



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
FEBRUARY 10, 2026 PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &  
IN-PERSON AT THE MUNICIPAL OFFICE –  
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

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

**DATE:** February 10, 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.** January 13, 2026 Planning & Development Advisory Committee Meeting Minutes
  - 6.2.** Council Resolution No. 2025-421 regarding Report COR-2025-421 Procedural By-law Amendment
- 7. Delegations**
  - 7.1. Specific Interest (Items Listed on the Meeting Agenda)**
    - 7.1.1. None
  - 7.2. General Interest (Items Not Listed on the Meeting Agenda)**
    - 7.2.1. None



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

**8.1. None**

**9. Reports**

**9.1. Land Division (Consents)**

**9.1.1. B87-25 – Sched, Margaret– Part Lot 11, Concession Gore, Township of Puslinch**

Proposed severance is 60m fr x 205m = 1.2 hectares, vacant land for proposed rural residential use.

Retained parcel is 60m fr x 209m = 1.3 hectares, vacant land for proposed rural residential use.

**RECOMMENDATION**

*That Report PDAC-2026-002 entitled Consent Application B87-25 be received for information; and*

*Whereas the Township has reviewed the proposal to create one new residential lot along Sideroad 10 South in the Township of Puslinch 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 the proposed severance of the subject property (PIN 71205-0058) into two rural residential parcels, each having approximately 60 metres of frontage on Sideroad 10 South and an approximate depth of 207 metres, resulting in a severed parcel of approximately 1.2 hectares and a retained parcel of approximately 1.3 hectares; and*

*Whereas both the severed and retained parcels are intended to accommodate a future single detached dwelling and private septic system contained wholly on the lot;*

*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 (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*



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2. *That the Owner obtain zoning compliance for both the severed and retained parcels to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
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/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
4. *That the Owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review and implementation of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring all requirements and recommendations within the EIS are addressed to the satisfaction of the Township; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
5. *That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location, driveway, well and septic system on each parcel, including building envelopes with sufficient MDS separations, setbacks from property lines, environmental features and topographic constraints; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*

**9.1.2 B87-25 – Wall, Sheryl– 4078 Highway 6, Township of Puslinch**

Proposed lot line adjustment is 22m ft 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.

**RECOMMENDATION**

*That Report PDAC-2026-003 entitled Consent Application – Lot Line Adjustment (4078 Highway 6 / 7463 Leslie Road West) be received; and*

*Whereas the Township has reviewed the proposal to adjust the boundary between 4078 Highway 6 and 7463 Leslie Road West within the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and*

*Whereas the request for consent proposes a minor lot line adjustment to transfer approximately 0.26 hectares of land from 4078 Highway 6 to 7463 Leslie Road West, resulting in a merged parcel of approximately 0.73 hectares for 7463 Leslie Road West and a retained parcel of approximately 3.2 hectares at 4078 Highway 6; and*



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*Whereas the lands at 7463 Leslie Road West contain an existing dwelling, septic system and well, and the additional lands are required to facilitate a garage addition, driveway realignment and to provide an increased side yard setback;*

*Whereas the proposed boundary adjustment will not result in any loss of agricultural lands;*

*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 (including but not limited to taxes paid in full and Consent Review and Condition Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
- 2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to item 2.1 to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
  - 2.1 That the Owner submit a Zoning By-law Amendment Application to remove the (A-sp99) zone from the retained parcel to resolve the split zoning and bring the parcel into zoning compliance*
- 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 Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch illustrating the proposed building addition, driveway, well and septic locations, and lot line setback compliance for the merged parcel at 7463 Leslie Road West*

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

### **9.2.1 None**

## **9.3. Staff Reports**

### **9.3.1. None**



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**10. Correspondence**

**10.1.** None

**11. New Business**

**12. Adjournment ≠**



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JANUARY 13, 2026  
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING  
IN-PERSON AND VIRTUAL MEETING BY ELECTRONIC PARTICIPATION  
7404 WELLINGTON RD. 34

**MINUTES**

**DATE:** January 13, 2026

**MEETING:** 8:20 PM

The January 13, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 8:20 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  
Kim McCarthy

**ABSENT:**

Paul Sadhra

**STAFF IN ATTENDANCE:**

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

**3. MOMENT OF REFLECTION**

**4. CONFIRMATION OF THE AGENDA**

**Resolution No. 2026-001:**

Moved by Committee Member Kim McCarthy and  
Seconded by Committee Member Kiro Attia

**That the Committee approves the January 13, 2026, PDAC Agenda as circulated;**



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**CARRIED**

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

**6. CONSENT AGENDA**

**6.1 Approval of the Minutes November 12, 2025**

**Resolution No. 2026-002:**

Moved by Committee Member Kim McCarthy and  
Seconded by Committee Member Kiro Attia

**That the Planning and Development Advisory Committee approves the Minutes from the meeting held November 12, 2025.**

**CARRIED**

**7. DELEGATIONS**

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

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..



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**Resolution No. 2026-003:**

Moved by Committee Member Kiro Attia and  
Seconded by Committee Member Kim McCarthy

**That the Committee supports Severance Application B82-25 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, 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.

**CARRIED**

**9.2 ZONING BY-LAW AMENDMENT APPLICATIONS**



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None

**9.3. STAFF REPORTS**

None

**10. CORRESPONDENCE**

None

**11. NEW BUSINESS**

None

**12. ADJOURNMENT**

**Resolution No. 2026-04:**

Moved by Committee Member Chris Pickard  
Seconded by Committee Member Kim McCarthy

**That the Planning and Development Advisory Committee hereby adjourned at 8:27 p.m.**

**CARRIED.**



Committee Secretary,  
Recreation & Community  
Wellness Advisory  
Committee  
VIA EMAIL:  
[shuether@puslinch.ca](mailto:shuether@puslinch.ca)

Committee Secretary,  
Heritage Advisory Committee  
VIA EMAIL:  
[lemery@puslinch.ca](mailto:lemery@puslinch.ca)

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
[www.puslinch.ca](http://www.puslinch.ca)

January 28, 2026

Committee Secretary,  
Planning & Development  
Advisory Committee  
VIA EMAIL:  
[mfarncombe@puslinch.ca](mailto:mfarncombe@puslinch.ca)

RE: 9.4.3 Report COR-2025-421 Procedural By-law Amendment

Please be advised that Township of Puslinch Council, at its meeting held on December 17, 2025 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2025-421: Moved by Councillor Hurst and  
Seconded by Councillor Sepulis

That Council receives report COR-2025-067 regarding the proposed Procedural By-law Amendment; and,

That Council gives three readings to By-law 2025-089 being a By-law to amend the Township's Procedural By-law 2022-046, as amended.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,  
Justine Brotherston  
Municipal Clerk



## **REPORT PDAC-2026-002**



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

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

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

MEETING DATE: February 10, 2026

SUBJECT: County Consent Application File: B87-25  
Sideroad 10 South, Part of Lot 11, Concession Gore, Township of Puslinch

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### **RECOMMENDATION**

That Report PDAC-2026-002 entitled Consent Application B87-25 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential lot along Sideroad 10 South in the Township of Puslinch 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 the proposed severance of the subject property (PIN 71205-0058) into two rural residential parcels, each having approximately 60 metres of frontage on Sideroad 10 South and an approximate depth of 207 metres, resulting in a severed parcel of approximately 1.2 hectares and a retained parcel of approximately 1.3 hectares; and

Whereas both the severed and retained parcels are intended to accommodate a future single detached dwelling and private septic system contained wholly on the lot;

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 (including but not limited to taxes paid in full and Consent Review and Safe Access Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the severed and retained parcels to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
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/Owner. This condition will not be cleared until any and all fees have been paid to the Township of Puslinch, upon receipt of any and all fees being paid; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
4. That the Owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review and implementation of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring all requirements and recommendations within the EIS are addressed to the satisfaction of the Township; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
5. That the Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch identifying the proposed dwelling location, driveway, well and septic system on each parcel, including building envelopes with sufficient MDS separations, setbacks from property lines, environmental features and topographic constraints; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.

## **Background**

The subject lands are located on Sideroad 10 South, being Part of Lot 11, Concession Gore, Township of Puslinch, and identified as PIN 71205-0058. The subject lands feature an existing area of approximately 2.5 hectares and are vacant and consist primarily of reforested woodland and natural vegetation.

The applicant proposes to sever the property into two rural residential lots, each having approximately 60 metres of frontage and a depth of approximately 207 metres, creating parcels of approximately 1.2 ha (severed) and 1.3 ha (retained). Both parcels are proposed to accommodate one single detached dwelling with private septic systems.

The property is designated Secondary Agricultural and Greenlands in the County of Wellington Official Plan and is zoned Agricultural (A) with Environmental Protection Overlay along the north-western portion of the property under the Township of Puslinch Comprehensive Zoning By-law No. 023-18, as amended (Township Zoning By-law). A very small portion of the property is zoned Natural Environment near the rear along the southern property line. No dwelling is proposed in this area.

A Severance Sketch, Conceptual Site Plan, Topographic Survey and Environmental Impact Study (EIS) prepared by LEA Consulting Ltd. were submitted in support of the application.

A single detached dwelling is a permitted use within the Agricultural (A) Zone. The submitted severance sketch prepared by Van Harten Land Surveyors (dated December 19, 2025) confirms that both the severed and retained parcels contain sufficient area to accommodate a detached dwelling and an associated septic system.

The severance sketch, together with the cover letter prepared by Van Harten, also demonstrates compliance with the Minimum Distance Separation (MDS I) formulae in accordance with Guideline 41.4, which states:

*41. Where an MDS I setback is required for the creation of a lot, in accordance with Implementation Guideline #8 or #9, measurement of the MDS I setback should be undertaken as follows:*

- 4. For proposed lots without an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.*

In accordance with this guideline, the severance sketch identifies a 0.57 ha building envelope on the severed parcel. This envelope provides adequate separation from the presumed horse barns located at 6783 Concession 1, thereby satisfying the applicable MDS I setback requirements.

The Environmental Impact Study (EIS) prepared by LEA Consulting Ltd. (December 2025) confirms that the subject lands do not contain any of the following natural heritage features:

- A fish, wildlife, or plant habitat;
- An Area of Natural and Scientific Interest;
- A stream or valley land;

- A significant woodland;
- An Environmentally Sensitive Area;
- A pond, lake, or reservoir;

The subject lands fall within the regulatory boundary of the Grand River Conservation Authority (GRCA), the GRCA was circulated the application and has provided no objections.

The Environmental Protection Overlay (EP Overlay) permits development within its boundary provided the applicable special provisions in Table 13.1 of the Township Zoning By-law are satisfied prior to the issuance of any planning approvals. As the EIS submitted as part of the application confirms that none of the above-noted natural heritage features are present on the subject lands and standard mitigation measures will ensure no significant ecological impacts, the EP Overlay does not preclude development.

**Subject Property Key Map**

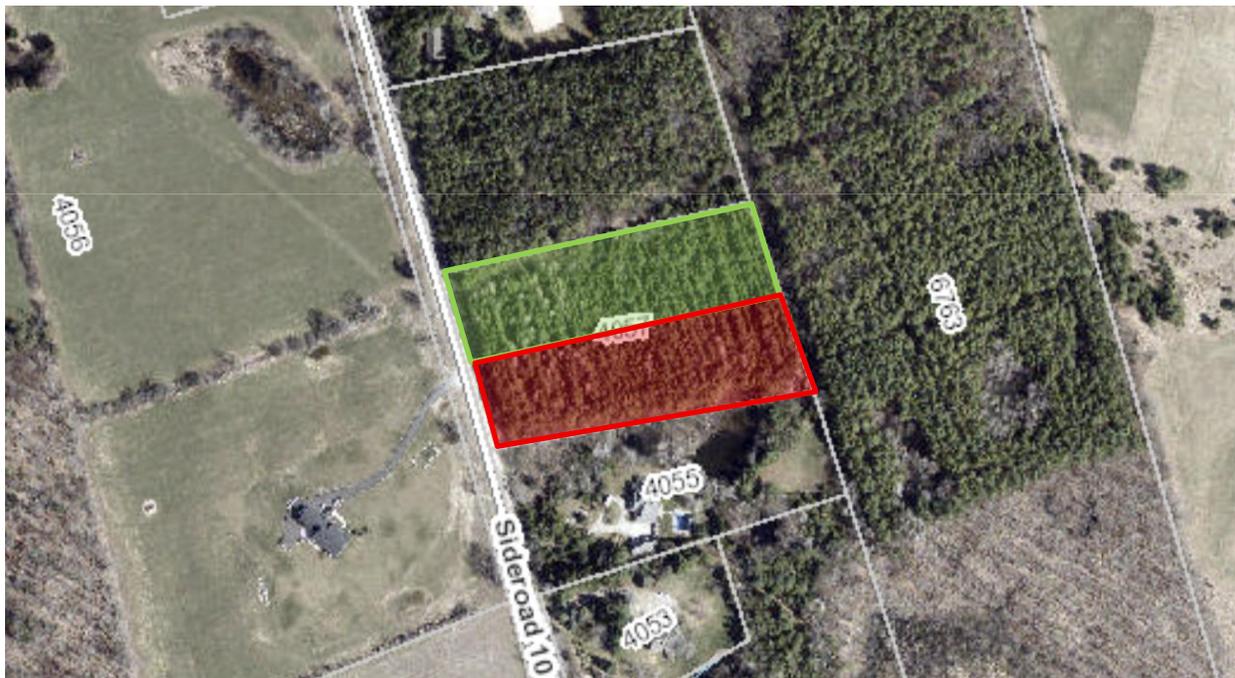


**Summary of Agency/Staff/Public Comments:**

1. Township Planning comments:

Regulation & By-law Section	Required	Proposed (retained parcel)	Proposed (severed parcel)
Minimum Lot Area	0.4 ha	1.3 ha	1.2 ha

Regulation & By-law Section	Required	Proposed (retained parcel)	Proposed (severed parcel)
Minimum Lot Frontage	25 m	60 m	60 m
Zoning Compliance – Permitted Uses	Permitted – Single detached dwelling	Proposed – Single detached dwelling	Proposed – Single detached dwelling
Minimum Distance Separation (MDS I)	Presumed approximately 350 m	> 350 m to proposed building area	360 m to proposed 0.57 building area



2. Conservation Authority: No concerns.
3. County of Wellington Preliminary Planning comments: No concerns.
4. Safe Access: No concerns.
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: No comments were received at the publication of this report.

## 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](https://puslinch.ca/government/by-laws/Zoning)  
Wellington Official Plan - [Wellington.ca/planning-development/official-plan-land-use](https://wellington.ca/planning-development/official-plan-land-use)  
Interactive Mapping - [Wellington.ca/business-development/maps-guides](https://wellington.ca/business-development/maps-guides)  
- [Grandriver.ca/planning-development/map-your-property](https://grandriver.ca/planning-development/map-your-property)

## 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" Staff/Public/Agency Comments

## Report prepared by:

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

## Report reviewed by:

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**Justine Brotherson**  
Director of Corporate Services/  
Municipal Clerk

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 22, 2025*

### FILE NO. B87-25

**APPLICANT**

Margarete Sched

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 11  
Concession Gore

Proposed severance is 60m fr x 205m = 1.2 hectares, vacant land for proposed rural residential use.

Retained parcel is 60m fr x 209m = 1.3 hectares, vacant land for proposed rural residential use.

**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](mailto:landdivisioninfo@wellington.ca)

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

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

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

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

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

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

### RECIPIENTS:

Local Municipality – Puslinch                      County Planning                      Conservation Authority - GRCA

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: Dec 22/25

File No. 387-25

Accepted as Complete on: Dec 22/25

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

2. (a) Name of Registered Owner(s) or Purchaser Margarete Sched & (Siegfried Sched – deceased – death certificate attached)

Address N/A – use email to contact

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 [ ]

To create a new lot for rural residential purposes

OR

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

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

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

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession Gore

Lot No. 11

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-9247

Part No. 2

Civic Address Sideroad 10 South (PIN 71205-0058)

(b) When was property acquired: May 2005

Registered Instrument No. WC100752

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 60 ±

AREA

1.2 ha ±

Depth 205 ±

Existing Use(s)

Vacant

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – single-detached dwelling

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other

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

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other \_\_\_\_\_

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): Individual

Pit Privy

Other (Specify): \_\_\_\_\_

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

Frontage/Width	<b><u>60 ±</u></b>	AREA	<b><u>1.3 ha ±</u></b>
Depth	<b><u>205 ±</u></b>	Existing Use(s)	<b><u>Vacant</u></b>

Existing Buildings or structures: **None**

Proposed Uses (s): **Rural Residential – single-detached dwelling**

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

---

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

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

---

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

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

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

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

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [ ] 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.**

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22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [ ] NO [X] UNKNOWN [ ]

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

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

**This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.**

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

**There are areas of Natural Heritage System features located on and adjacent to the property, however they are over 30m to the severance and any potential building development – please see the EIS enclosed.**

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 Secondary Agricultural and Greenlands in the Official Plan, Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.**

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. Is the subject land a proposed surplus farm dwelling?\* YES [ ] NO [X]

\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? **Agricultural and Environmental Protection Overlay**

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO [ ]

If NO, a) has an application been made for re-zoning?  
YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?  
YES [ ] NO [ ] File Number \_\_\_\_\_

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

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

N/A

**Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"**

31. **Type of Farm Operation** conducted on these subject lands: **None**  
Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]  
\_\_\_\_\_

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

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Retained Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

December 19, 2025

34042-24

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  
Sideroad 10 South  
Part of Lot 11, Concession GORE  
Part 2, 61R-9247  
PIN 71205-0058  
Township of Puslinch**

**RECEIVED**

DEC 22 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 deeds and documents, Conceptual Site Plan, Environmental Impact Study (EIS) prepared by LEA Consulting Ltd., a cheque to the GRCA for \$465.00 and a cheque to the Wellington County \$5,370.00.

**Proposal:**

The proposal is to split the vacant subject property (PIN 71205-0058) along Sideroad 10 South essentially in half to create a new parcel for rural residential purposes. The parcels have been evaluated for safe sightlines and new access is possible on both the severed and retained parcels. The proposal is logical given the parcel size and has been configured to meet the relevant criteria.

The Severed Parcel will have a frontage of 60±m, depth of 207±m, for an area of 1.2±ha where a dwelling is proposed. Similarly, the Retained Parcel will have a frontage of 60±m, depth of 207±m, for an area of 1.3±ha where a dwelling is proposed.

We respect that the preference is for a parcel that meets the 0.40 ha minimum lot size and that it is large enough to accommodate the intended residential use as discussed in Section 10.4.4 a) of the County Official Plan. We considered several options and came to the conclusion that splitting the parcel in half is the most practical and appropriate fit for this application.

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

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

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

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

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Splitting the property in the middle along the road is required to allow for a safe entrance for both the severed and retained parcels. This implies that the frontage of each parcel will be about 60m – a frontage that is common for many rural residential parcels.

There are currently 4 other parcels in this area that all extend 210m to the ½ lot line and it made sense to make these parcels consistent with the majority of others in the area. Figure 1 shows the subject severed and retained as red and blue.

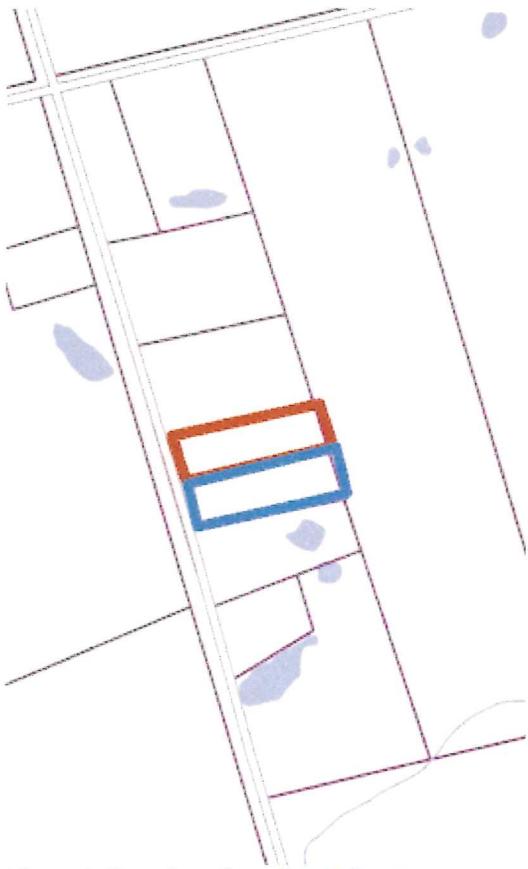


Figure 1: Parcel configuration in the area

Both parcels are full of reforested trees (see Figure 2) so there is no agricultural land coming out of production. The other implication of the trees is that the lots are best suited for residential use and appealing for future owners that will enjoy the privacy and beauty of the bush. The existing County tree cutting by-law only allows for tree cutting for a dwelling and septic and we expect a future owner to only want to keep as many trees as possible. The possibility of using either parcel for a non-residential use is extremely slim.



Figure 2: Severed and Retained in the bush

Another option would have been to have one parcel at 60m wide and 95m deep for 0.57 ha (shown as blue on Figure 3), leaving the other parcel as flag-shaped and 1.9 ha (shown as red on Figure 3). However, we don't think that this configuration would prevent a non-residential use any differently than what is proposed.

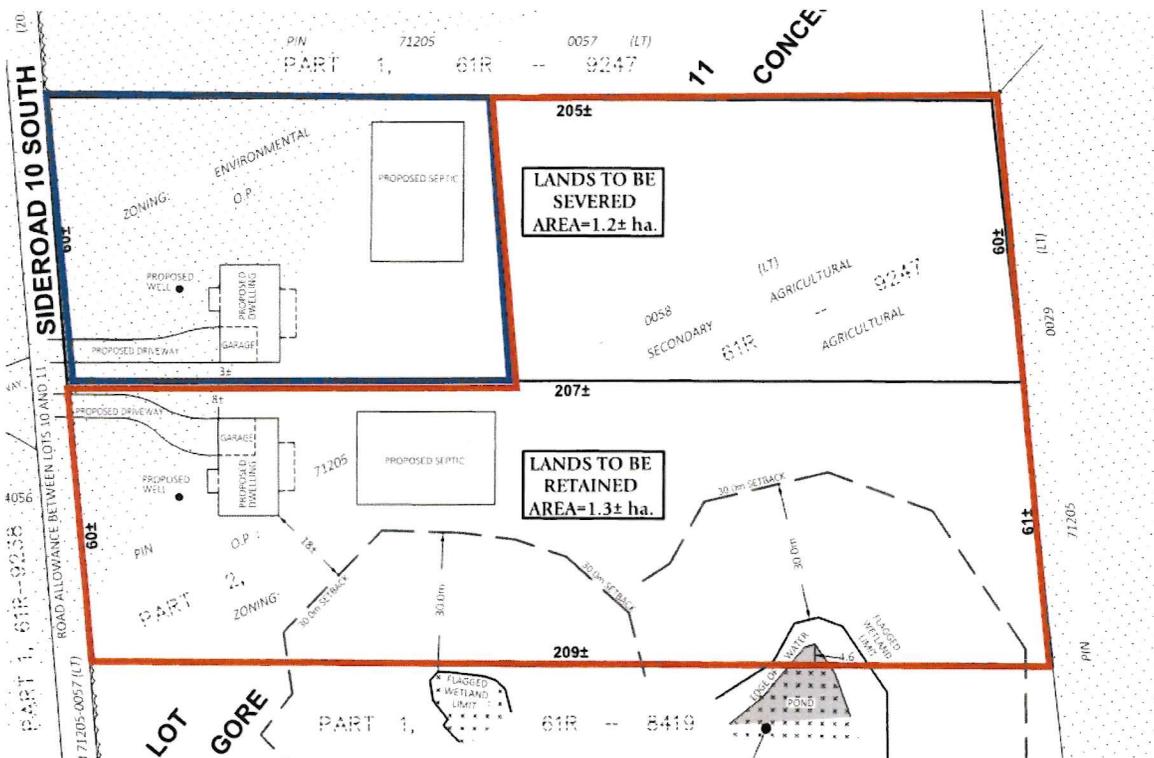


Figure 3: Alternate Configuration; Not Preferred

**Environmental:**

The subject property consists of trees and bush and contains and is adjacent to environmental features. Therefore, this severance required a more extensive evaluation at the preliminary stage than a typical rural residential parcel. An Environmental Impact Study (EIS) has been prepared by Lea Consulting Ltd. in support of the severance and proposed development of single dwellings on the parcels. The EIS concludes that provided the mitigation efforts are adhered to, that the proposed severance and development is not anticipated to result in significant adverse effects on the natural heritage features or ecological function.

This evaluation also included a topographic survey along with a Conceptual Site Plan prepared by Van Harten to ensure that a reasonable house and septic could be accommodated on this parcel, in respect to the required buffer areas.

**Minimum Distance Separation (MDS 1) Review:**

There is one property in question with what appears to be horse barns at #6783 Concession 1. We have recently mailed a letter to the property owner requesting that they complete the MDS form but have not heard back at this time. In the interim, we have completed a preliminary MDS1 Calculations based on the presumption of Horses and based on the size of the existing barns using arial imagery (areas of approximately 488m<sup>2</sup> and 348m<sup>2</sup>).

Using Type B Calculation, based on medium size horses and the approximate barn sizes of, the required MDS1 distance to the severance is 350m, whereas the actual distance to the property line is approximately 285±m. However, the MDS requirement is met with the application of MDS Guideline 41.4 which states that:

*For proposed lots without an existing dwelling that are >1 ha, MDS 1 setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.*

In this case, we determined that the approximate distance from the barn to a 0.57ha building envelope on the severed parcel is 360m whereas the minimum Type B requirement is 350m.

In summary, MDS 1 requirements are met under MDS guideline 41.4.

**Policy Review:**

The subject property is zoned Agricultural and Environmental Protection Overlay. The zoning requirements are met for the Severed and Retained Parcels in terms of Lot Frontage and Lot Area when reviewing the Reduced Lot Regulations and the conceptual dwellings have been set to meet the additional Setback regulations.

The subject property is within the Secondary Agricultural and Greenlands designation of the County of Wellington Official Plan. The Severed Parcel is well over 50m from the Core Greenlands designation / Wetland on the adjacent parcel at #4057 Sideroad 10 South, and the proposed dwelling on the Retained Parcel has been configured to provide a 30m buffer from the features, in addition to the proposed house being another 18+m from this feature. The enclosed EIS has been prepared and notes that there the proposed severance and development will not have negative impacts to the small pocket of natural features on the adjacent parcel to the south.

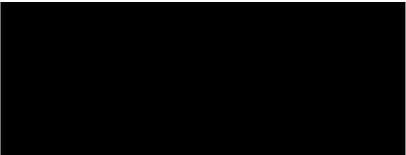
The parcel has a designation of Secondary Agricultural and Greenlands in the County of Wellington Official Plan which allows for a severance, provided that the criteria listed in Section 10.4.4 are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain – The enclosed EIS has been prepared for the proposed severance and development of the land.
- Zoning requirements are met for the Parcels.
- MDS requirements are met.

In summary, this severance is practical and follows the relevant criteria for a severance. This proposal provides a great opportunity for the minor development of the parcels, and the EIS has determined that the severance and development can be supported.

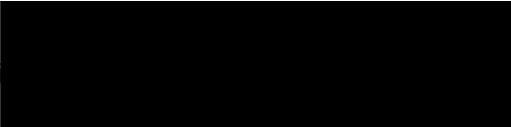
Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.



**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Margarete Sched via email:  
cc Caroline MacIntosh via email:



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

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

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

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

35. **Source Water Protection Plan**

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

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 [X] NO [ ]

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

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

**Please see covering letter for more details.**

**NOTES:**

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

**OWNER'S/PURCHASER'S AUTHORIZATION:**

**34042-24**

*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), Margarete Sched the Registered Owners/Purchasers of Part of Lot 11, Concession Gore, Part 2, 61R-9247 Of the Township of Puslinch in the County/Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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

X

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

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/Region of Wellington Solemnly declare that all

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

Part of Lot 11, Concession Gore, Part 2, 61R-9247 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 19 day of Dec 20 25

Commissioner of Oaths

(Owner/Purchaser or Applicant)

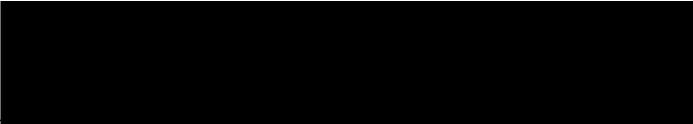
(Owner/Purchaser or Applicant)

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Printed Name: \_\_\_\_\_  
Expires: May 31, 2027

alln

**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.

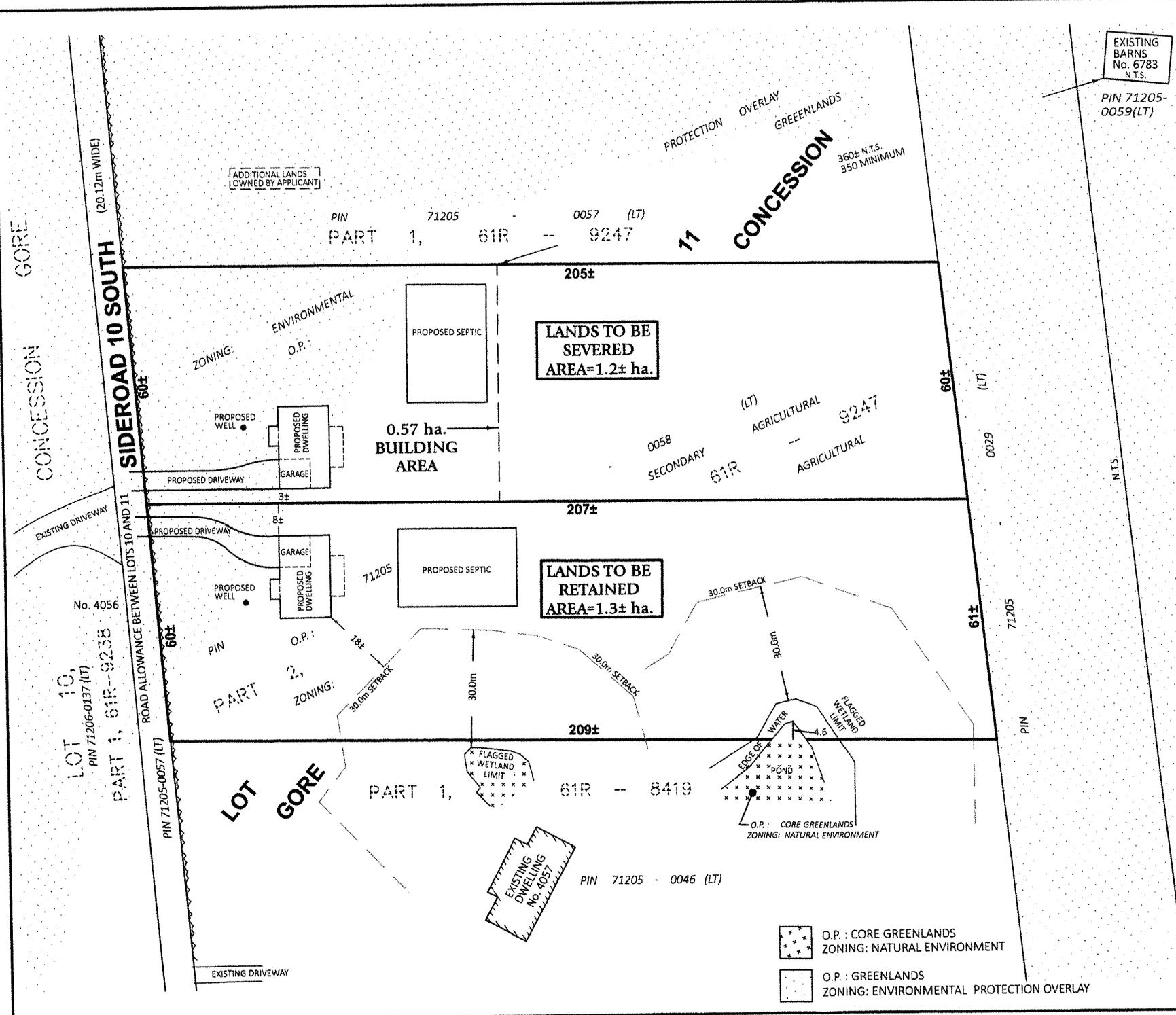
  
Signature of Owner/Purchaser/Applicant/Agent(s)

DEC 19, 2025  
Date

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

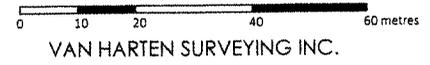
**Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9**

Phone (519) 837-2600 Ext. 2170

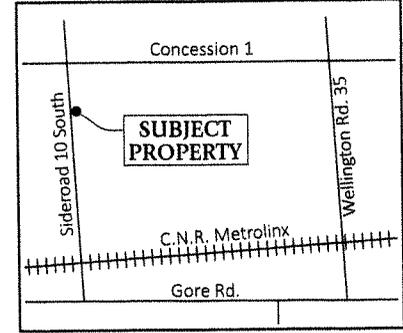


EXISTING BARN No. 6783 N.T.S.  
PIN 71205-0059(LT)

**SEVERANCE SKETCH**  
PART OF LOT 11  
GORE CONCESSION  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON  
SCALE 1 : 1000



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, ENVIRONMENTAL PROTECTION OVERLAY & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLAND & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. N.T.S. DENOTES NOT TO SCALE.

**SURVEYOR'S CERTIFICATE:**

THIS SKETCH WAS PREPARED ON THE 19th DAY OF DECEMBER, 2025.

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: SJ	CHECKED BY: JB	PROJECT No. 34042-24

Dec 19, 2025-11:41:48 AM  
G:\PUSLINCH\ConGore\ACAD\SEV LOT 11 (34042-24 SCHED) UTM-2010.dwg  
© 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT

Done



## **REPORT PDAC-2026-003**



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

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

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

MEETING DATE: February 10, 2026

SUBJECT: Consent Application File: B82-25  
4078 Highway 6 / 7463 Leslie Road West, Township of Puslinch (Morriston)

---

### **RECOMMENDATION**

That Report PDAC-2026-003 entitled Consent Application – Lot Line Adjustment (4078 Highway 6 / 7463 Leslie Road West) be received; and

Whereas the Township has reviewed the proposal to adjust the boundary between 4078 Highway 6 and 7463 Leslie Road West within the Township of Puslinch for the purpose of providing its comments to the approval authority, the County of Wellington Land Division Committee; and

Whereas the request for consent proposes a minor lot line adjustment to transfer approximately 0.26 hectares of land from 4078 Highway 6 to 7463 Leslie Road West, resulting in a merged parcel of approximately 0.73 hectares for 7463 Leslie Road West and a retained parcel of approximately 3.2 hectares at 4078 Highway 6; and

Whereas the lands at 7463 Leslie Road West contain an existing dwelling, septic system and well, and the additional lands are required to facilitate a garage addition, driveway realignment and to provide an increased side yard setback;

Whereas the proposed boundary adjustment will not result in any loss of agricultural lands;

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 (including but not limited to taxes paid in full and Consent Review and Condition Clearance Fees), which the Township may deem necessary at the time of issuance of the Certificate of Consent; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
2. That the Owner obtain zoning compliance for both the merged and retained parcels including but not limited to item 2.1 to the satisfaction of the Township of Puslinch; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.
  - 2.1 That the Owner submit a Zoning By-law Amendment Application to remove the (A-sp99) zone from the retained parcel to resolve the split zoning and bring the parcel into zoning compliance
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 Owner submit a pre-development site plan to the satisfaction of the Township of Puslinch illustrating the proposed building addition, driveway, well and septic locations, and lot line setback compliance for the merged parcel at 7463 Leslie Road West

## **Background**

The subject lands consist of 4078 Highway 6 and 7463 Leslie Road West, legally described as Part of Lot 36, Concession 7; Part of Lot 36, Concession 8; and Part of the Road Allowance between Concessions 7 and 8, in the Township of Puslinch.

Under the Township of Puslinch Comprehensive Zoning By-law 023-18, as amended, (Township Zoning By-law) 7463 Leslie Road West is zoned Agricultural (A), while 4078 Highway 6 is zoned Agricultural (A-sp99). The site-specific provision (sp99) permits the operation of a kennel as it existed on March 3, 2021.

The application proposes a lot line adjustment to convey a strip of land (approximately 22 metres wide by 117 metres deep, equating to 0.26 ha) from 4078 Highway 6 to 7463

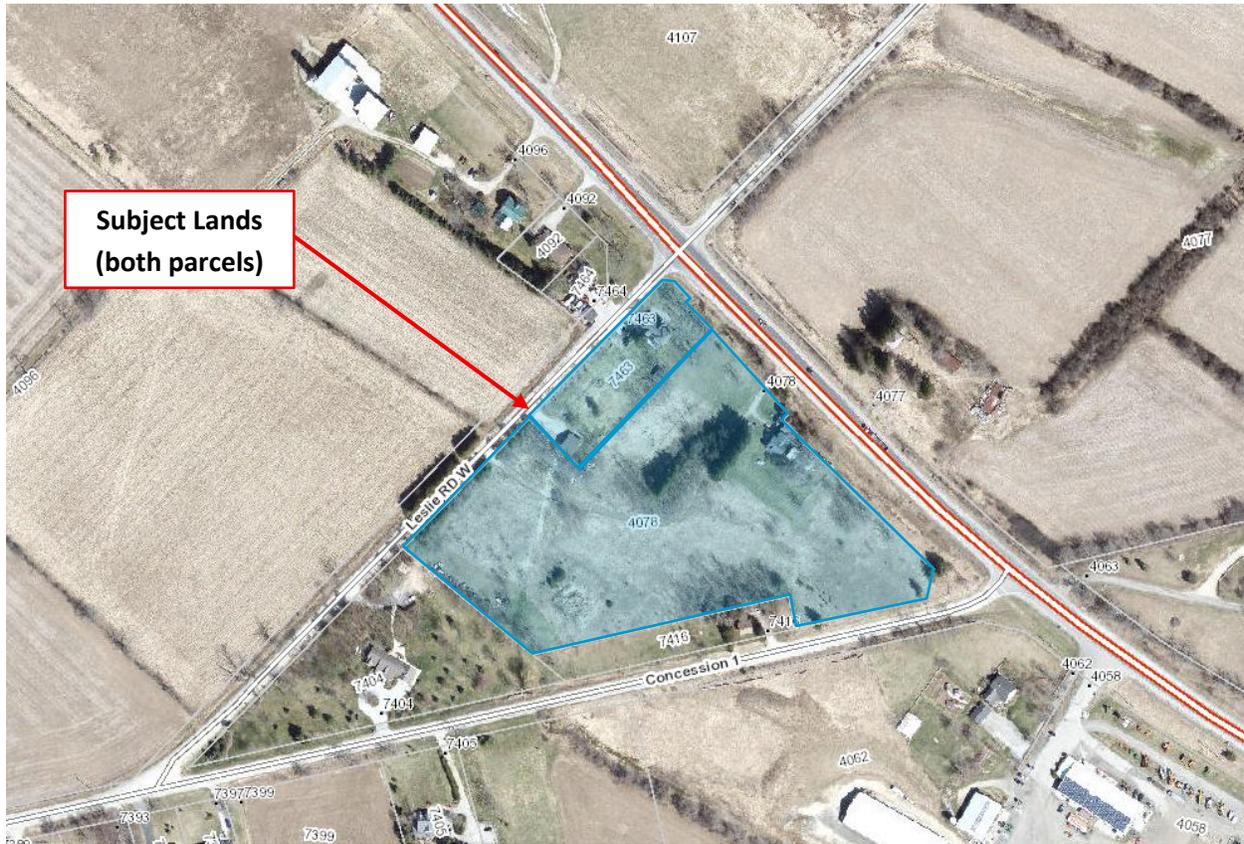
Leslie Road West. This would result in a merged parcel of approximately 0.73 hectares for 7463 Leslie Road West and a retained parcel of approximately 3.2 hectares for 4078 Highway 6. No new lots are being created as part of the application.

The purpose of the adjustment is to allow for a garage addition, driveway extension and increased side yard setback for the dwelling at 7463 Leslie Road West, thereby enhancing privacy, increasing usable amenity space, and improving the overall functionality of the driveway.

The portion to be severed and merged with 7463 Leslie Road West will retain the existing site-specific zoning provision (A-sp99), resulting in a split-zoned parcel following the merging. This split zoning would permit kennels on a portion of the merged lands. It is noted that any kennels would need to comply with the general kennel provisions established within Section 4.13 of the Township Zoning By-law. Section 14.3(b)(i) establishes that the minimum required lot area for a kennel shall be 3 hectares. The merged lands would not retain sufficient area for a kennel to be permitted per the Township Zoning By-law. It has been discussed with the applicant, and a Zoning By-law Amendment will be required to remove the (A-sp99) zone from the retained parcel to resolve the split zoning and bring the parcel into zoning compliance.

In accordance with Minimum Distance Separation (MDS) Guideline #8, MDS I setbacks are not required for boundary adjustment which do not result in the creation of a new lot.

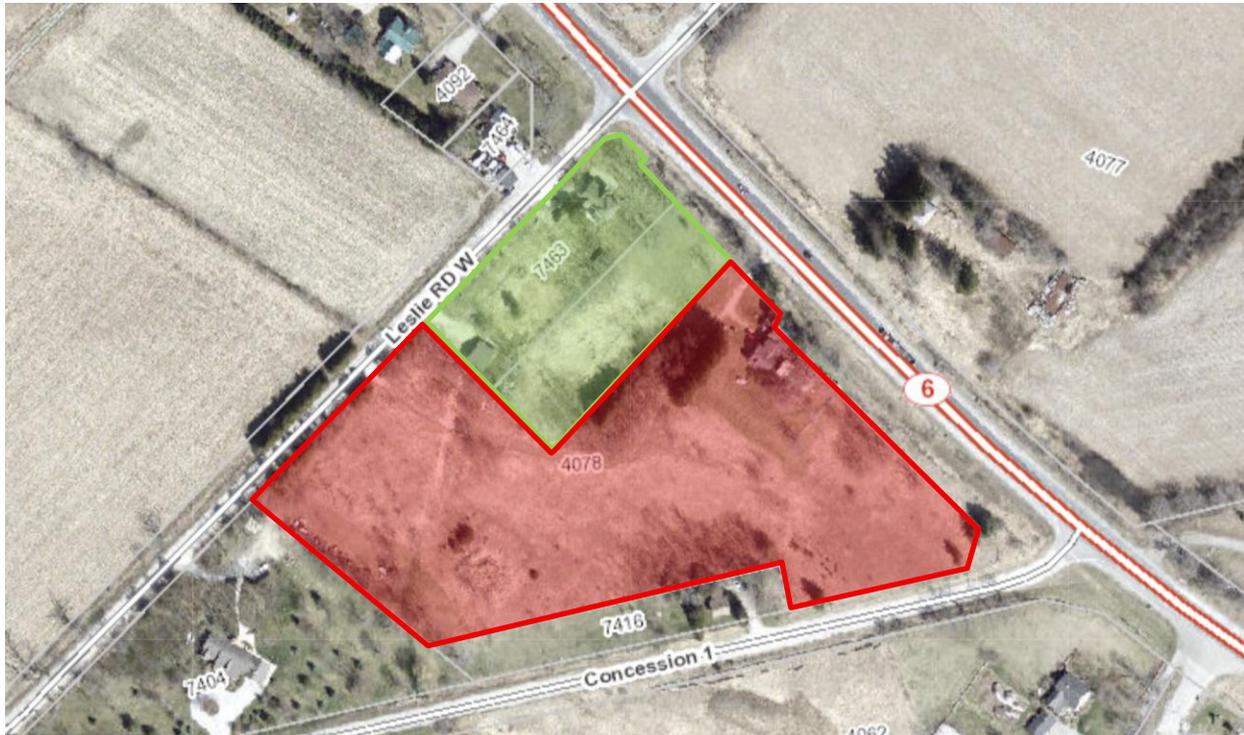
**Subject Property Key Map**



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

1. Township Planning comments:

Regulation & By-law Section	Required ]	Proposed (retained parcel)	Proposed (merged parcel)
<b>Minimum Lot Area</b>	0.4 ha	3.2 ha	0.73 ha
<b>Minimum Lot Frontage</b>	18 m	>18 m	>18 m
<b>Minimum Distance Separation (MDS I)</b>	N/A	N/A	N/A
<b>Zoning Compliance – Permitted Uses</b>	Permitted – Single detached dwelling	No Change	Driveway extension and garage are proposed with existing dwelling
<b>Kennel – Minimum Required Lot Area</b>	3 ha	3.2 ha	0.73 ha



2. Conservation Authority: No concerns.
3. County of Wellington Preliminary Planning comments: No concerns.
4. Safe Access: No concerns.
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: No comments were received at the publication of this report.

## 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](https://puslinch.ca/government/by-laws/Zoning)

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

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

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

## 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" Staff/Public/Agency Comments

**Report prepared by:**

**Report reviewed by:**

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

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**Justine Brotherson**  
**Director of Corporate Services/**  
**Municipal Clerk**

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](mailto:landdivisioninfo@wellington.ca)

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

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

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

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

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

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

### RECIPIENTS:

Local Municipality – Puslinch

County Planning

Conservation Authority - 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 [X] 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 [X]

Proposed [ ]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[X] Other (specify): On Lands to be Added to

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [ ] communal

[ ] Pit Privy

[X] Other (specify): On Lands to be Added to

6. Description of Land intended to be RETAINED:

Metric [X]

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](http://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.

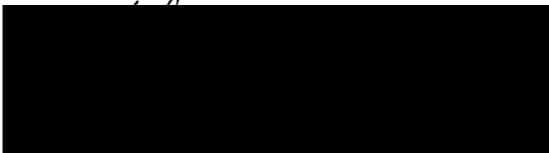


In summary, this proposal allows for a boundary adjustment for additional yard space to expand the existing house and create more privacy from Highway 6. The extra space will allow for a driveway extension from the existing rear entrance off Leslie Road West to south side of the addition where a new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

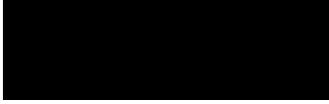
James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 21, 2027.

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](http://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.

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**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

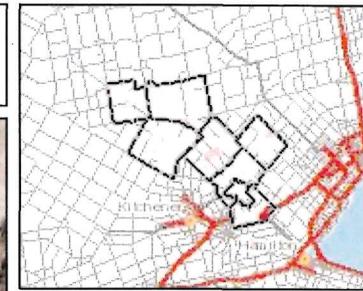
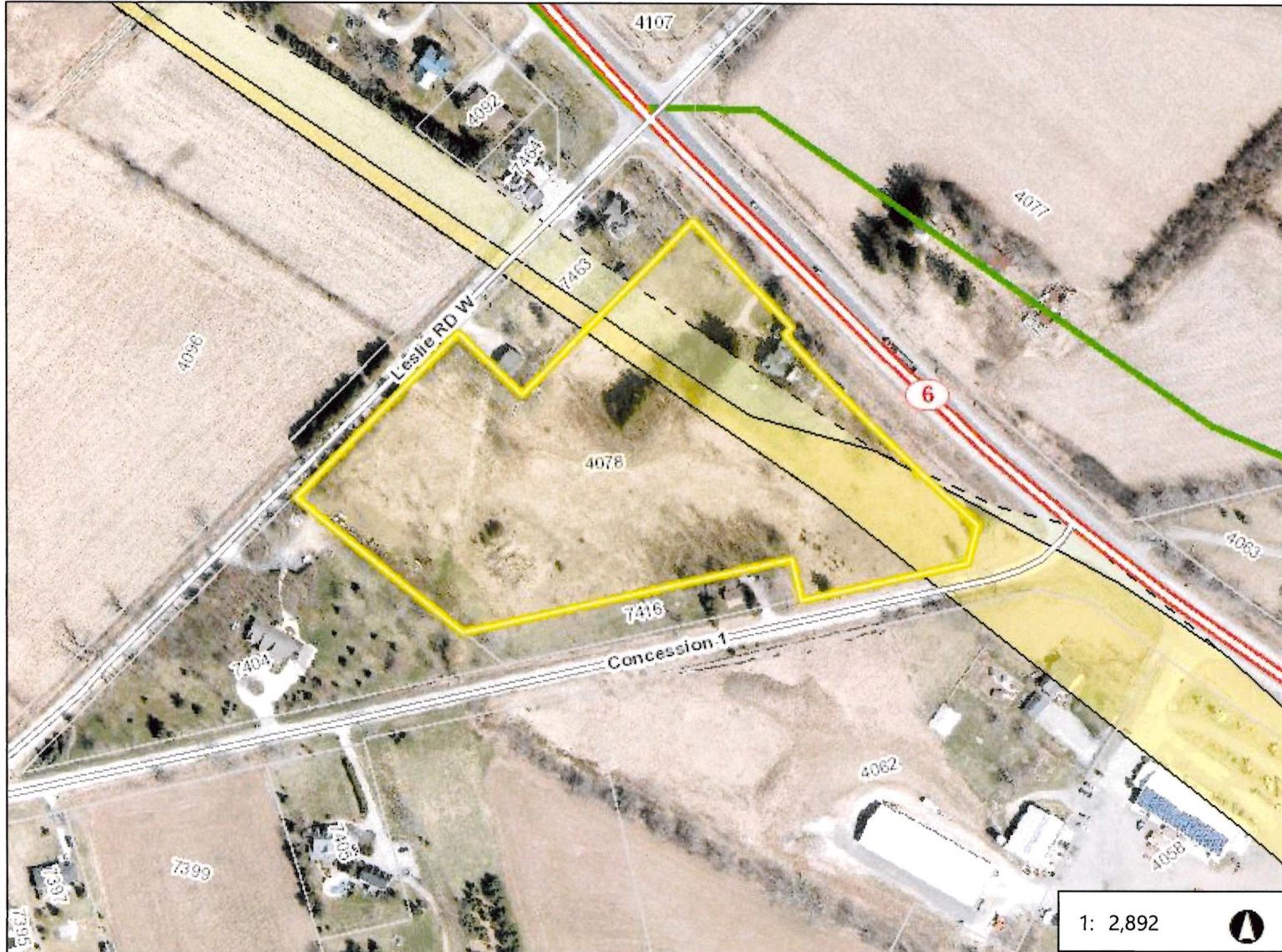
**CAUTION: EXTERNAL EMAIL - This email comes from an external organization. DO NOT give your username and/or password, reply to the email, click links (embedded links) or open attachment(s) unless you recognize the sender email address**

Good Afternoon.

Please see the attached screening form for your review.

We plan to circulate January 8<sup>th</sup> if possible.

Thanks.  
Jana



Legend

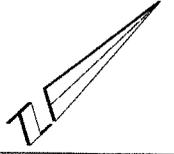
- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Conservation Authority Bound
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup**
- Well Locations**
  - Existing
  - Proposed
- WHPA E**
  - 9
  - 8.1
  - 7.2
  - 6.3
- Issue Contributing Area**
  - Chloride
  - Nitrate
  - Sodium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

PART 1,  
61R--10277

LANDS TO BE  
SEVERED  
AREA=0.26±ha

ZONING : AGRICULTURAL (A-99)  
PRIME AGRICULTURAL

LANDS TO BE  
RETAINED  
AREA=3.2±ha

PART 2,  
61R--10277

PART 4,  
61R--10277

PART 2,  
M--56145

PART 5,  
M--47231

ZONING: AGRICULTURAL  
-RELATED COMMERCIAL (AC)

No. 4062

GORE CONCESSION

CONCESSION 1

PIN 71193-0048  
No. 7436

PIN 71193-0048

EXISTING ENTRANCE

EXISTING DRIVEWAY

WELL

PART 4,  
M--47231

PART 5,  
61R--10277

PROPOSED ADDITION/  
3 CAR GARAGE

PROPOSED TURNAROUND  
AREA

EXISTING DRIVEWAYS

PART 3,  
61R--10277

PART 2,  
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PART 4,  
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PART 5,  
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## 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

