



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JANUARY 13, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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A G E N D A

DATE: January 13, 2026

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 November 12, 2025 Planning and Development Committee Meeting Minutes
7. Delegations
 - 7.1. Specific Interest (Items Listed on the Meeting Agenda)
 - 7.1.1. None



7.2. General Interest (Items Not Listed on the Meeting Agenda)

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1. None

9. Reports

9.1. Land Division (Consents)

9.1.1. B82-25 – Hutchinson, Geraldine & Kevin – 7525 Wellington Rd 36, Part Lot 31, Concession 8, Township of Puslinch

Proposed severance is 0.45 hectares with 42m frontage, existing vacant land for proposed residential use.

Retained parcel is 0.93 hectares with 99m frontage, existing and proposed urban residential use with existing dwelling.

RECOMMENDATION

That Report PDAC-2026-001 entitled Consent Application B82-25 be received for information; and

Whereas the Township has reviewed the proposal to create a new residential lot along Wellington Road 36 within the Morriston Urban Centre for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes a proposed severed land of 0.45 ha, with approximately 42 m of frontage on Wellington Road 36 and an approximate depth of 98 m; and the retained parcel being 0.93 ha, with approximately 99 m of frontage on Wellington Road 36 and an approximate depth of 98 m; and

Whereas the retained lands feature an existing single-family dwelling and the severed lands are vacant; and

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

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



1. *That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
2. *That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.*
3. *That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch and a letter of clearance of this condition is received by the Secretary Treasurer of the Land Division Committee from the Township of Puslinch.*
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; and further that the Township file with the Secretary Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*

9.2. Zoning By-law Amendment Applications

9.2.1 None

9.3. Staff Reports

9.3.1. None

10. Correspondence



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10.1. None

11. New Business

12. Adjournment ≠



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MINUTES

DATE: November 12, 2025

MEETING: 7:00PM

The November 12, 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
Chris Pickard
Kirolous Attia
Paul Sadhra – Alternate Chair

ABSENT:

Kim McCarthy

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator
Justine Brotherston, Municipal Clerk

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-051:

Moved by Committee Member Kirolous Attia and
Seconded by Committee Member Chris Pickard

That the Committee approves the November 12 2025, PDAC Agenda as circulated; and,



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

Consent Item 6.2 Questions received from the Committee seeking additional information and the corresponding responses provided by staff regarding the November 12, 2025, Committee Agenda; and,

That the order of the agenda be amended as follows:

- **7:05 P.M. Presentation from the agent for Zoning By-law Amendment D14-DAN**
- **7:15 P.M. Delegation by Justin Wilson regarding PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch**
- **7:25 P.M. Delegation by Kristina Thompson regarding PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch**
- **7:35 P.M. Delegation by David Pady regarding 9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch**

CARRIED

5. DISCLOSURE OF CONFLICT OF INTEREST:

Councillor Sepulis declared a potential pecuniary interest related to item 9.2.1 PDAC-2025-006 Zoning By-law Amendment Application (D14/DAN).

I reside on Sideroad 20N which will be impacted by this development should it proceed. As such my property value may be affected which requires that I declare a pecuniary interest as defined in the Municipal Conflict of Interest Act

6. CONSENT AGENDA

6.1 Approval of the Minutes October 14, 2025

Resolution No. 2025-052:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kirolous Attia

That the Planning and Development Advisory Committee approves the Minutes from the meeting held October 14, 2025

CARRIED



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7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

**7.1.1. Delegation by Justin Wilson regarding PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch**

Resolution No. 2025-053: Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kirolous Attia

**That the delegation by Justin Wilson regarding item 9.2.1 PDAC-2025-006 – D14-DAN –
4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch be received for
information.**

CARRIED

**7.1.2. Delegation by Kristina Thompson regarding PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch**

Resolution No. 2025-054: Moved by Committee Member Kirolous Attia and
Seconded by Committee Member Chris Pickard

**That the delegation by Kristina Thompson regarding item 9.2.1 PDAC-2025-006 – D14-DAN
– 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch be received for
information.**

CARRIED

**7.1.3. Delegation by David Pady regarding 9.2.1 PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch**

Resolution No. 2025-055: Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kirolous Attia

**That the delegation by David Pady regarding item 9.2.1 PDAC-2025-006 – D14-DAN – 4631
Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch be received for
information.**



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CARRIED

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

None

9. REPORTS

9.1. LAND DIVISION (Consents)

9.1.1 B72-25 -Chartrand, Michael & Victoria – 90 Gilmour Rd, Part Lot 23, Concession 8, Township of Puslinch

Proposed severance is 0.46 hectares with 43 m frontage, existing and proposed rural residential use with existing shed. Revised submission of lapsed application B52-23.

Retained parcel is 1.1 hectares with 92 m frontage, existing and proposed rural use with existing dwelling and garage.

Resolution No. 2025-056:

Moved by Committee Member Kirolous Attia and
Seconded by Committee Member Chris Pickard

That the Committee supports Severance Application B72-25 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



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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 and clearance of conditions 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.
5. That the owner enter into an accessory structure agreement with the Township of Puslinch for the shed to remain on the proposed severed parcel prior to construction of a dwelling; 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.
6. 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 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

1.7.1. B62-25 – Syed, Ali & Misbah, Anwar – 7061 Concession 1 - Part Lot 22, Concession 1, Township of Puslinch

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



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

Resolution No. 2025-057:

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

That Report D10-2025-016 entitled Consent Application D10/SYE be received; and

Whereas the Township has reviewed the proposal to create a new rural residential lot along Concession 1 Road 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 0.4 ha, 34.2 m of frontage with depth of 116.2 m for the purpose of a rural residential use; and the retained vacant parcel being 5 ha, 148.1 m of frontage on Concession 1 Road, with an existing single-family dwelling and four (4) accessory structures used for the storage of farm equipment; and

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

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

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



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2.1 Demonstrate or apply for and receive zoning compliance in accordance with Section 4.16.1 MDS I – New Non-Farm Uses of the Township’s Zoning By-law; and,

2.2 Demonstrate through a site visit completed by the Township Building Department that all livestock has been removed from the property or apply for and receive zoning compliance in accordance with Section 4.16.2 MDS II – New or Expanding Livestock Facilities and Manure Storage Facilities of the Township’s Zoning By-law.

3. That any fees incurred by the Township of Puslinch for the review of this application and clearance of conditions 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 location of septic system and well type on the adjacent parcel (7067 Concession 1) and significant grade changes.

5. That the owner submit a grading plan prior to building permit issuance to demonstrate that the development will not create an adverse effect on the neighbouring property to the satisfaction of the Township’s Building Department; 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.

6. That the owner enters into a development agreement to cover the costs of the Township’s review of the grading plan; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

CARRIED

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 PDAC-2025-006 – D14-DAN – 4631 Sideroad 20 N, Front Lot 21-22, Concession 4, Township of Puslinch



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To amend the Township of Puslinch Zoning By-law 23-2018, as amended, to rezoning the lands municipally referred to as 4631 Sideroad 20 North from an Agriculture (A), Future Development 3 (FD3), and Natural Environment (NE) Zone to an Industrial (IND) Zone to permit a large-scale prestige employment development comprised of office, manufacturing, warehousing and associated uses, and add a site-specific use to permit the proposed daycare centre.

Resolution No. 2025-058:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kirolous Attia

That Report PDAC-2025-006 entitled Zoning By-law Amendment Application D14/DAN. Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

- Request for the applicant to provide more information about noise levels being generated by construction and proposed use.
- Request for the applicant to provide enhanced due diligence on road safety and traffic analysis
- Request for applicant to provide clarification on how traffic will approach the site and the possible trigger for turning lanes.
- The committee requests more clarification on stormwater management, ground water and wet land protection concerns.
- The committee requests why this property is being considered and not the Puslinch by design lands.

CARRIED

9.2.2 PDAC-2025-007 – D14-ONT – 6676-6678 Wellington Rd 34, Part of South Half Lot 8, Concession 3, Township of Puslinch

To amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 as amended, to permit a Temporary Use of a liquid soil management operation (the "Proposed Use") on a portion of the Property for a period up to three years.



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Resolution No. 2025-059:

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

That Report PDAC-2025-007 entitled Zoning By-law Amendment Application D14/ONT. Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

1. That the applicant addresses to the satisfaction of the Township that the soils imported to the site will be appropriate for the site and address any concerns including but not limited to the concentrations of following metals being present in the soil as indicated in the application, aluminum, iron, sulphur, potassium.
2. That the committee recommends that the Township receive regular test results in relation to testing that is mandated within all ECAs.
3. The committee recommends that hydrogeological and planning concerns are adequately addressed by the applicant.
4. The committee asks Council to consider the appropriateness of this site for the nature of the proposed operation.

CARRIED

Committee recessed from 8:53pm to 8:58pm

Roll Call

Councilor John Sepulis, Chair
Chris Pickard
Kirolous Attia
Paul Sadhra – Alternate Chair

9.2.3 PDAC-2025-008 – – D14-DAA – 7456 McLean Rd W & 197 Brock Rd S, Rear Part Lot 25, Concession 7, Township of Puslinch

To amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 as amended, to rezone the lands from a Special Provision Industrial (IND(sp54)) ZONE and Holding Industrial (IND(h5)) ZONE to a site-specific Highway Commercial (HC(spXXX)) ZONE.

Resolution No. 2025-060:

Moved by Committee Member Paul Sadhra
Seconded by Committee Member Kirolous Attia



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That Report PDAC-2025-008 entitled Zoning By-law Amendment Application D14/DAA. Request for the Committee's review and comments be received; and

That the Committee provide the following comments for Council's consideration:

1. That the driveway be width be reviewed to address any traffic movement interference at the north entrance/exist.
2. That any road upgrades including widenings of McLean Road be addressed through the Zoning By-law Amendment Application.
3. That the applicant addresses any reduction in parking requirements to the satisfaction of the Township.
4. Concerns regarding water imbalance and Council should consider the water balance may need to be lessened with the use of a lid.

CARRIED

9.3. STAFF REPORTS

None

10. CORRESPONDENCE

None

11. NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2025-061:

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

That the Planning and Development Advisory Committee hereby adjourned at 9:14 p.m.

CARRIED.



REPORT PDAC-2026-001



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

PREPARED BY: Max Fedchyshak, MCIP, RPP, Senior Planner

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: January 13, 2026

SUBJECT: Consent Application File: B82-25
7525 Wellington Road 36; Part Lot 31, Concession 8, Township of Puslinch (Morriston)

RECOMMENDATION

That Report PDAC-2026-001 entitled Consent Application B82-25 be received for information; and

Whereas the Township has reviewed the proposal to create a new residential lot along Wellington Road 36 within the Morriston Urban Centre for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent includes a proposed severed land of 0.45 ha, with approximately 42 m of frontage on Wellington Road 36 and an approximate depth of 98 m; and the retained parcel being 0.93 ha, with approximately 99 m of frontage on Wellington Road 36 and an approximate depth of 98 m; and

Whereas the retained lands feature an existing single-family dwelling and the severed lands are vacant; and

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

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee and Safe Access Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject land; and further, that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
2. That the Owner obtain zoning compliance for the proposed severed parcel and proposed retained parcel, to be demonstrated to the satisfaction of the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That any fees incurred by the Township of Puslinch for the review of this application, including costs associated with the retention of subconsultants, will be the responsibility of the applicant. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch and a letter of clearance of this condition is received by the Secretary Treasurer of the Land Division Committee from the Township of Puslinch.
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; and further that the Township file with the Secretary Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.

Background

The subject land is zoned as Future Development Two (FD2) within the Township of Puslinch Comprehensive Zoning By-law No. 023-18 and is designated Residential per Schedule B7-2 of the County of Wellington Official Plan. The subject lands contain a single detached dwelling. The purpose of the application is to sever 0.45 hectares of vacant land for residential purposes. A single detached dwelling is permitted use within the Future Development Two (FD2) zone. The submitted severance sketch (prepared by Van Harten Land Surveyors, dated November 27, 2025) demonstrates there is sufficient area for a detached dwelling and septic system on the severed lands. The retained parcel is proposed at 0.93 hectares and will feature the existing dwelling and septic infrastructure with sufficient setbacks.

Due to the grading of the property, a Grading and Site Plan (prepared by Van Harten Land Surveyors, dated November 27, 2025) has also been included as part of the application. The grading plan shows a driveway which leads to a proposed dwelling. It is noted some fill will be required to facilitate the grading plan and access to the dwelling. As access is proposed to a County Road, sightlines for access to the severed parcel is to be evaluated by the County.

Subject Property Key Map



Zoning Compliance – Permitted Uses	Permitted – Single detached dwelling	No Change	Proposed – Single detached dwelling
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2. Conservation Authority: No concerns.
3. County of Wellington Preliminary Planning comments: The Township did not receive comments by the report publication deadline.
4. Safe Access: As the property fronts onto a County Road safe access will be determined by the County of Wellington Road Department.
5. Source Water comments: No concerns.
6. Building comments: No concerns.
7. By-law Enforcement comments: No concerns
8. Fire Prevention comments: No concerns.
9. Public comments: None

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.

Resources

Township Zoning By-law - Puslinch.ca/government/by-laws/Zoning
 Wellington Official Plan - Wellington.ca/planning-development/official-plan-land-use
 Interactive Mapping - Wellington.ca/business-development/maps-guides
 - Grandriver.ca/planning-development/map-your-property

Engagement Opportunities:

- Township Active Planning Application Website;
- Public Notice of Hearing and Committee Decision (Statutory);
- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule "A" Application
- Schedule "B" Sketch
- Schedule "C" Grading and Site Plan
- Schedule "D" Staff/Public/Agency Comments

Report prepared by:

Max Fedchyshak, MCIP, RPP
Senior Planner
NPG Planning Solutions Inc.

Report reviewed by:

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

December 5, 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: November 27, 2025

FILE NO. B82-25

APPLICANT

Geraldine & Kevin Hutchinson
7525 Wellington Rd 36
Morrison ON N0B 2C0

LOCATION OF SUBJECT LANDS

Township of Puslinch (Morrison)
Part Lot 31
Concession 8

Proposed severance is 0.45 hectares with 42m frontage, existing vacant land for proposed residential use.

Retained parcel is 0.93 hectares with 99m frontage, existing and proposed urban residential use with existing dwelling.

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

January 21, 2026

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

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

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

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

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

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

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

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority – Conservation Halton

County Engineering

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 5370
Fee Received: Nov 27/25

File No. 382-25
Accepted as Complete on: Nov 27/25

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

2. (a) Name of Registered Owner(s) or Purchaser Geraldine Hutchinson & Kevin Lorne Hutchinson

Address 7525 Wellington Road 36, Morriston, ON, N0B 2C0

Phone No. [Redacted]

Email: [Redacted]

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

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

Phone No. Email:

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

OR

To create a new lot for rural residential purposes

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

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

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

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 8

Lot No. 31

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-9372

Part No. 2

Civic Address 7525 Wellington Road 36

(b) When was property acquired: July 2005

Registered Instrument No. WC105746

5. Description of Land intended to be SEVERED:

Metric Imperial

Frontage/Width 42 / 50 ±

AREA 0.45 ha ±

Depth 98 ±

Existing Use(s) Residential

Existing Buildings or structures: None – Vacant yard

Proposed Uses (s): A new dwelling

Type of access (Check appropriate space)

Existing

Proposed

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

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

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

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

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

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

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

Frontage/Width	99 ±	AREA	0.93 ha ±
Depth	91 ±	Existing Use(s)	<u>Residential</u>

Existing Buildings or structures: **Dwelling**

Proposed Uses (s): **Residential – No Change**

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [X]
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]
15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO []

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

YES [] NO [X] UNKNOWN []

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

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

This application is consistent with the PPS as per Section 2.3.1.1 where it states that Settlement Areas shall be the focus of growth and development.

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

N/A

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

The subject property is designated as a Urban Centre and then further designated as Residential in the Official Plan. It is also designated as Settlement Area in the Greenbelt Official Plan Mapping. Section 10.5.1 of the Official Plan for Secondary Urban Centres and Hamlets, states that lot creation is permitted provided that the land will be appropriately zoned.

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? **Future Development 2**

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 [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.

- **Mortgage as in WC766998 with the Royal Bank of Canada**

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: N/A

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

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____



November 27, 2025
34745-25

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
7525 Wellington Road 36, Morriston
Part of Lot 31, Concession 8
Part 2, 61R-9372
PIN 71194-0144
Township of Puslinch**

RECEIVED

NOV 27 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, Preliminary Grading Plan, a cheque to the Conservation Halton for \$2,445.00 and a cheque to the Wellington County \$5,370.00.

Proposal:

The proposal is to create a new parcel for residential parcel along Wellington Road 36 in Morriston. The subject property at #7525 Wellington Road 36 (PIN 71194-0144) where an existing dwelling will remain.

The Severed Parcel will have a frontage of 42±m, depth of 98±m, for an area of 0.45±ha where a single-detached dwelling, well and septic are proposed. A new entrance is proposed and is discussed in more detail below.

The Retained Parcel (#7525) will have a frontage of 99±m, depth of 98±m, for an area of 0.93±ha where the existing dwelling, septic and well will remain. The existing driveway will continue to provide safe access to the dwelling.

The proposed severance is a natural fit given the large lot size, the location of the existing dwelling and the large vacant space on the west side of the lot. However, the vacant area has significant grade changes (hills and valleys) that we felt should be evaluated before a severance configuration is proposed.

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

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

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

www.vanharten.com

This evaluation took on two components including:

1. Having a safe entrance
2. Completing a preliminary grading plan to show that a reasonably-sized home along with a safe driveway could be constructed.

Safe Entrance

We met on site with the County of Wellington Roads Department representative to ensure that a safe entrance is possible. We completed a sight line test for the posted speed limit and easily met the sightline distance requirements. We also evaluated the guard rail posts along the front of the property and it was determined that a driveway could be installed.

Preliminary Grading Design

We completed a Topographic Survey and then completed a design with a hypothetical dwelling of about 375m² for one level. The design is shown on the Grading Plan included in this submission. The plan shows a safe driveway that leads down to the proposed dwelling. A grading design is shown with proposed grades, proposed slopes and banks that will be required. Some fill will be required to facilitate this proposal. The design includes a large septic bed envelope of approximately 400m². We expect this bed to be smaller after soil samples are completed and a septic system is designed for a home.

These two evaluation tasks provides us the confidence that reasonably sized rural residential dwelling is possible on the proposed severance.

The proposed new property line is on a bit of an angle so that the property is 42m wide at the front and 50m wide at the rear. The slightly narrower configuration at the front will allow for reasonable access from the front of the house on the retained parcel to the rear yard. This access would be used for a riding lawn mower and possibly a vehicle.

The subject property is zoned Future Development 2 (FD2) in the Township's Zoning By-law. The By-law states that that properties within the FD2 Zone are "Subject to the Residential Zone Standards Established for the Urban Residential (UR) Zone, provided in Section 6.3 of this By-law." Section 6.3 and Table 6.2 permit single-detached dwellings and the UR Zoning requirements are easily met for both parcels in terms of lot area, frontage and setbacks.

The subject property is within the Urban Centre of Morriston, has an Official Plan designation of Residential and is within the Settlement Area of the Greenbelt Official Plan. Section 10.5.1 of the Official Plan for Urban Centres, states that lot creation is permitted provided that zoning is met. The zoning is easily met for both the severed and retained parcels and this proposal meets the requirements of the Official Plan and Zoning.

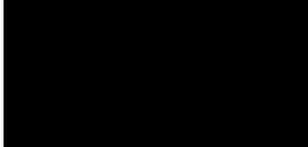
The Provincial Policy Statement, 2024 also encourages development and growth within Settlement Areas as per Section 2.3.1.1.



In summary, the proposed severance is a natural fit given the large lot size. Preliminary investigation and due diligence have shown that safe access and development of the lot is possible with the conceptual grading plan and sight line evaluation. The proposal follows the relevant criteria for a severance within the Residential area of Morriston and it provides a great opportunity for in-fill development, where zoning is met.

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 Eric Van Grootheest via email: [REDACTED]
cc Kevin Hutchinson via email: [REDACTED]



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

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

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

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

35. **Source Water Protection Plan**

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

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

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

YES [] NO [X]

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

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

Please see covering letter for more details.

NOTES:

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

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), Geraldine Hutchinson & Kevin Lorne Hutchinson the Registered Owners/Purchasers of Part of Lot 31, Concession 8, Part 2, 61R-9372 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.

[Redacted signature area]

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 31, Concession 8, Part 2, 61R-9372 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 26 day of Nov 20 25

[Redacted name]

Commissioner of Oaths

(Owner/Purchaser or Applicant)

[Redacted signature]

(Owner/Purchaser or Applicant)

James Michael Laws, a Commissioner, etc., Province of Ontario, for Van Harten Surveying Inc. Printed Commissioner's 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)

Nov 26, 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

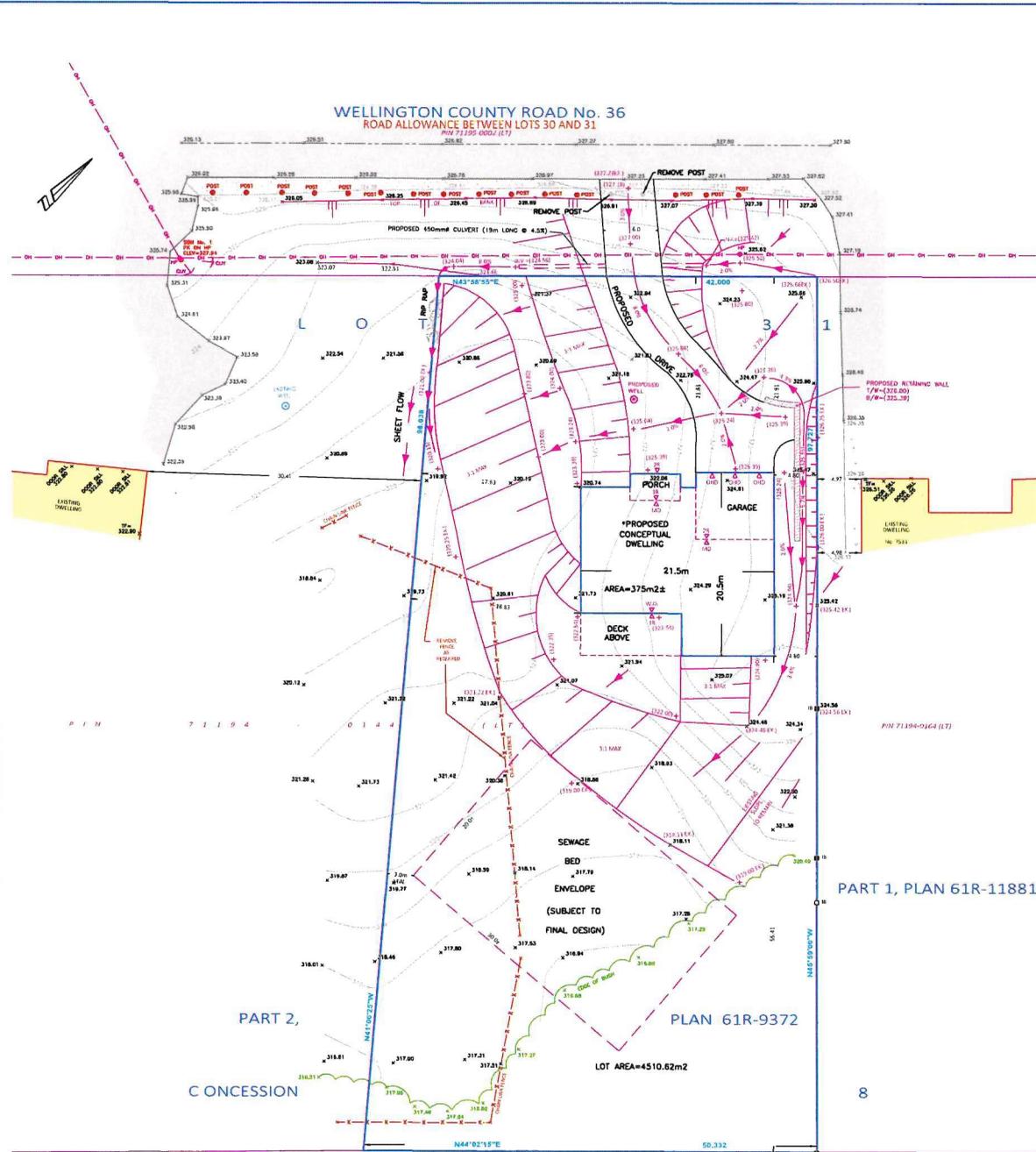
LEGEND:

○	SURVEY MONUMENT SET	□	ASPHALT
●	SURVEY MONUMENT FOUND	■	BUILDING
S18	.025 x .025 x 1.20 STANDARD IRON BAR	■	GRAVEL
I8	.015 x .015 x 0.60 IRON BAR	■	CONCRETE
S318	.025 x .025 x 0.60 SHORT STANDARD IRON BAR	■	PAVESTONE
R18	.015 DIA. x 0.07 ROUND IRON BAR WITH STAMPED WASHER	■	DECK
P8	.025 x .025 x 0.30 PLASTIC BAR		
CC	CUT CROSS		
OJ	ORIGIN UNKNOWN		
WIT	WITNESS		
375	BLACK, SHODDAKER #1, O.L.S.'s		
VI	VIAM HATCH SURVEYING INC., O.L.S.'s		
N.E.S.W.	NORTH, EAST, SOUTH, WEST		
EXISTING ELEVATION	x 206.25		
PROPOSED ELEVATION	x (206.25)		
TOP OF FOUNDATION	T/F=206.33		
FINISHED FLOOR ELEVATION	F/F=206.33		
UTILITY POLE	LP	○	DECIDUOUS TREE
HYDRO POLE	HP	○	CONIFEROUS TREE
HP WITH LIGHT	HP/L	○	BELL PEDESTAL
LIGHT STANDARD	LS	○	TV PEDESTAL
HYDRO METER	HM	○	HANDWELL
CUT WIRE	CUT	○	GAS METER
FIRE HYDRANT	FI	○	MANHOLE
WATER VALVE	WV	○	CATCHBASIN
GATE	G	○	DIRTY
DIRTY	D	○	DIRTY
SIGN	S	○	DIRTY
DIRECTION OF FLOW	DF	○	DIRTY
DITCH/SWALE	DS	○	DIRTY
OVERHEAD HYDRO	OH	○	DIRTY
OVERHEAD BELL	OB	○	DIRTY
UNDERGROUND BELL	UB	○	DIRTY
UNDERGROUND FIBRE	UF	○	DIRTY
GAS LINE	GL	○	DIRTY
WATER LINE	WL	○	DIRTY
SANITARY SEWER	SS	○	DIRTY
STORM SEWER	STS	○	DIRTY
CENTRELINE OF ROAD	CLR	○	DIRTY
FENCELINE	FL	○	DIRTY
TOP OF BANK	TB	○	DIRTY
SILT FENCE	SF	○	DIRTY
TREE PROTECTION FENCE	TPF	○	DIRTY

- BEARING AND COORDINATE NOTE:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, IN THE NAD 83 (CSRS-2010) DATUM.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.99981817.
 - COORDINATES ON THIS PLAN ARE UTM, ZONE 17, IN THE NAD83 (CSRS-2010) DATUM AND BASED ON GNSS OBSERVATIONS FROM A NETWORK OF PERMANENT GNSS REFERENCE STATIONS.

CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



- PROPERTY DESCRIPTION:**
- PH 71194-0144 (LT)
 - PART OF LOT 31, CONCESSION B, BEING PART 2, 61R-9372
 - TOWNSHIP OF PUSLINCH
- ZONING: FUTURE DEVELOPMENT (FD2) SUBJECT TO URBAN RESIDENTIAL (UR) STANDARDS***
- | REQUIRED | PROPOSED* |
|-----------------------------------|------------|
| • MINIMUM LOT AREA = 0.4ha | • (0.45ha) |
| • MINIMUM LOT FRONTAGE = 18m | • (42m) |
| • MINIMUM FRONT YARD = 3m | • (21.81m) |
| • MINIMUM INTERIOR SIDE YARD = 2m | • (4.80m) |
| • MINIMUM REAR YARD = 6m | • (58.41m) |
| • MAXIMUM LOT COVERAGE = 45% | • (8.36%) |
- *CONCEPTUAL DWELLING

- PROPOSED DWELLING:**
- TOP OF FOUNDATION = (325.59)
 - UNDERSIDE OF FOOTING = (322.38)
 - BASEMENT FLOOR = (322.89)
 - FINISHED FLOOR = (325.89)
 - GARAGE CUT = (0.20)
- NOTES:**
- 10'-0" FOUNDATION WALLS, 8" THICK FOOTINGS.
 - FROST FOOTINGS (321.32 MIN.)
 - CONCEPTUAL DWELLING DEPICTED

- GENERAL NOTES:**
- DWELLING IS ILLUSTRATED FOR CONCEPTUAL PURPOSES ONLY. THE DWELLING (AND ITS LOCATION WITHIN THE DEVELOPABLE AREA) IS SUBJECT TO CHANGE.
 - SEWAGE SYSTEM IS NOT YET DESIGNED. ITS SIZE AND LOCATION WITHIN THE DEVELOPABLE AREA IS SUBJECT TO CHANGE.
 - LOCATION OF WELL IS SUBJECT TO CHANGE.
 - SITE PLAN TO BE UPDATED FOR BUILDING PERMIT APPLICATION.

SURVEY INFORMATION:

BENCHMARK REFERENCE ELEVATIONS ARE BASED ON GNSS OBSERVATIONS FROM PERMANENT REFERENCE STATIONS IN THE NAD83 (CSRS-2010) COORDINATE SYSTEM, WITH HEIGHTS CONVERTED TO ORTHOMETRIC ELEVATIONS ON THE CGVD83 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL NVD20, AS SUPPLIED BY NATURAL RESOURCES CANADA.

SITE BENCHMARKS:

- PK NAIL ON HYDRO POLE NEAR WEST CORNER OF SUBJECT PROPERTY HAVING AN ELEVATION OF 327.84 METRES.

TOPOGRAPHIC SURVEY DATE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 11th DAY OF NOVEMBER, 2025.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

CAUTION: - THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- THIS SKETCH IS PROTECTED BY COPYRIGHT. ©

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

SITE PLAN FOR:
PART OF LOT 31, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

DRAWING REVISION SCHEDULE

NO.	REVISION	DATE

PREPARED FOR: ERIC VAN GROOTHEEST
PROJECT No. 34745-25
DRAWING SCALE 1 : 250

THE INTENDED PLOT SIZE OF THIS PLAN IS 782mm IN WIDTH BY 810mm IN HEIGHT. THE ORIGINAL VERSION OF THIS PLAN WAS CREATED IN COLOUR.

Van Harten

Richard #61476	Coach	Ortopole
Ph: 519-742-8271	Ph: 519-821-2763	Ph: 519-940-4110

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DRAWN BY: S.A.P. DESIGNED BY: R.V. CHECKED BY: P.C.
Nov 27, 2025 - 2:42pm
C:\PUSLINCH\Con8\Lot31\CAD\SITE PLOT 31 (Vongrootheest 34745-25) UTM.dwg

Comment Summary B82-25

PW/ Fire/ Bylaw: No comments

Building: No concerns from a building code perspective. The proposed severance demonstrates that a new house and septic can be accommodated on the severed lands. Building permits will be required for the proposed house, septic and retaining wall (if greater 1m high).

Source Water: Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

Conservation Halton: No comments