

May 15, 2026

NOTICE OF AN APPLICATION FOR CONSENT


Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: May 06, 2026

FILE NO. B12-26

APPLICANT

Lorna Guthrie


LOCATION OF SUBJECT LANDS

Township of Puslinch (Arkell)
Part Lot 7
Concession 9

Proposed severance is 51m fr x 79m = 0.40 hectares, vacant land for proposed urban residential use.

Retained parcel is 5.8 hectares with 29m frontage, existing and proposed agricultural use with existing accessory buildings/barns.

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

June 30, 2026

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

Please note that if the Comments are not received by the requested date, the 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 Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington 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 Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington 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 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 Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

RECIPIENTS:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA
County Engineering Neighbouring Municipality – City of Guelph Guelph Junction Railway
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: \$ 6000
Fee Received: May 6/26
File No. B12-26
Accepted as Complete on: May 6/26

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

2. (a) Name of Registered Owner(s) or Purchaser Lorna Margaret Guthrie

Address [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

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

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

2106 Gordon Street, Guelph, ON, N1L 1G6

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

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

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

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

OR

To create a new lot for rural residential purposes

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

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

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

Future owner unknown

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part Lot 7

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-11296

Part No. 2 & 3

Civic Address 857 Watson Road South

(b) When was property acquired: November 2012

Registered Instrument No. WC359512

5. Description of Land intended to be SEVERED:

Metric

Imperial

Frontage/Width 51 ±

AREA

0.40 ha ±

Depth 79 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): 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 **29 / 128 ±** AREA **5.8 ha ±**

Depth **532 ±** Existing Use(s) **Agricultural**

Existing Buildings or structures: **Accessory Buildings / Barns**

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

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

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES NO

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO

15. Is there a noxious industrial use within 500 meters [1640']? YES NO

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: **Active – Guelph Junction Railway**

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 property is within the Hamlet of Arkell and the application is consistent with the PPS as per Section 2.3.1.1 which states that settlement areas shall be the focus of growth and development

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

There are no areas of natural features on the subject property or surrounding area.

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

The subject property is designated as a Hamlet Area in the Official Plan. Section 10.5.1 of the Official Plan that states that lot creation is permitted provided that the land will be appropriately zoned.

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

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

28. What is the zoning of the subject lands? **Agricultural**

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

Possible minor variance required – will apply pending severance approval

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: **Horses**
- Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
- _____



May 6, 2026

34181-25

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
857 Watson Road South
Part of Lot 7, Concession 9; PIN 71187-0128
Township of Puslinch**

RECEIVED

MAY 06 2026

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, Sourcewarer Protection Form, a cheque to the GRCA for **\$465.00** and a cheque to the Wellington County for **\$6,000.00**.

Proposal:

The proposal is to create a new residential parcel along Arkell Road, in the Village of Arkell. The subject property (PIN 71187-0128) is multi-sided, triangular-looking parcel with frontage on Watson Road South (#857), frontage on Arkell Road and abutting the Guelph Junction Railway (GJR). Although located within the Hamlet of Arkell in the Official Plan, the parcel functions as a small horse farm as it has been for decades.

The Severed Parcel will have a frontage of 51±m along Arkell Road, depth of 79±m, for an area of 0.40±ha where a single-detached dwelling could be constructed in the future. The parcel has been evaluated, and safe access is possible from Arkell Road. The parcel was configured to be the same depth as the adjacent row of parcels to the east.

The proposed severance is configured to be 0.4ha in accordance with the minimum size for the applicable zoning. Please note that this is larger than many of the residential parcels in the area. The properties shown as #565 to #583, for example are all about half this size at 0.20 ha.

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

We requested preliminary feedback from GJR on the configuration and they have confirmed that the separation to the railway lands and the railway crossing over Arkell Road is acceptable to them.

The Retained Parcel (#857) will continue as a small horse operation with a frontage of 29±m along Watson Road South, a frontage of 128±m along Arkell Road, and a lot area of 5.8±ha. The existing barns, accessory buildings, well and septic will remain. There is no dwelling on the parcel. The existing entrance from Watson Road South will continue to provide safe access to the site.

The subject property is within the Hamlet Area of "Arkell" in the County Official Plan. Section 10.5.1 states that creation of a new lot is permitted, provided that the land will be appropriately zoned – which in this case is met with the current zoning designations. The proposed lot provides a great opportunity for an in-fill development along a row of existing lots of similar size in the Hamlet Area.

The Severed Parcel is within the Agricultural zone and the regulations for Reduced Lot Agricultural Zone Standards in Table 11.3 of the Zoning By-law have been reviewed and we found that the lot frontage and area requirements are met.

The front portion of the Retained Parcel along Watson Road South is zoned Hamlet Residential, and the remainder is zoned Agricultural. The applicable lot frontage and lot area zoning requirements are met. The buildings are existing and will remain on site. The buildings include a horse barn, a second barn (not currently housing livestock), a riding arena and a shop.

The adjacent parcels and across the road from the property have a mix of Hamlet Residential and Agricultural zones and this severance easily fits within the surrounding area. Most recently a severance was created across Watson Road at #603 Arkell Road (B97-24).

The Guelph-Junction Railway abuts the Retained Parcel; as mentioned above, the configuration has been considered acceptable in that the severance is about 40m from the tracks. As you can see from the Sketch and because of being in the Village of Arkell, there are numerous residential parcels within the vicinity and the proximity to the railway. The potential impact of the railway is already realized by many homes in the area.

In summary, the proposed severance is permitted and, in fact, encouraged in Hamlets such as Arkell. The proposed severance meets the zoning requirements, meets the requirements of GJR and is a great intensification development.



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 Muffie Guthrie
cc Ann Guthrie
cc Jessica Slood, Slood Construction

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width <u>8±m²</u>	Length <u>9±m</u>	Area <u>72±m²</u>	Use <u>Shop</u>
	Width <u>17±m²</u>	Length <u>36±m</u>	Area <u>612±m²</u>	Use <u>Arena</u>
	Width <u>9±m²</u>	Length <u>32±m</u>	Area <u>288±m²</u>	Use <u>Barn 1</u>
	Width <u>7±m²</u>	Length <u>25±m</u>	Area <u>175±m²</u>	Use <u>Barn 2</u>

33. Manure Storage Facilities on these lands: None

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

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

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

35. Source Water Protection Plan

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

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

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

YES [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.

OWNER'S/PURCHASER'S AUTHORIZATION:

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

NOTE: If more than one owner/purchaser is listed in item #2 of this application, then all owners/purchasers must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner/Purchaser is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Lorna Margaret Guthrie the Registered Owners/Purchasers of Part of Lot 7, Concession 9, Parts 2 & 3, 61R-11296 except Part 1, 61R-21037 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 7, Concession 9, Parts 2 & 3, 61R-11296 except Part 1, 61R-21037 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 6 day of May 20 26

Commissioner of Oaths

[Redacted Signature]

(Owner/Purchaser or Applicant)

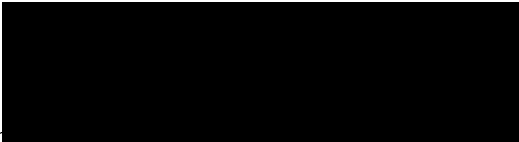
(Owner/Purchaser or Applicant)

Printed Commissioner's Name

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

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)

May 6, 2026

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2170

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, May 11, 2026 12:05 PM
To: Jana Poechman
Cc: wellington+313487@lswims.ca; Source Water
Subject: RE: B12-26 - Screening Form
Attachments: WHPA_Map_857_Watson.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. 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 questions regarding this application.

Best regards,
Keira



a partnership of Wellington County municipalities **Keira Martinson (she/her)**
Source Protection Coordinator | Wellington Source Water Protection
1 MacDonald Square, Elora, ON, N0B 1S0
T: 519.846.9691 x236 Toll free: 1-844-383-9800
E: kmartinson@centrewellington.ca
www.wellingtonwater.ca

Office located at 205 Queen Street East, Fergus

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: Thursday, May 7, 2026 11:09 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B12-26 - Screening Form

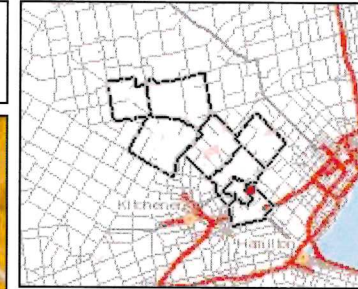
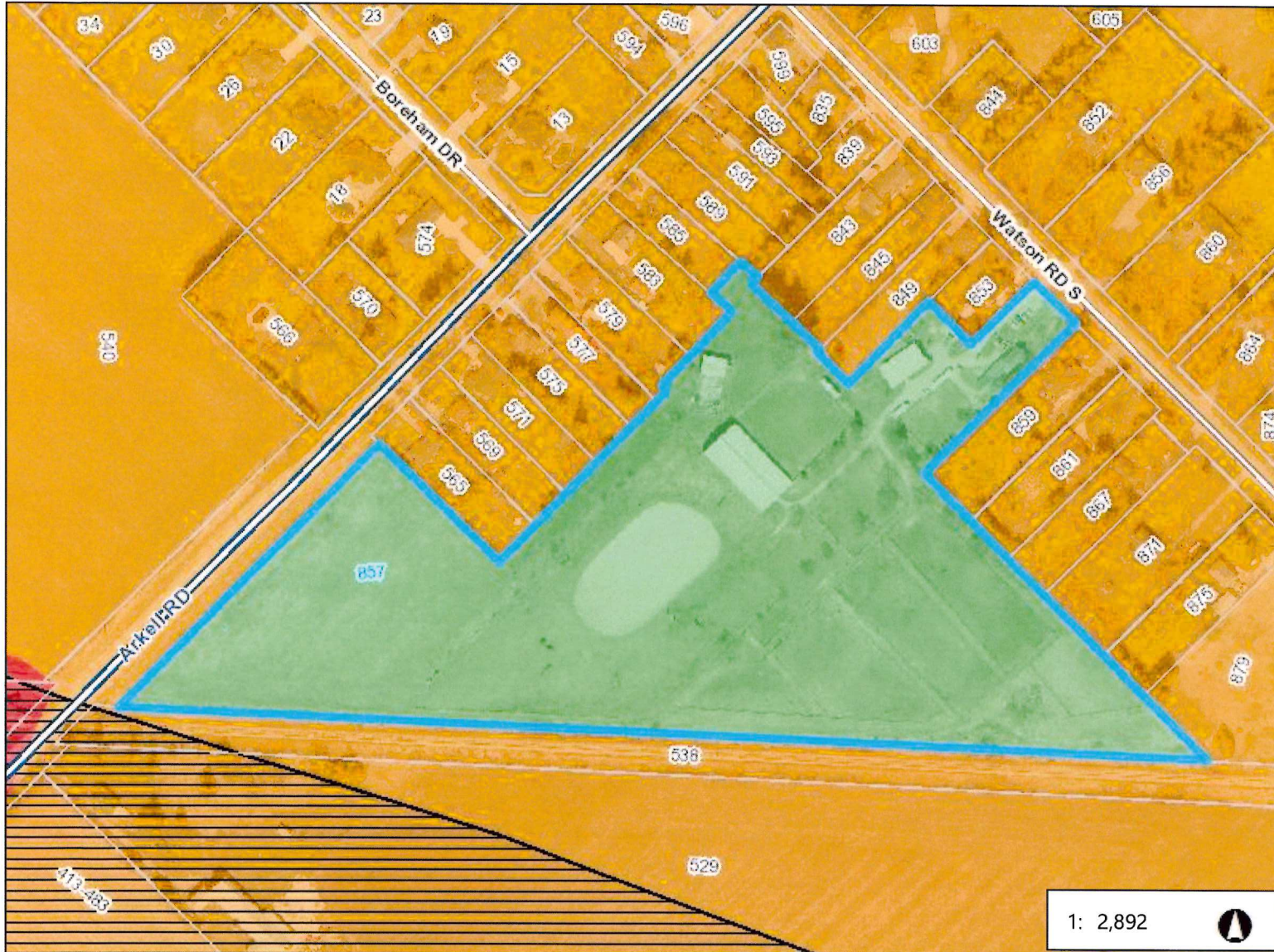
CAUTION: EXTERNAL EMAIL - This email comes from an external organization. DO NOT give your username and/or password, reply to the email, click links (embedded links) or open attachment(s) unless you recognize the sender email address

Good Morning.

Please see the attached screening form for Consent B12-26.

We plan to circulate May 14th.

Thanks.
Jana



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- RoadsLookup**
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Well Head Protection Area**
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score**
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C); 2, B
 - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- Prime Agriculture**

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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

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

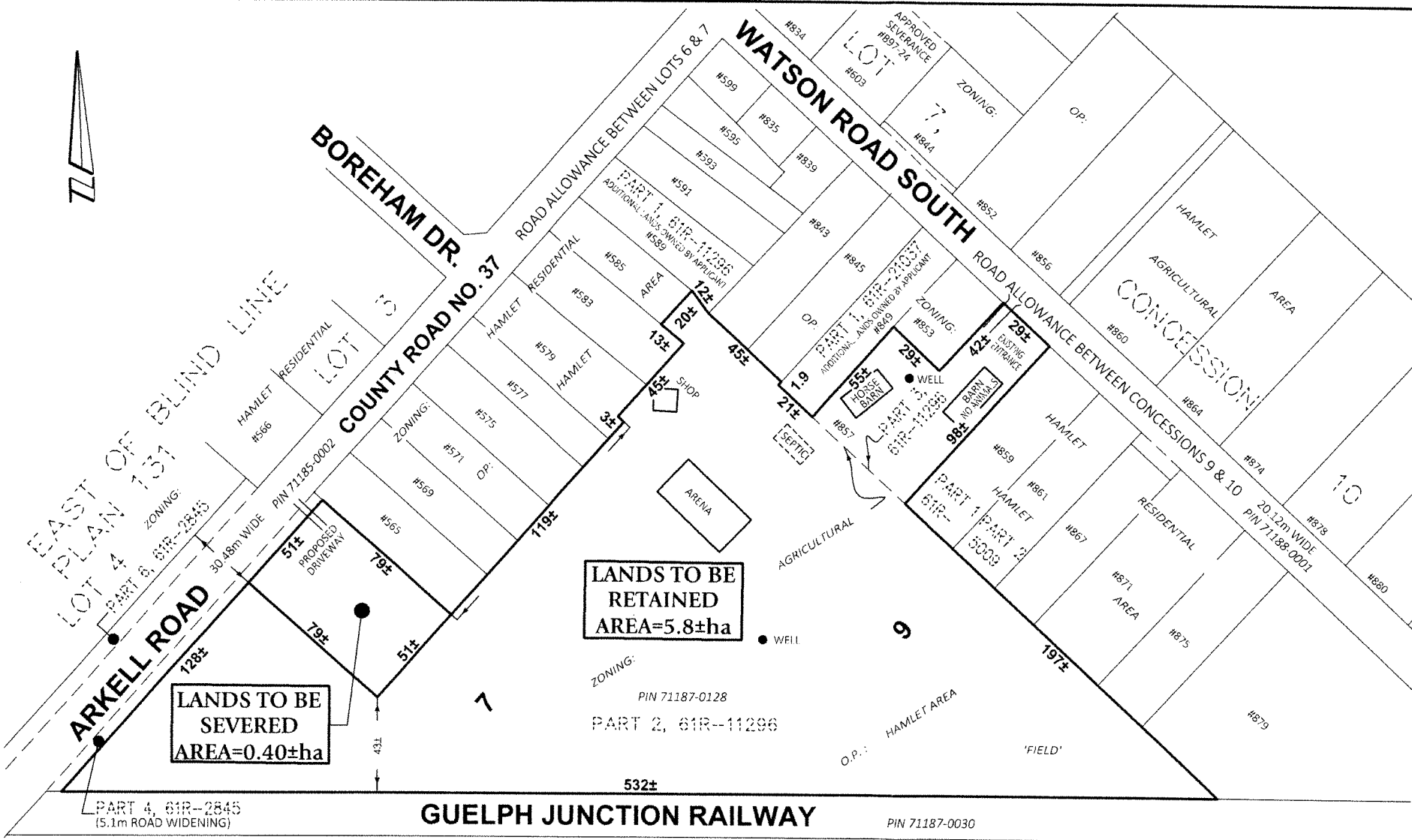
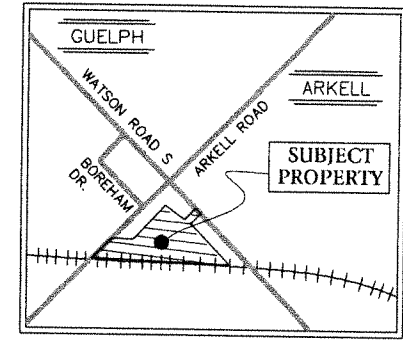
Notes



SEVERANCE SKETCH
PART OF LOT 7
CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 2000
 0 20 40 80 120 metres
 VAN HARTEN SURVEYING INC.

KEYMAP:



SURVEYOR'S CERTIFICATE:
 THIS SKETCH WAS PREPARED
 ON THE 5th DAY OF MAY, 2026

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

- 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 & HAMLET RESIDENTIAL (HR).
 3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF HAMLET AREA.
 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.



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.J.	CHECKED BY: J.C.B.	PROJECT No. 34181-25

May 5, 2026-12:24:47 PM
 G:\PUSLINCH\CON9\LOT 7\ACAD\SEV LOT 7 (34181-25 GUTHRIE) UTM2010.dwg
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RD-26