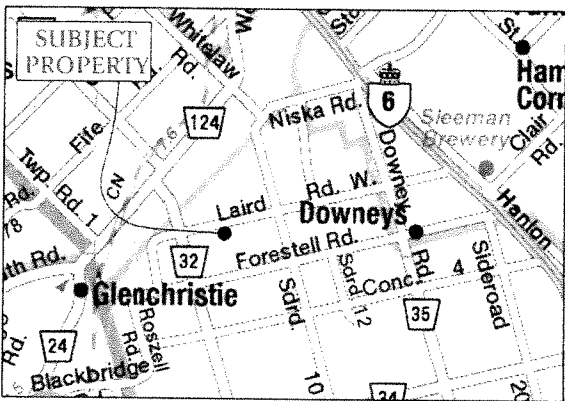
### Notes



**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

JEFFREY L. BOISMAN  
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519 821 2763	Orangeville Ph: 519 940-4110
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		
© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT		

250-28

B58-25 – 6675 Laird Rd W

Comments Received

Source Water:

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.

GRCA:

The subject property is not regulated by the GRCA under Ontario Regulation 41/24. As such, GRCA has no objection to the proposed consent application. Formal comments will be provided at a later date.

Building Dept:

Overall no concerns from a building code perspective.

Please add our standard condition requiring a pre-development plan.

Public Works/Bylaw/Fire: No comments





## **REPORT PDAC-2025-005**

---

TO: Planning and Development Advisory Committee Chair and Members of Committee

PREPARED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

PRESENTED BY: Justine Brotherston, Director of Corporate Services/Municipal Clerk

MEETING DATE: October 14, 2025

SUBJECT: Proposed 2026 Planning and Development Advisory Committee Budget

---

### **RECOMMENDATIONS**

**That Report PDAC-2025-005 entitled Proposed 2026 Planning and Development Advisory Committee Budget be received for information; and,**

**That the Planning and Development Advisory Committee endorse the proposed budget as [presented/amended].**

### **Purpose**

The purpose of this report is to provide the Planning and Development Advisory Committee with the proposed committee budget for 2026.

### **Background**

As part of the budget process, Advisory Committee's must submit their budget requests for the year to support the Committee's Goals and Objectives. The Committee's approved budget proposal will be sent to Council for consideration with the proposed 2026 Budget.

### **Comments**

The approved Planning and Development Advisory Committee budget for 2025 and proposed 2026 budget are listed in the table below. As of the date of publishing this report, no requests were received for the proposed 2026 budget.

<b>Expenditures</b>	<b>2025 Budget</b>	<b>Proposed 2026 Budget</b>
Office Supplies & Equipment	\$100	\$100
Mileage	\$50	\$50
Professional Development	\$1000	\$1000
Meals	\$50	\$50
Travel – Accommodations & Parking	\$200	\$200

The 2026 proposed budget may be adjusted to reflect the 2025 actual expenditures.

**Financial Implications**

As noted throughout the report.

**Applicable Legislation and Requirements**

None.

**Attachments**

None.