

January 9, 2026

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: December 23, 2025

FILE NO. B89-25

APPLICANT

Sheryl Wall
4078 Highway 6
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 36 & Pt Road Allowance b/w Lot 36
Concessions 7 & 8

Proposed lot line adjustment is 22m fr x 117m = 0.26 hectares vacant land to be added to abutting rural residential lot – Gaudet/Kemp.

Retained parcel is 3.2 hectares with 189m frontage, existing and proposed rural residential use with existing dwelling.

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

February 18, 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 - Hamilton

MTO 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: Dec 23/25

File No. B89-25

Accepted as Complete on: Dec 23/25

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 Sheryl Lynn Wall

Address 4078 Highway 6, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. _____

Email: _____

(c) Name and Address of Owner's/Purchasers 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

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):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 36, Concession 7 & 8; Part Road Allowance Between Cons 7 & 8; as in
RO717929 – 7463 Leslie Road West (PIN 71193-0050)

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

Local Municipality: Township of Puslinch

Concession 7 & 8 Lot No. Part of Lot 36 & Pt Road Allowance b/w Lot 36, Cons 7 & 8

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Lot No. _____

Civic Address 4078 Highway 6

(b) When was property acquired: July 2017

Registered Instrument No. WC510144

5. Description of Land intended to be SEVERED:

Metric Imperial

Frontage/Width 500 / 571 ± AREA 0.26± ha

Depth 931 ± Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): To be added to adjacent rural residential property (7463 Leslie Road West) for additional side yard for a proposed addition / garage for the dwelling.

Type of access (Check appropriate space)

Existing

Proposed

- | | |
|---|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

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

- Municipally owned and operated piped water system
 Well individual communal
 Lake
 Other (specify): On Lands to be Added to

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

- Municipally owned and operated sanitary sewers
 Septic Tank individual communal
 Pit Privy
 Other (specify): On Lands to be Added to

6. Description of Land intended to be RETAINED:

Metric Imperial

Frontage/Width 189 ± AREA 3.2 ±ha

Depth 241 ± Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change - Rural Residential

Type of access (Check appropriate space)

Existing [X]

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 (specify) _____

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

- Municipally owned and operated piped water system
- Well individual communal
- Lake
- Other (specify): _____

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

- Municipally owned and operated sanitary sewers
- Septic Tank individual 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 [X] 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 [X]

9. 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 application is consistent with the PPS. There are no MDS concerns and the lot line adjustment is deemed not to create a new lot.

25. In addition to the 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 System features and this is not a concern for the application.

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. This proposal follows the guidelines set out in Section 10.3.5 for Prime Agricultural parcels that states that lot line adjustments are permitted for minor boundary adjustments and where no adverse effect on agriculture will occur and where an undersized lot is made useable given the requirement for water and sewer.

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. What is the zoning of the subject lands? **Agricultural; Agricultural (A-99) and Agricultural-Related Commercial (AC)**

28. Does the proposal for the subject lands conform to the existing zoning? YES 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 _____

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

If the answer is YES, please provide a copy of the relevant instrument.
 For mortgages, provide complete name and address of Mortgagee

- **Severed / Retained: Mortgage as in INST WC770112 and WC772357 with Nicholas Gaudet and Peter Kemp**
- **Land to be Added to: Mortgage as in INST WC624412 with the Bank of Nova Scotia**

Questions 30 – 33 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"

30. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy Beef Cattle Swine Poultry Other

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** **None**

	Width	Length	Area	Use
<u>Severed</u>				
	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use

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

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>



December 23, 2025
34907-25

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

**Re: Lot Line Adjustment Severance Application & Sketch
4078 Highway 6; 71193-0113
7463 Leslie Road West; 71193-0050
Part of Lot 36, Concession 7, Part Lot 36, Concession 8 and
Part of Road Allowance Between Concessions 7 & 8
Township of Puslinch**

RECEIVED

DEC 23 2025

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance on the above-mentioned properties. Included with this submission are copies of the Severance Sketch, completed application form, required deeds, PIN Reports and Map, Sourcewater Protection Form, a cheque to the Hamilton Conservation Authority for \$1,233.96, and a cheque to the County of Wellington for \$5,370.00.

Proposal:

The purpose of the lot line adjustment is for a minor boundary adjustment to allow for an increased side yard for a proposed addition / garage, turnaround area and driveway extension for the existing dwelling. The primary objective is to provide privacy from the extremely busy Highway 6. The proposed addition will allow for a greater barrier to the noise and visual of Highway 6.

The subject properties are rural residential parcels along Highway 6, south of Morriston and this proposal will slightly re-configure the parcels to allow for additional yard space for the smaller parcel – with no negative impact on the retained parcel.

The Severed / Retained Parcel is 4078 Highway 6 (PIN 71193-0113) where an existing dwelling will remain.

The Lands to be Added to is 7463 Leslie Road West (PIN 71193-0050) where an existing dwelling will remain and an addition is proposed.

The Severed Parcel is a vacant 22±m wide strip, with a length of 117±m to match the depth of adjacent parcel, for an area of 0.26±ha that will be merged with #7463 Leslie Road West. The extra side yard is required to construct a garage and addition to the south side of the house. The driveway in the rear of the property will be routed through the #7463 and the Severed Parcel to the bays doors on the side entry garage. The owner wishes to increase the amount of privacy space on the non-Highway 6 side of the house.

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

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

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

www.vanharten.com

The Merged Parcel (#4763) will have a combined area of 0.73±ha where the existing dwelling, septic and well will remain along with the proposed addition and driveway extension. We expect the existing septic bed to be added to or have a new one constructed – probably between the addition and Highway 6.

The Retained Parcel (#4078) is a unique parcel with frontage along Highway 6, Leslie Road West and Concession 1, for an area of 3.2±ha where the existing dwelling, well and septic will remain. There is existing access from Highway 6 and Leslie Road West that will continue to provide safe access to the dwelling.

The Severed / Retained parcel at #4087 Highway 6 is zoned Agricultural (A-99) which permits a kennel as existing on March 3, 2021 and a small portion in the corner along Concession 1 is zoned Agricultural-Related Commercial (AC) zone – although there is no related use on this portion of the property. The Retained Parcel meets the general zoning standards for Reduced Lot Regulations of Table 11.3 for a dwelling. The property contains quite a few random trees and scrub land and has not been used for agricultural for a long time. This relatively small parcel would most likely not support a viable agricultural activity.

The Lands to be Added to at #7463 Leslie Road West is zoned Agricultural. The Reduced Lot Regulations of Table 11.3 will be met with this lot line adjustment as the parcel will be expanding. The existing exterior side yard setback for the dwelling would be considered legal non-conforming as that boundary is not being altered with the severance and the dwelling exists.

We have dialogued with the Township Planner's on how to remove the site-specific A-99 zone from the severed parcel. The suggested method, at this time, is to conduct a zoning review to determine if the retained parcel meets the minimum requirements for the general kennel zoning provisions. If it does not, then a signed affidavit will be required to acknowledge that a kennel is no longer permitted on the lands. Then the parcel(s) will be included in a future Township house-keeping amendment to remove the A-99 zone from the Severed Parcel.

The Minimum Distance Separation (MDS) setbacks are not applicable because of MDS Guideline #8 which indicates that MDS1 is not applicable for purposes such as minor boundary adjustments which do not result in the creation of a new lot.

This type of severance follows Section 10.3.5 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Prime Agricultural. This section states that lot line adjustments are permitted for legal or technical reasons such as easements, correction of deeds and **minor boundary adjustments**. A lot line adjustment may also be permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable. The subject properties are not used for agricultural and are used for rural residential purposes.

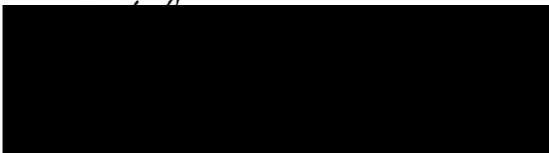


In summary, this proposal allows for a boundary adjustment for additional yard space to expand the existing house and create more privacy from Highway 6. The extra space will allow for a driveway extension from the existing rear entrance off Leslie Road West to south side of the addition where a new garage is proposed.

This boundary adjustment will permit a suitable building addition area with no loss to agricultural land.

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 Nicholas Gaudet
cc Sheryl Wall

33. 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 []

34. 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.

35. 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: **Township Staff**

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

None

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.

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" of the local municipality 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. 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.
6. 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.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S/PURCHASER'S AUTHORIZATION:

34907-25

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

NOTE: If more than one owner 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), Sheryl Lynn Wall the Registered Owners/Purchasers of

Part of Lot 36, Concession 7 & 8; and Part Road Allowance Between Lot 36, Con. 7 and Con. 8
as in ROS247877; 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), Purchaser 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 36, Concession 7 & 8; and Part Road Allowance Between Lot 36, Con. 7 and Con. 8
as in ROS247877; 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

(Owner/Purchaser or Applicant)

Guelph

In the

County/Region of Wellington

This 22 day of Dec 20 25

(Owner/Purchaser or Applicant)

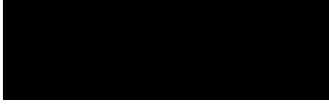
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

Commissioner of Oaths

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)

Dec 22, 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

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: Dec 23/05

File No. 889.25

Accepted as Complete on: Dec 23/05

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 Nicholas Gaudet and Peter Kemp

Address 7463 Leslie Road West, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

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

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. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 7 & 8

Lot No. Part Lot 36 & Pt Road Allowance b/w Cons 7 & 8

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Lot No. _____

Civic Address 7463 Leslie Road West

(b) When was property acquired: Sept 2018

Registered Instrument No. W547999

Jana Poechman

From: Jordan Grigg <jgrigg@centrewellington.ca>
Sent: Tuesday, December 23, 2025 4:17 PM
To: Jana Poechman; Source Water
Subject: Re: B89-25 - Screening Form
Attachments: WHPA_4078_Hwy6.pdf

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

Hi Jana,

Thank you for providing the above referenced 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.

Thanks!
Jordan



a partnership of Wellington County municipalities **Jordan Grigg (she/her)**
Risk Management Inspector | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519-846-9691 x 406 **Toll free:** 1-844-383-9800
E: jgrigg@centrewellington.ca
www.wellingtonwater.ca

Office Located at 205 Queen St. E, 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: Tuesday, December 23, 2025 3:17 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B89-25 - Screening Form

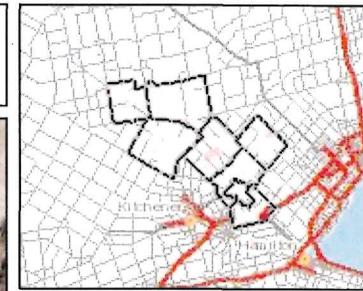
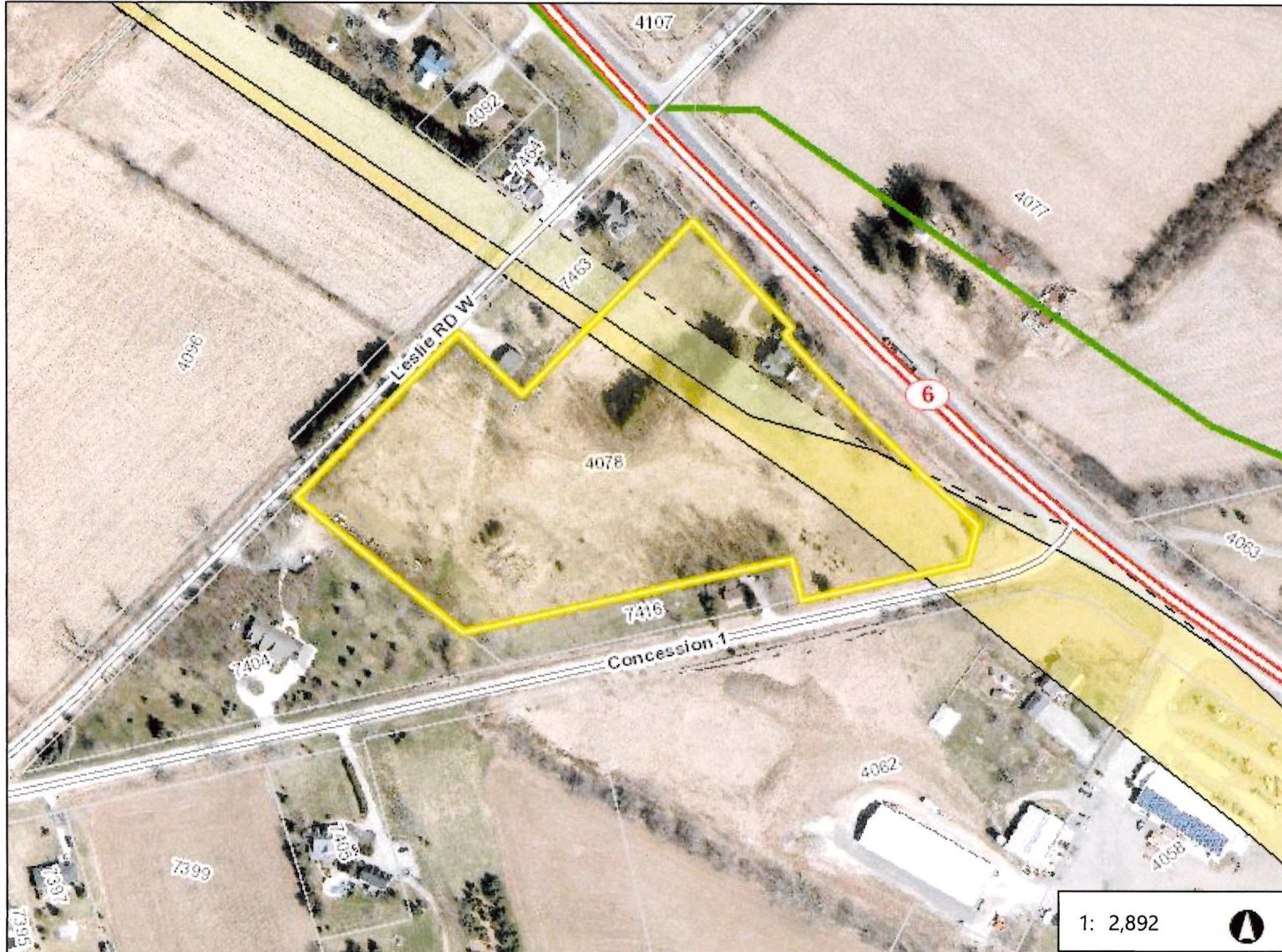
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Good Afternoon.

Please see the attached screening form for your review.

We plan to circulate January 8th if possible.

Thanks.
Jana



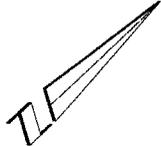
Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Conservation Authority Bound
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- WHPA E**
 - 9
 - 8.1
 - 7.2
 - 6.3
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Well Head Protection Area**
 - A
 - B
 - C

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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Notes



No. 4096 PIN 71194-0181

LOT 35, CONCESSION 7

ROAD ALLOWANCE BETWEEN LOTS 35 & 36 **LESLIE ROAD WEST**

PIN 71194-0124
20.12m WIDE

No. 4092

No. 7464

ZONING: AGRICULTURAL (A)

PART 1,
61R--8084

No. 7404

PIN 71193-0112

LOT

CONCESSION

**LANDS TO BE
ADDED TO
AREA=0.47±ha
PIN 71193-0050**

99±

113±

40±

22±

117±

117±

PART 1,
61R--10277

**LANDS TO BE
SEVERED
AREA=0.26±ha**

PART 3,
61R--10277

ZONING : AGRICULTURAL (A-99)
PRIME AGRICULTURAL

PART 2,
61R--10277

**LANDS TO BE
RETAINED
AREA=3.2±ha**

139±

22±

PART 4,
61R--10277

PART 2,
61R--10277

PART 4,
61R--10277

PART 2,
M--56145

PART 5,
M--47231

PART 4,
M--47231

PART 5,
61R--10277

PROPOSED ADDITION/
3 CAR GARAGE

PROPOSED
TURNAROUND
AREA

THE KING'S HIGHWAY No. 6 (BROCK ROAD)

CONCESSION 8

LOT 36,

CONCESSION 1

GORE CONCESSION

ZONING: AGRICULTURAL
-RELATED COMMERCIAL (AC)

20.12m WIDE

HWY WIDENING BY PLAN 154
ALLOWANCE

PIN 71193-0097

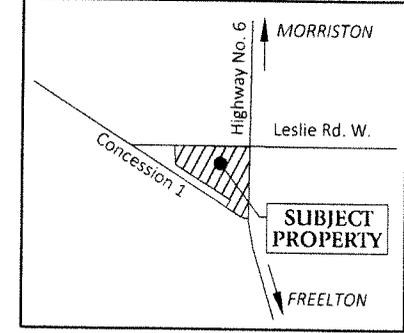
SEVERANCE SKETCH PART OF LOT 36, CONCESSIONS 7 & 8 AND PART OF THE ROAD ALLOWANCE BETWEEN CONCESSIONS 7 & 8 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500



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, AGRICULTURAL (A-99) AND AGRICULTURE-RELATED COMMERCIAL (AC).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL.
4. SUBJECT LANDS HAVE A COUNTY GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON
THE 22nd DAY OF DECEMBER, 2025

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: SJ CHECKED BY: JB PROJECT No. 34907-25

Dec 23, 2025 8:56:29 AM
G:\PUSLINCH\Con7\LOT36\ACAD\SEV\LOT 36 (GAUDET 34907-25) UTM-2010.dwg

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