



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
AUGUST 11, 2026
PLANNING AND DEVELOPMENT ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: August 11, 2026

MEETING: 7:00 p.m.

≠ 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. July 14, 2026 Planning & Development Advisory Committee Meeting Minutes

Recommendation

That the Consent Agenda items listed for the August 11, 2026, Planning & Development Advisory Committee meeting be received for information.

7. **Delegations**



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7.1. Specific Interest (Items Listed on the Meeting Agenda)

7.1.1. None

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

7.2.1. None

8. Notice of Public Meetings/Hearings

8.1 None

9. Reports

9.1 Land Division (Consents)

9.1.1. B18-26 – Hohenadel, Mary & Paul– 4458 Victoria Rd S, Township of Puslinch

Proposed lot line adjustment is 750 m² with 18m frontage, vacant land with partial pond to be added to abutting rural residential parcel - Michael Hohenadel. Together with a proposed hydro easement over the severed parcel to benefit the retained.

Retained parcel is 5.3 hectares with 13.9m frontage, existing and proposed rural residential use with existing dwelling and accessory buildings

Recommendation:

That Report PDAC-2026-012 entitled Consent Application B18-26 be received for information; and

Whereas the Township has reviewed the proposal to adjust the boundary between 4458 Victoria Road and 4456 Victoria Road 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 0.075 hectare (750 m²) of land from 4458 Victoria Road South to 4456 Victoria Road South, resulting in a merged parcel approximately 0.47 hectares in area, and a retained parcel of approximately 5.3 hectares at 4458 Victoria Road South; and

Whereas the lands at 4456 Victoria Road South contain an existing dwelling, septic system, as well as a portion of a pond; and

Whereas the lands at 4458 Victoria Road South contain an existing dwelling, three accessory structures, septic system, and a portion of a pond; and

Whereas the additional lands are requested to wholly contain the existing pond within the boundaries of 4456 Victoria Road South; and



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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 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 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.*
- 3. That the owner demonstrates, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.*

9.1.2. B20-26 – McFee, Allan – 4315 Watson Rd, Township of Puslinch

Proposed severance is 0.49 hectares with 55m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 37.5 hectares with 156m frontage, existing and proposed agricultural use with existing dwelling, barn & shed.

Recommendation:

That Report PDAC-2026-013 entitled Consent Application B20-26 be received for information; and



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Whereas the Township has reviewed the proposal to create one new residential parcel along Watson Road 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 (4315 Watson Road South, Township of Puslinch) into two parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling, featuring a lot frontage of approximately 55 metres, a lot depth of approximately 90 metres, and a lot area of approximately 0.49 hectares; and

Whereas the retained parcel would continue as an agricultural operation, feature a lot frontage of approximately 156 metres along Watson Road South, and an approximate lot depth of 1,032 metres, and a lot area of approximately 37.5 hectares;

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 property; 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 and 2.2, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; 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 obtain approval of a Zoning By-law Amendment, to the satisfaction of the Township of Puslinch, implementing all measures necessary to ensure compliance with the Minimum Distance Separation (MDS) Guidelines for the severed parcel, including but not limited to the barn located at 4315 Watson Road South. Such amendment may include site specific provisions, but is not limited to, the reclassification of detached structures to accessory structures (storage) to achieve MDS calculations and the prohibition of any*



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existing livestock facilities and manure storage on the retained parcel, or other zoning provisions deemed necessary to achieve MDS compliance. MDS calculations will be required for any new buildings constructed on the retained lands after the passing of the Zoning By-law Amendment that contain livestock and/or manure storage areas, in accordance with Section 4.16 of the Township Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.

- 2.2 *That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 4342 Watson Road South, for both the severed and retained parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
3. *That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.*
4. *That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that safe access to the severed parcel can be achieved; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*
5. *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.*
6. *That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; 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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9.1.3. B21-26 – Paddock, Gwendolyn – 4121 Wellington Rd 35, Township of Puslinch

Proposed severance is 60.96m frx 99.06 = 0.60 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 39.7 hectares with 952.85m frontage, existing and proposed agricultural use.

Recommendation:

That Report PDAC-2026-014 entitled Consent Application B21-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new rural residential parcel with frontage along Wellington Road 35 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 (4121 Wellington Road 36) into two parcels; and

Whereas the severed parcel would be a vacant lot intended for a future rural residential development, featuring a lot frontage of approximately 62.96 metres, a lot depth of approximately 99.06 metres, and a lot area of approximately 0.6 hectares; and

Whereas the retained parcel would be retained for agricultural purposes, feature a lot frontage of approximately 387.28 metres along Concession 1 Road, a lot depth of approximately 1,013 metres and a lot area of approximately 39.7 hectares;

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 refusal of the application based on the following:

1. *The subject property is designated as Prime Agricultural per Schedule B7 of the County of Wellington Official Plan (County Official Plan). Per Section 4.3.3 of the Provincial Planning Statement (PPS, 2024), lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with the following provincial guidelines:*
 - a. *Agricultural uses;*
 - b. *Agricultural-related uses;*
 - c. *A residence surplus to a farming operation;*
 - d. *Infrastructure purposes*



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Further, Section 10.3.1 of the County Official Plan reinforces the Provincial policies by stating that within Prime Agricultural Areas lot creation is only permitted for:

- e. Agricultural uses;*
- f. Agricultural-related uses;*
- g. A residence surplus to a farming operation;*
- h. Lot line adjustments;*
- i. Community service facilities;*

Accordingly, as the proposed lot creation for a vacant lot for future rural residential development does not fall within any of the permitted forms of lot creation in Prime Agricultural Areas, the Township finds that the application is not consistent with the PPS and does not conform to the County Official Plan and recommends refusal.

Should the County approve the application, the following conditions shall apply:

- 2. 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 property; and further that the Township file a letter of clearance with the Secretary-Treasurer of the Planning and Land Division Committee.*
- 3. That the Owner obtain zoning compliance for both the severed and retained parcels including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; 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 obtains zoning compliance for MDS I, including but not limited to the barn located at 4227 Wellington Road 35 and 6920 Concession 1 Road, and show zoning compliance for the severed parcel that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
- 4. That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.*



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5. *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.*
6. *That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any topographic constraints; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.*

9.2.3. B24-26 - Keidinger-Krebs, Christina – 19 Lakeside Dr, Township of Puslinch

Proposed lot line adjustment is 129 square metres with 6.15m frontage, existing residential use to be added to abutting residential lot - Ralph Krebs for driveway & wheelchair ramp.

Retained parcel is 1440 square metres with 25.13m frontage, existing and proposed residential use.

Recommendation:

That Report PDAC-2026-015 entitled Consent Application B24-26 be received for information; and

Whereas the Township has reviewed the proposal to adjust the boundary between 19 Lakeside Drive and 20 Lakeside Drive 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 129 m² of land from 20 Lakeside Drive to 19 Lakeside Drive, resulting in a merged parcel of approximately 919 m² for 19 Lakeside Drive and a retained parcel of approximately 1,311 m² at 20 Lakeside Drive; and

Whereas the lands 20 Lakeside Drive contain an existing one-storey brick dwelling, septic system and well, and a portion of a wheelchair ramp. The additional lands are requested to resolve the existing encroachment of the wheelchair ramp to ensure it is contained wholly on the enlarged parcel (19 Lakeside Drive);



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Whereas the lands at 20 Lakeside Drive and 19 Lakeside Drive currently feature a shared driveway. The boundary adjustment will also provide sufficient space for a new driveway which is also proposed as part of the application;

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 merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; 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 obtains zoning compliance for reduced lot area for both the retained and merged parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.*
 - 2.2 That the Owner obtains zoning compliance for reduced lot frontage for both the retained and merged parcels, and show zoning compliance that the Township of Puslinch 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*



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*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 demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.*

9.2 Zoning By-law Amendment Applications

9.2.1 None

9.3 Staff Reports

9.3.1 None

10 Correspondence

10.1 None

11 New Business

12 Adjournment ≠



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7404 WELLINGTON RD. 34

MINUTES

DATE: July 14, 2026

MEETING: 7:00 PM

The July 14, 2026 Planning and Development Advisory Committee Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Chris Pickard
Kirolous Attia
Kim McCarthy
Paul Sadhra

ABSENT:

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator
Jeremy Tran, Township Planning Consultation – NPG Planning Solutions

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-029:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra

That the Committee approves the July 14, 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 June 9, 2026

Resolution No. 2026-030:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee approves the Minutes from the meeting held June 9, 2026.

CARRIED

7. DELEGATIONS

7.1 Specific Interest (Items Listed on the Meeting Agenda)

None

8. NOTICE OF PUBLIC MEETINGS/HEARINGS

8.1 July 15, 2026 at 7:00 P.M. Public Information Meeting held in-person at the Township of Puslinch Council Chambers (7404 Wellington Rd 34) and by electronic participation through Zoom regarding Zoning By-law Amendment Application D14-MCC – 4539 Victoria Rd S

9 REPORTS

9.1 LAND DIVISION

9.2 ZONING BY-LAW AMENDMENT APPLICATIONS

9.2.1 D14-MCC– McCrone, Stephanie – 4539 Victoria Rd S, Township of Puslinch



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The proposed Zoning By-law Amendment is to amend the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to rezone the lands from an Agriculture (A) and Natural Environment (NE) to Agricultural (A) and Natural Environment (NE) with a site-specific special provision to permit the proposed outdoor storage of recreational vehicles (A(spXX)).

Resolution No. 2026-031:

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

*That Report PDAC-2026-011 entitled Zoning By-law Amendment Application D14/MCC
Request for the Committee's review and comments be received; and,*

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

- 1. The Committee recommends that the specific number and types of RVs, trailers, sheds and storage containers to be stored be provided via a drawing/diagram and be included in the Zoning By-law Amendment*
- 2. The Committee recommends that appropriate screening be provided going south on Victoria Rd.*
- 3. The Committee recommends no RV sales; RV maintenance and no occupancy be permitted in the trailers on the site.*
- 4. The Committee recommends that the Township Fire Department assess the design of the fire route and the hammerhead for accessibility, including through the winter months.*
- 5. The Committee recommends that a Fuel Spill Plan should be provided.*
- 6. Committee requests that the area to be rezoned be confirmed and accurately represented in the Zoning By-law Amendment.*
- 7. The Committee suggests that Council consider approving this application subject to all requirements of the application being met.*
- 8. Council should consider how to address standardizing new applications for recreational vehicle storage sites on agricultural zoned lands and possibly address this through a Zoning By-law Housekeeping Amendment or new Township of Puslinch Official Plan. This may require a hold being placed on new applications for this type of zoning amendment.*

CARRIED

9.3. STAFF REPORTS

None

10 CORRESPONDENCE

None



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11 NEW BUSINESS

None

12. ADJOURNMENT

Resolution No. 2026-032:

Moved by Committee Member Paul Sadhra
Seconded by Committee Member Kim McCarthy

That the Planning and Development Advisory Committee hereby adjourned at 7:47 p.m.

CARRIED



REPORT PDAC-2026-012



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

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

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: August 11, 2026

SUBJECT: County Consent Application File: B18-26
4458 Victoria Road South & 4456 Victoria Road South, Part of Lot 21, Concession 8, Township of Puslinch

APPLICANT: VanHarten Land Surveyors & Engineers (Agent), Paul & Mary Hohenadel (Property Owner)

RECOMMENDATION

That Report PDAC-2026-012 entitled Consent Application B18-26 be received for information; and

Whereas the Township has reviewed the proposal to adjust the boundary between 4458 Victoria Road and 4456 Victoria Road 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 0.075 hectare (750 m²) of land from 4458 Victoria Road South to 4456 Victoria Road South, resulting in a merged parcel approximately 0.47 hectares in area, and a retained parcel of approximately 5.3 hectares at 4458 Victoria Road South; and

Whereas the lands at 4456 Victoria Road South contain an existing dwelling, septic system, as well as a portion of a pond; and

Whereas the lands at 4458 Victoria Road South contain an existing dwelling, three accessory structures, septic system, and a portion of a pond; and

Whereas the additional lands are requested to wholly contain the existing pond within the boundaries of 4456 Victoria Road South; and

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 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 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.**
- 3. That the owner demonstrates, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.**

Background

The subject property consists of 4456 Victoria Road South and 4458 Victoria Road South, legally described as Part of Lot 21, Concession 8, and identified as PIN 71195-0681 (retained lands) & PIN 71195-0253 (severed lands).

4456 Victoria Road South (retained lands) is designated Secondary Agricultural, whereas 4458 Victoria Road South (severed lands) is designated Secondary Agricultural, Core Greenlands, and Greenlands in the County of Wellington Official Plan (County Official

Plan). The retained lands are zoned Agricultural (A), Natural Environment, and are part of the Environmental Protection Overlay, and the severed lands are zoned Agricultural as per the Township of Puslinch Comprehensive Zoning By-law No. 023-018, as amended (Township Zoning By-law). Both the retained and severed lots will comply with all provisions of the Township Zoning By-law. The adjustment is also located outside of the areas designated Core Greenlands and Greenlands.

Section 10.4.6 of the County Official Plan provides that lot line adjustments are permitted where no adverse effect on agriculture will occur. No agricultural activities are present on the properties, and as such there are no adverse impacts to the same.

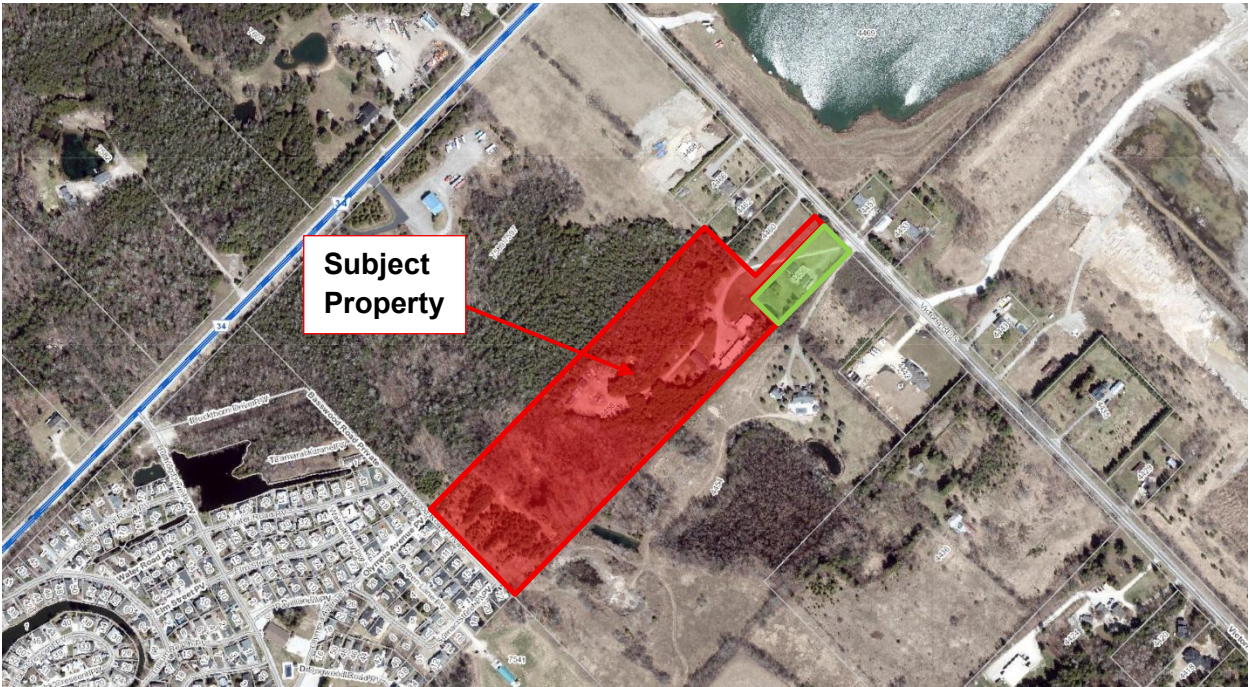
The application proposes a minor lot line adjustment to convey a piece of land [approximately 750m² (0.075 ha) in area] from 4458 Victoria Road South to 4456 Victoria Road South. Further a proposed hydro easement approximately 0.015 hectares (150m²) in area will be established over a portion severed lands in favour of the retained lands. Importantly, this is a continuation of the existing Hydro Easement on the lands registered as INST. LT67493 over Part 2, 61R-8905. The boundary adjustment will result in an enlarged parcel approximately 0.47 hectares in area for 4456 Victoria Road South and retained parcel with an area of approximately 5.3 hectares for 4458 Victoria Road South. No new lots are being created as part of the application.

The purpose of the adjustment is to ensure that the existing pond, which is currently divided by the shared property line between the two parcels, be contained wholly within the rural residential parcel at 4456 Victoria Road South. The boundary adjustment also adds land to the rear yard of 4456 Victoria Road South whilst maintaining a compliant 2.2 metre setback from the existing accessory structure (shed) on the retained lands.

The existing dwelling and accessory structures on both parcels will remain, and no new development is proposed.

The severed lands underwent a Minor Variance application (File No. D13/HOH) to permit a decreased lot frontage of 13.9 metres; the application was approved in 2020. The current consent application will not result in the creation of any zoning deficiencies. Importantly, Minimum Distance Separation (MDS) requirements do not apply to the proposed application as MDS Guideline #8 exempts minor boundary adjustments that 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	Requirement	Proposed (Retained Parcel)	Requirement	Proposed (Severed Parcel)
Minimum Lot Area	4.0 ha (Section 11.3)	5.3 ha	0.4 ha (Section 11.4)	0.47 ha
Minimum Lot Frontage	120 m (Section 11.3)	13.9 m* * A Minor Variance application (File No. D13/HOH) has been approved to permit a decreased lot frontage of 13.9 metres.	25 m (Section 11.4)	39 m
Accessory Building Minimum Interior Side Yard	2 m (Section 4.4)	2.2 m	2 m (Section 4.4)	N/A

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" Cover Letter
- Schedule "D" Staff/Public/Agency Comments

Report prepared by:

Daniel Banatkiewicz
Planner
NPG Planning Solutions Inc.

Report reviewed by:

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

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

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

July 10, 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: June 30, 2026

FILE NO. B18-26

APPLICANT
Paul & Mary Hohenadel


LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 21
Concession 8

Proposed lot line adjustment is 750 sm with 18m frontage, vacant land with partial pond to be added to abutting rural residential parcel – Michael Hohenadel. Together with a proposed hydro easement over the severed parcel to benefit the retained.

Retained parcel is 5.3 hectares with 13.9m frontage, existing and proposed rural residential use with existing dwelling and accessory buildings.

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

August 19, 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
- 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: \$ 6000
Fee Received: June 30/26File No. B1826Accepted as Complete on: June 30/26**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 Paul Francis Hohenadel and Mary Helen HohenadelAddress 4458 Victoria Road South, 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 x225Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER []

APPLICANT []

AGENT [X]

(f) Number of Certificates Requested: 1

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 21, Con 8, Parts 1 & 2, 61R-8905; S/T Easement LT67493 on Part 2, 61R-8905
for Part 3, 61R-8905 – 4456 Victoria Road South (PIN 71195-0253)

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

Local Municipality: Township of Puslinch

Concession 8

Lot No. Part Lot 21

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8905

Lot No. 3

Civic Address 4458 Victoria Road South

(b) When was property acquired: Dec. 1987

Registered Instrument No. ROS564096

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 39 / 31 ±

AREA 750± m²

Depth 20 / 18 ±

Existing Use(s) Rear yard space

Existing Buildings or structures: Pond & Hydro Line

Proposed Uses (s): To be added to rear yard of adjacent rural residential property (#4456 Victoria Road South) so that the entire small pond can be with the residential property. Also a request for a Hydro Easement on the Severed Parcel, in favour of the Retained Parcel (#4458 Victoria Road South). The proposed easement will be a continuation of the existing hydro easement as in INST. LT67493 on Part 2, 61R-8905 in favour of #4458.

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

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

On Lands to be Added to

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 13.9 / 128 ±

AREA 5.3 ±ha

Depth 505 ±

Existing Use(s) Rural Residential

Existing Buildings or structures: Dwelling and Accessory Buildings

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] 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

[X] Well [X] individual [] communal

[] Lake

[] Other (specify): _____

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] 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 [] NO [X]
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.

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

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

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

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

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

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

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

15. Is there a noxious industrial use within 500 metres [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 [X] NO []

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.

Previous Severance B70-19 – known as Part 1, 61R-21890 – #4460 Victoria Road South
Transferor: Paul & Mary Hohenadel & Transferee: Mitchell & Brooke Hohenadel

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 within the severance and no 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 Secondary Agricultural in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 for Secondary Agricultural parcels that states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made usable and are not deemed to create a new lot.

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; Natural Environment and EP Overlay**

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 **#D13/HOH**

Approved variance for lot frontage of Retained Parcel (#4458 Victoria Road South)

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

- Land to be Added to: Mortgage as in INST WC600148 with Meridian Credit Union Limited**
- S/T and T/W Easement as in LT67493 on Part 2, 61R-8905 for Part 3, 61R-8905 for Hydro**

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**

<u>Retained</u>	Width <u>10±m</u>	Length <u>16±m</u>	Area <u>160±m²</u>	Use <u>Shed 1</u>
	Width <u>10±m</u>	Length <u>40±m</u>	Area <u>400±m²</u>	Use <u>Shed 2</u>
	Width <u>8±m</u>	Length <u>14±m</u>	Area <u>112±m²</u>	Use <u>Outdoor Storage</u>

32. **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	☐



June 30, 2026
35318-26

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

RECEIVED
JUN 29 2026

Re: Lot Line Adjustment Severance Application & Sketch
4458 Victoria Road South; PIN 71195-0681
4456 Victoria Road South; PIN 71195-0253
Part of Lot 21, Concession 8
Township of Puslinch

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, PIN Reports and Map, Required Deeds, Sourcewater Protection Form, a Cheque to the GRCA for **\$465.00** and a Cheque to the County of Wellington for **\$6,000.00**.

Proposal:

The purpose of the lot line adjustment is to sever a small portion of land ($750\pm\text{m}^2$) from #4458 Victoria Road South and merge it with the abutting rural residential parcel at #4456 Victoria Road South for a minor boundary adjustment so that the small pond can be fully within the rural residential parcel (#4456).

A small area of the Severed Parcel also includes a proposed Hydro Easement ($150\pm\text{m}^2$) in favour of the Retained Parcel (#4458). This will be a continuation of the existing Hydro Easement on the Lands to be Added to (#4456) as in INST. LT67493 over Part 2, 61R-8905, in favour of the Retained Parcel (#4458).

The existing dwelling and accessory buildings will remain on each parcel and no development in terms of new buildings is proposed. This is simply a minor boundary adjustment to allow the pond to be within the smaller, rural residential parcel, as the lot line currently runs through the middle of the pond.

The Severed Parcel includes a portion of the pond and some trees with an area of $750\pm\text{m}^2$. The intention is for the proposed boundary limit to be at least 2.2m from the existing Shed on the Retained Parcel, in order to meet zoning (minimum is 2.0m). There is also a wetland feature on the Retained Parcel, however the proposed new limit is about 40m to this feature and not a concern for this application.

The Lands to be Added to (#4456) contains an existing dwelling, well and septic with a lot area of 0.40ha, and this minor boundary adjustment will minimally increase the lot area to about 0.47ha, to encompass the pond feature that is used by the property owner.

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

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

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

www.vanharten.com



The Retained Parcel (#4458) will have a lot area of 5.3ha where the existing dwelling and accessory buildings will remain.

The subject property is zoned Agricultural, Environmental Protection Overlay and Natural Environment, however the Severed Parcel is within the Agricultural zone and the zoning is met for both the Merged Parcel and Retained Parcel. A Minor Variance Application (#D13/HOH) was approved in 2020 during a previous severance application which granted a reduced frontage of 13.9m.

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.

The subject property has a County of Wellington Official Plan designation of Secondary Agricultural, Core Greenlands and Greenlands. The Severed Parcel is within the Secondary Agricultural designation.

This type of severance follows Section 10.4.6 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable given the requirement for sewer and water systems and lot line adjustments are deemed not to create a new lot. There are no agriculture activities on the properties, therefore there are no adverse effects. While the existing rural residential parcel is not technically undersized (0.4ha), it is the at the zoning minimum, and this adjustment will slightly increase the size.

In summary, this proposal allows for a minor boundary adjustment for additional rear yard space to allow the existing small pond to be fully within the rural residential parcel (#4456).

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 Paul & Mary Hohenadel
cc Michael Hohenadel

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

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

34. Source Water Protection Plan

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

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

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? Please refer to instruction page. YES [] NO [X]

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

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:

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), Paul Francis Hohenadel & Mary Helen Hohenadel the Registered Owners/Purchasers of Part of Lot 21, Concession 8, Part 3, 61R-8905; Save and Except Part 1, 61R-21890; Together with an Easement Over Part Lot 21, Concession 8, Part 2, 61R-8905 as in INST. LT67493 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.



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 21, Concession 8, Part 3, 61R-8905; Save and Except Part 1, 61R-21890; Together with an Easement Over Part Lot 21, Concession 8, Part 2, 61R-8905 as in INST. LT67493 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  (Owner/Purchaser or Applicant)

City of  (Owner/Purchaser or Applicant)

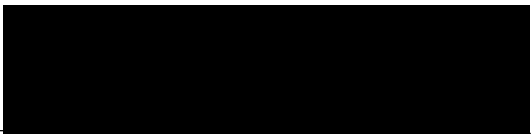
Guelph In the _____

County/Region of Wellington

This 25 day of June 20 26 (Owner/Purchaser or Applicant)

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)June 25, 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

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: June 30/26

File No. B18-26

Accepted as Complete on: June 30/26

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 Michael William Hohenadel

Address 4456 Victoria Road South, 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 8

Lot No. Part Lot 21

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8905

Lot No. 1 & 2

S/T Easement on LT67493 on Part 2, 61R-8905

Civic Address 4456 Victoria Road South

(b) When was property acquired: August 2002

Registered Instrument No. WC4767

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, July 7, 2026 3:05 PM
To: Jana Poechman; Source Water
Cc: wellington+312019@lswims.ca
Subject: Re: B18-26 - Screening Form
Attachments: WHPA_Map_VictoriaRdS_4458_Q.pdf

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

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.

Could you let me know if there is a County Planner assigned to this file? We would like to touch base with them, as this is partially in a private communal system policy area.

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

WELLINGTON

Source Water

 **PROTECTION**

wellingtonwater.ca

a partnership of Wellington County municipalities

Jordan Grigg (she/her)

Risk Management Inspector | Wellington Source Water Protection

1 MacDonald Square, Elora, ON, N0B 1S0

T: 519-846-9691 x 406 Toll free: 1-844-383-9800

E: jgrigg@centrewellington.ca

www.wellingtonwater.ca

Office Located at 205 Queen St. E, Fergus.

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

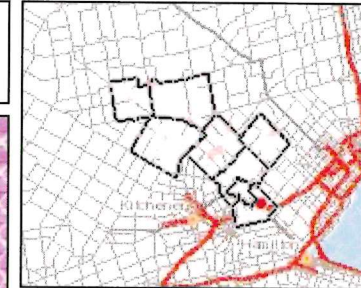
From: Jana Poechman <janap@wellington.ca>
Sent: Friday, July 3, 2026 9:53 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B18-26 - Screening Form

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 your review.

We plan to circulate July 9th.



 Parcels

Roads

- Local Road
- County Road
- Highway

RoadsLookup

 WHPA Q1/Q2 Boundary

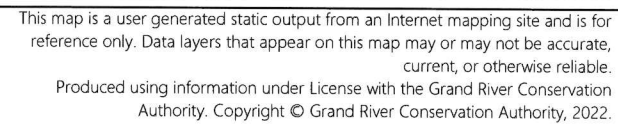
WHPA Q1/Q2

- Approved
- Draft

 SGRA

 Intake Protection Zone Q

Prime Agriculture



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

Notes

1: 5,784

LOT CONCESSION PIN 71191-0003 ZONING: AGRICULTURAL	21 PIN 71191-0010 #4457 PART 1, 61R-818	LOT 9 PIN 71191-0011 #4453 PART 1, 61R-663	22 "ST LAWRENCE CEMENT INC"
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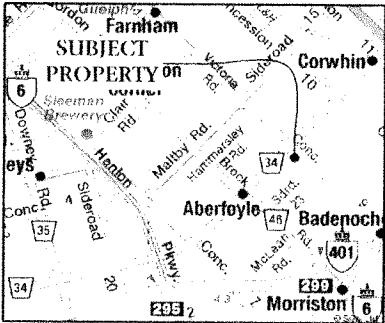
SEVERENCE SKETCH
PART OF LOT 21, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 METRES

VAN HARTEN SURVEYING INC.

KEYMAP

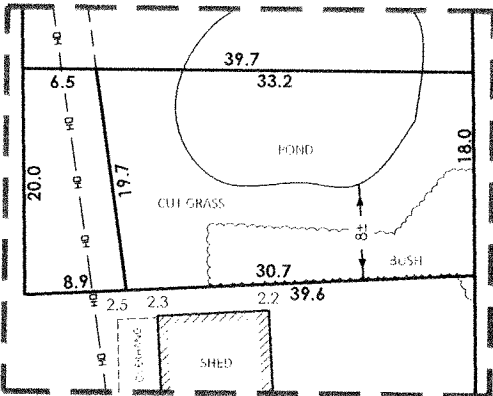


NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENT PROTECTION OVERLAY AND NATURAL ENVIRONMENT.
- SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- APPROVED MINOR VARIANCE D13/HOH FOR REDUCED FRONTAGE OF #4458 VICTORIA ROAD SOUTH.

- O.P. : GREENLANDS
ZONING: ENVIRONMENT
PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

DETAIL
NOT TO SCALE



SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON THE
29th DAY OF JUNE, 2026.

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: ARN/SJ

CHECKED BY: J.E.B.

PROJECT No 35318-26

Jun 29, 2026-10:45:33 AM
G:\PUSLINCH\Con8\Lot21\Acad\LLA LOT 21 (35318-26 HOENADEL) UTM
2010.dwg
© 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT

Comments received B18-26

PW/Fire /Bylaw/GRCA/Source Water: None

Building: 1. Site plan to be updated to show all on-site buildings, their sizes and location (relative to the property lines). The aerial imagery appears to show more buildings and possible building extensions. There appears to be a larger building nestled amongst the trees near the "outdoor storage".

2. Our building permits on record show a 2,000sf main dwelling, a 32'x56' maintenance shed, and a 72'x40' accessory building. Any other building over 10m² or 15m² (if for storage only) will require a building permit.

3. Confirm the use of the building closest (2.2m) to the new severance. It may need a fire-rated wall, depending on the building's design and use. Pictures of the interior would also be helpful. If upgrades are required, a building permit will be required.

Items #2 & #3 can be addressed as conditions of the severance; item #1 should be addressed by resubmitting an updated site plan.



REPORT PDAC-2026-013



TO: Committee of Adjustment Chair and Members of Committee

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

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: August 11, 2026

SUBJECT: County Consent Application File: B20-26
4315 Watson Road South, Township of Puslinch

APPLICANT: VanHarten Land Surveyors & Engineers (Agent), Allan McFee
(Property Owner)

RECOMMENDATION

That Report PDAC-2026-013 entitled Consent Application B20-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new residential parcel along Watson Road 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 (4315 Watson Road South, Township of Puslinch) into two parcels; and

Whereas the severed parcel would be a vacant lot suitable for a future dwelling, featuring a lot frontage of approximately 55 metres, a lot depth of approximately 90 metres, and a lot area of approximately 0.49 hectares; and

Whereas the retained parcel would continue as an agricultural operation, feature a lot frontage of approximately 156 metres along Watson Road South, and an approximate lot depth of 1,032 metres, and a lot area of approximately 37.5 hectares;

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 property; 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 and 2.2, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; 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 obtain approval of a Zoning By-law Amendment , to the satisfaction of the Township of Puslinch, implementing all measures necessary to ensure compliance with the Minimum Distance Separation (MDS) Guidelines for the severed parcel, including but not limited to the barn located at 4315 Watson Road South. Such amendment may include site specific provisions, but is not limited to, the reclassification of detached structures to accessory structures (storage) to achieve MDS calculations and the prohibition of any existing livestock facilities and manure storage on the retained parcel, or other zoning provisions deemed necessary to achieve MDS compliance. MDS calculations will be required for any new buildings constructed on the retained lands after the passing of the Zoning By-law Amendment that contain livestock and/or manure storage areas, in accordance with Section 4.16 of the Township Zoning By-law, as amended. Upon approval, the Township shall provide written confirmation to the Secretary-Treasurer that this condition has been fulfilled.**
 - 2.2 That the Owner obtains zoning compliance for MDS I, including but not limited to the barn located at the property municipally known as 4342 Watson Road South, for both the severed and retained parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.**

3. That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.
4. That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that safe access to the severed parcel can be achieved; and further that the Township file a letter of clearance with the Secretary Treasurer of the Planning and Land Division Committee.
5. 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.
6. That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any 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 property is municipally known as 4315 Watson Road South, Township of Puslinch, legally described as Part of Lot 27, Concession 10. The subject property is predominantly designated Secondary Agricultural with designated Core Greenlands in southern corner near the Watson Road frontage per the County of Wellington Official Plan (County Official Plan) The subject property is zoned Agricultural in the Township of Puslinch Zoning By-law 023-18, as amended (Township Zoning By-law). The subject property also features an Environmental Protection Overlay, in part. Single detached dwellings are permitted within the applicable Official Plan designation and zoning. The area proposed to be severed is not located within the Core Greenlands designation or the Environmental Protection overlay.

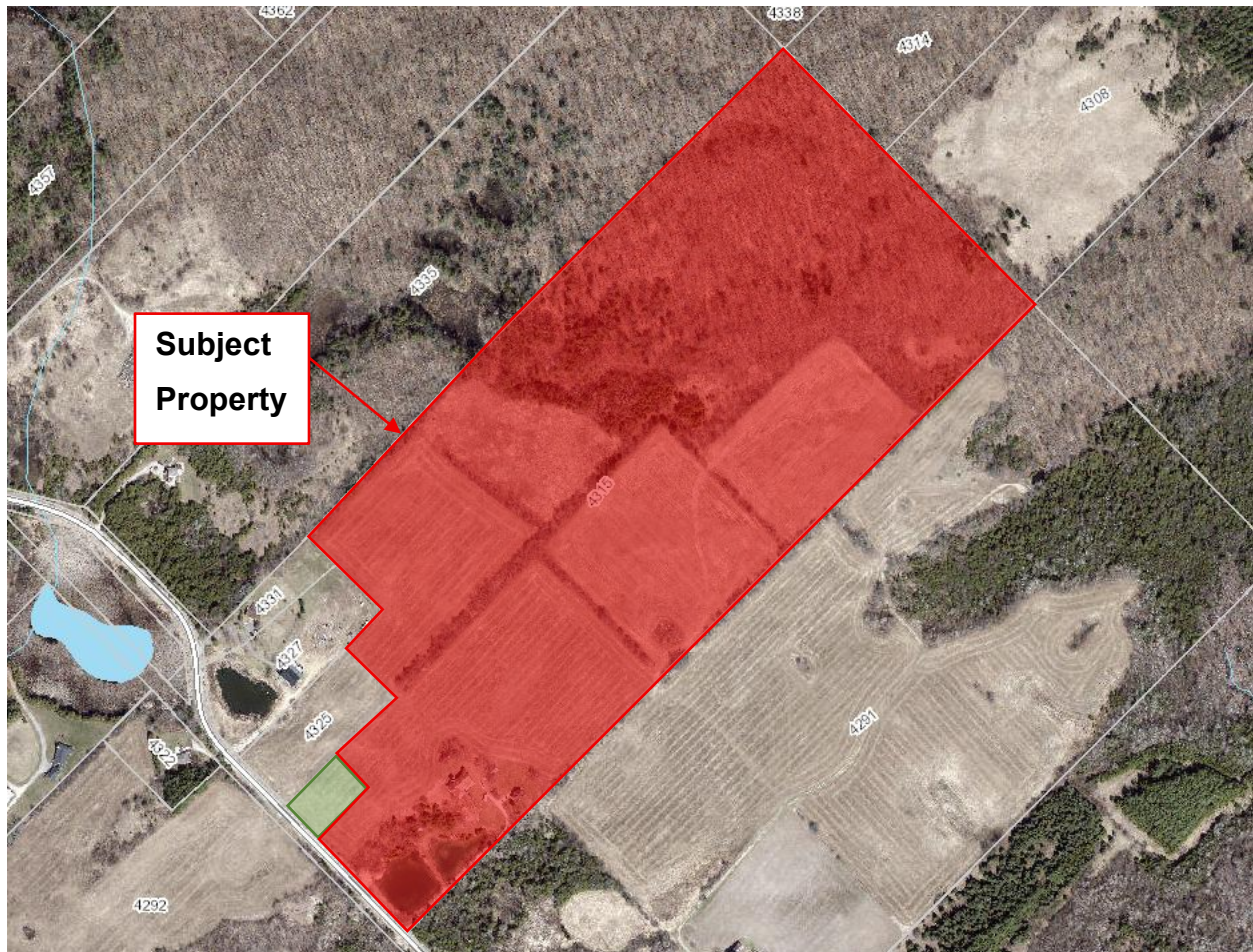
The application proposes the creation of a new residential parcel with an area of approximately 0.49 hectares, approximately 55 metres of frontage along Watson Road South, and a depth of approximately 90 metres. The severed parcel is intended to accommodate a future single detached dwelling.

The retained parcel is proposed to have an area of approximately 37.5 hectares with approximately 156 metres of frontage along Watson Road South, and a lot depth of approximately 1,032 metres. Existing accessory buildings/barns are proposed to remain on the retained lands.

MDS I information sheets were included as part of the submission. A Minimum Distance Separation (MDS I) analysis was completed to evaluate potential compatibility issues with nearby livestock operations. Information sheets were provided for livestock facilities located at 4291 Watson Road South (abutting to the southeast), 4315 Watson Road South (subject property), and 4342 Watson Road South (located west of the subject property). Due to the proximity of more than 3 residential lots the MDS evaluation considered was Type B. Type B land uses generate an MDS I setback that is twice the distance as the MDS I setback for a Type A land use. The MDS analysis determined the following setbacks were required and provided:

Property	Required MDS I Setback	Proposed MDS I Setback
4291 Watson Road South	357 m	425 m
4315 Watson Road South	347 m	85 m
4342 Watson Road South	577 m	310 m

Based on the following, MDS I setbacks are not achieved for the proposed severance. Accordingly, a condition requiring approval of a Zoning By-law Amendment or Minor Variance to address MDS I setbacks has been proposed.

Subject Property Key Map:**Summary of Agency/Staff/Public Comments:****1. Township Planning Comments**

Regulation	Requirement	Proposed (Retained Parcel)	Requirement	Proposed (Severed Parcel)
Minimum Lot Area	4.0 ha (Section 11.3)	37.5 ha	0.4 ha (Section 11.4)	0.49 ha
Minimum Frontage Lot	120 m (Section 11.3)	156 m	25 m (Section 11.4)	55 m

Regulation	Requirement	Proposed (Retained Parcel)	Requirement	Proposed (Severed Parcel)
Minimum Distance Separation (MDS)	N/A	N/A	347 m (Section 6.14)	85 m

Conclusion:

In conclusion, the Township planning staff recommends that the Committee support deferral of the application. If the Committee chooses to support the application, relevant conditions are 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 – www.Puslinch.ca/government/by-laws/Zoning

Wellington Official Plan – www.Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping – www.Wellington.ca/business-development/maps-guides

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/Elevations/Floor Plans
- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

Max Fedchyshak, MCIP, RPP
Senior Planner

NPG Planning Solutions Inc.

Report reviewed by:

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

July 10, 2026

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

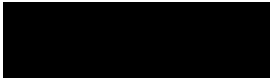
The County of Wellington Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: June 30, 2026

FILE NO. B20-26

APPLICANT

Allan McFee



LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 27
Concession 10

Proposed severance is 0.49 hectares with 55m frontage, existing agricultural use for proposed rural residential use.
Retained parcel is 37.5 hectares with 156m frontage, existing and proposed agricultural use with existing dwelling, barn & shed.

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

August 19, 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 – Conservation Halton
- 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: June 30/26

File No. B20-26
Accepted as Complete on: June 30/26

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

2. (a) Name of Registered Owner(s) or Purchaser Allan McFee

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[]

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 10Lot No. Part Lot 27

Registered Plan No. _____Lot No. _____

Reference Plan No. _____Part No. _____

Civic Address 4315 Watson Road South

(b) When was property acquired: June 2006

Registered Instrument No. WC142672

5. Description of Land intended to be SEVERED:

Metric ☒Imperial ☐

Frontage/Width 55 ±AREA 0.49 ha ±

Depth 90 ±Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

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

156 / 408 ±

AREA

37.5 ha ±

Depth

1032 ±

Existing Use(s)

Agricultural

Existing Buildings or structures:

Dwelling, Barn (unoccupied) and Shed

Proposed Uses (s):

Agricultural – No Change

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):

☐ 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 ☒

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 ☒

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?

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

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

This application is consistent with the PPS as per Section 2.6.5 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 the property, however they are outside of the severance and not a concern for this 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 Secondary Agricultural, Greenlands and Core 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, EP Overlay & Natural Environment**

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: **Unoccupied Barn**

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

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>13±m</u>	Length <u>25±m</u>	Area <u>325±m²</u>	Use <u>Barn (unoccupied)</u>
	Width <u>9±m</u>	Length <u>15±m</u>	Area <u>135±m²</u>	Use <u>Shed</u>



June 30, 2026

24758-17

Jeff.Buisman@vanharten.com

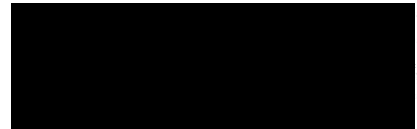
County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4315 Watson Road South
Part of Lot 27, Concession 10
PIN 71190-0088
Township of Puslinch**

RECEIVED
JUN 29 2026



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, MDS Farm Data Sheets, a cheque to the Halton Conservation Authority for **\$2,495.00** and a cheque to the Wellington County for **\$6,000.00**.

Please note that the subject property is within both the GRCA and the Halton Conservation Authority areas. We assume that based on the boundary and existing dwelling and features, it would be Halton Conservation providing a review of this application and the associated fee has been included with this submission. However, if the GRCA also reviews, payment of their invoice will be paid by the property owner.

Proposal:

The proposal is to create a new rural residential parcel along Watson Road South with a frontage of 55±m, depth of 90±m, for a lot area of 0.49±ha. The Severed Parcel was configured primarily around providing a safe entrance for the parcel. After a site meeting with the Township Roads Superintendent, it was determined that a proposed entrance would be permitted 6m south of the existing north-west property line, as shown on the Sketch. The parcel was also configured to meet the zoning requirements in terms of lot frontage and area and to be over 30m clear of the natural features on the Retained Parcel. The severance is an efficient use of open space while adhering to the relevant planning policies.

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

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

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

www.vanharten.com

The Retained Parcel (#4315 Watson Road South) is a large agricultural parcel with a frontage of 156±m, depth of 1032±m, for an area of 37.5±ha where the existing dwelling, barn (unoccupied) and shed will remain. The existing entrance along the eastern boundary will remain, providing continued access to the dwelling.

The subject property is zoned Agricultural, Environmental Protection Overlay and Natural Environment. The zoning requirements are met for the Severed and Retained Parcels. The lot frontage, area and setbacks are easily met for both parcels. However, the only zoning item to be addressed is for Minimum Distance Separation (MDSI) to barns in the area and this is discussed in more detail below.

MDS Review:

The Minimum Distance Separation (MDSI) guidelines have been evaluated for barns within the surrounding area. Our MDS evaluation considered this severance as a Type B scenario as defined in Guideline #34 due to the creation of four or more lots outside a settlement area. If Type A was applied to the application, the minimum requirement would be *half* the amount for each required distances, which would significantly reduce the setbacks.

The first barn reviewed is on the Retained Parcel of the subject property. The barn is relatively old, currently used for storage and has not been used for livestock in 30+ years. Based on an Unoccupied barn with an area of 325±m², the required distance using Type B calculation is 347m, whereas the actual distance to the severed parcel is 85±m and therefore MDS cannot be met. Resolutions to not meeting the MDS compliance can be resolved by one of the three following options:

- Apply for a minor variance to address the deficiency
- Review the building with the Township Building Department to determine if it would not be “reasonably capable of housing livestock”, in which case MDS Guideline 21 indicates that MDS does not apply
- Remove the barn

One of these options will be pursued to allow the severance to proceed.

The second barn evaluated is #4342 Watson Road South. The property contains a large barn that includes a boarding stable and an arena. The MDS form has been signed by the property owner, and using Type B MDS calculation, the required distance is 343m whereas the actual distance is 308±m, therefore MDS is just shy of being met. The intention is to apply for a minor variance to address the deficiency. If Type A were applied, the required distance would be 172m – which would be easily met. The 308m goes to the property line, however the distance to a proposed house on the severed parcel will most likely be outside of the 343m setback. The 343m setback from that barn is shown on the severance sketch and only takes up 15% of the parcel – leaving a large area to build outside the arc of 343m.

The third barn evaluated is #4291 Watson Road South. Based on the MDS Form from the property owner, barn is currently unoccupied, with an area of 358±m² and the required distance using Type B calculation is 357m, whereas the actual distance is 450±m. Therefore, MDS is met for this barn.



Policy Review:

The subject property is within the Secondary Agricultural, Greenlands and Core Greenlands designations of the County of Wellington Official Plan. The property is also partially within the County's Greenbelt Official Plan designation. The Greenbelt OP line essentially follows where the GRCA and Halton Conservation Boundary runs through the property. The Severed Parcel is partially within the Secondary Agricultural designation and partially within the Protected Countryside Greenbelt (Rural Area) designation. There is a pocket of Natural Heritage System Greenbelt designation on the Retained Parcel, that aligns with the Core Greenland designation.

The severance has been configured to be outside of the Natural Heritage System, Core Greenlands, Greenlands designations and has been set to be over 45m to the feature and therefore, will not have a negative impact to any natural features on the Retained Parcel, as the Greenbelt Plan requires a 30m buffer and the severance will not fragment the feature. The proposed lot is beside three other rural residential parcels to the northwest and one across the road, and the severance will fit in with the character of the area.

The Severed Parcel has a designation of Secondary Agricultural 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 with the Township's Roads Department.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands, woodlot or floodplain.
- Zoning requirements are met.
- MDS requirements will be addressed through a Minor Variance.

In summary this severance is practical and follows the relevant criteria for a severance.

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 Al McFee:



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? **Unknown** YES [] NO []

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

35. **Source Water Protection Plan**

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

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

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

Please see covering letter for more details.

NOTES:

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

OWNER'S/PURCHASER'S AUTHORIZATION:

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), Allan McFee the Registered Owners/Purchasers of

Part of Lot 27, Concession 10, as in RO779637, Ease of Travelled Road, Except Parts 1 & 2, 61R-9310
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

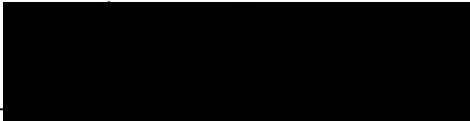
City of Guelph In the County/Region of

Wellington Solemnly declare that all

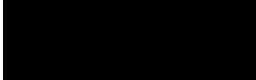
the statements contained in this application for consent for (property description)

Part of Lot 27, Concession 10, as in RO779637, Ease of Travelled Road, Except Parts 1 & 2, 61R-9310
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 26 day of June 20 26 (Owner/Purchaser or Applicant)


Commissioner of Oaths


Pr  ne

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)

June 26, 2024

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



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility CASA LOBO HOLDINGS INC.

Contact Information GORDON WALLACE

Email [REDACTED] Telephone [REDACTED]
Civic Address 4291 NATSON RD S. Municipality PUSLINCH
Lot 28 Concession 10 Division [REDACTED]
Lot Size (where livestock facility is located) [REDACTED] hectares 184 acres

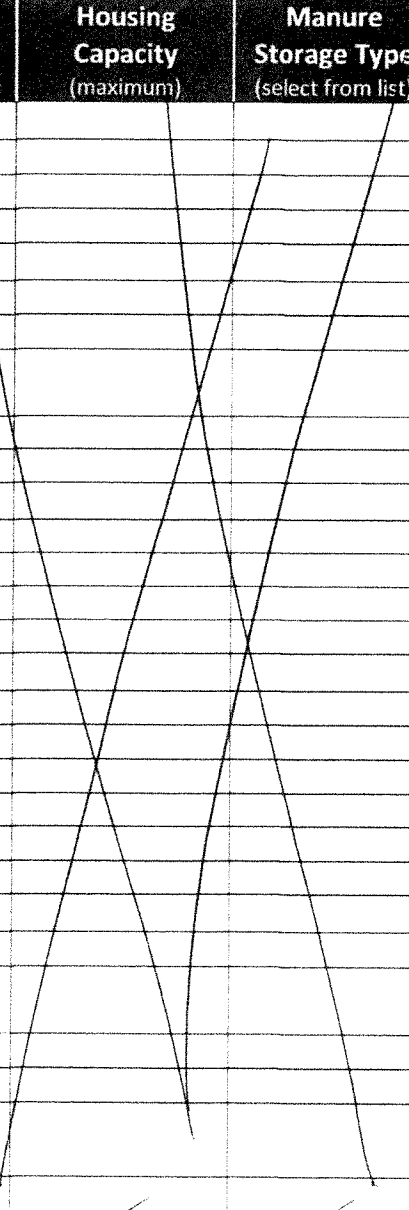
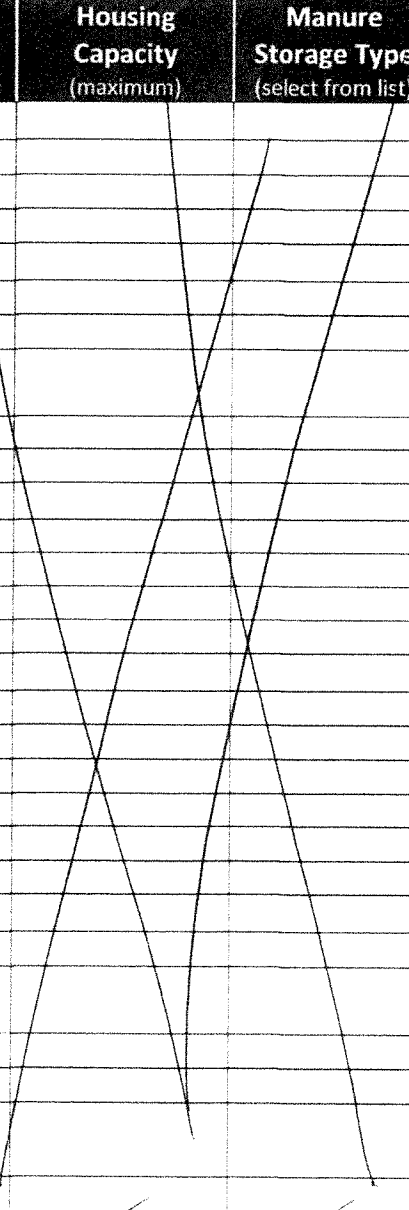
Signature of Livestock Facility Owner [REDACTED] Date JAN 26/26

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 3,850 ft² /m²

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter

- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	✓	✓

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694

UNOCCUPIED SINCE AT LEAST PURCHASED
OCT 2021





FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Allan McFee

Contact Information
Email [redacted] Phone [redacted]
Civic Address 4325 Watson Rd. S Municipality Puslinch
Lot 27 Concession 10 Division _____
Lot Size (where livestock facility is located) 38ha hectares _____ acres
Signature of Livestock Facility Owner [redacted] Date June 23, 2006

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 325m² ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
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	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	30+ years unoccupied	/

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?

PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility WILLIAM TURNER

Contact Information

Email [REDACTED] Telephone [REDACTED]
Civic Address 4342 WATSON R.S Municipality PUSLINCH
Lot 26 Concession 9 Division _____
Lot Size (where livestock facility is located) _____ hectares 91 acres

Signature of Livestock Facility Owner [REDACTED] Date June 20/2026

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 34000 ft²/m² ft²/m²
Includes arena, boarding & run-ins. 130' x 72' = 9360 sq ft. for boarding area only.

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
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	Heifers (5 months to freshening)		
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	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	12	V3
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	13	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	8	V3

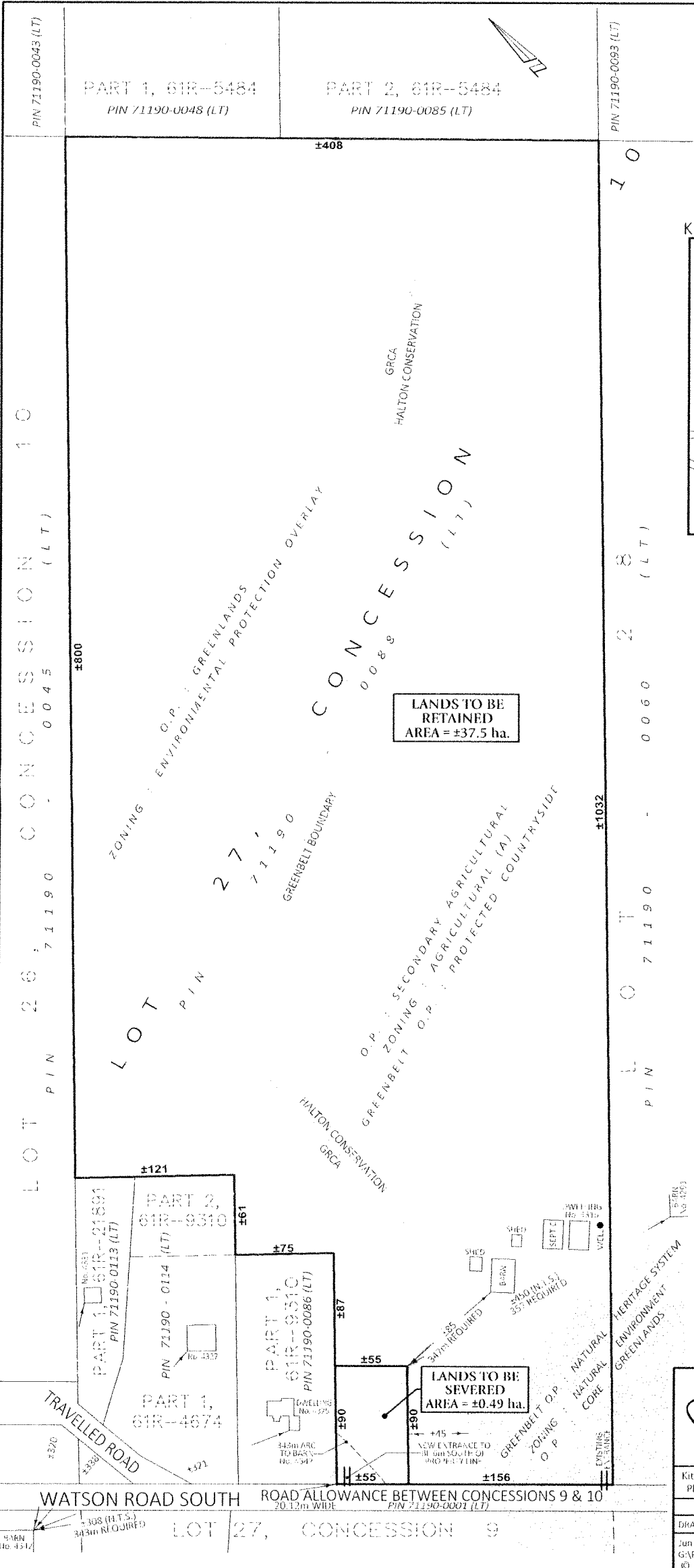
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	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
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	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
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	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

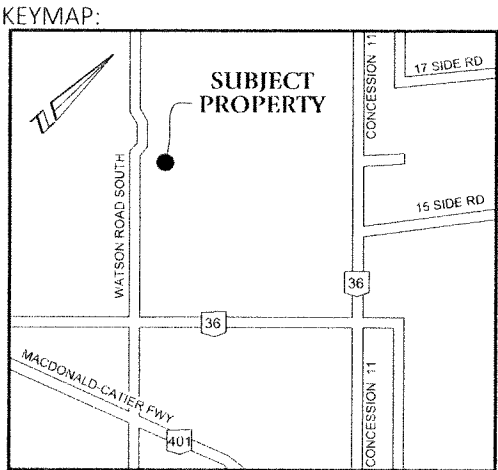
County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694



SEVERANCE SKETCH
PART OF LOT 27, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000
VAN HARTEN SURVEYING INC.



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

- ZONING: NATURAL ENVIRONMENT
O.P.: CORE GREENLANDS
GREENBELT O.P.: NATURAL HERITAGE SYSTEM
- ZONING: ENVIRONMENTAL PROTECTION OVERLAY
O.P.: GREENLANDS
- GREENBELT BOUNDARY AND CONSERVATION AUTHORITY BOUNDARY

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED ON
THE 29th DAY OF JUNE, 2026

SEPT 29, 2026
JULIAN BOISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS - 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: S.A.P.	CHECKED BY: J.F.B.	PROJECT No. 24/58 17
Jun 29, 2026-8:52:24 A.M. G:\PUSLINCH\Con10\LOT 27\ACAD\SEV PT\LOT 27 (MCFCF 24758-17) UTM 2010.dwg © 2026 THIS SKETCH IS PROTECTED BY COPYRIGHT		

200 26

Comments received B20-26

PW/Fire /Bylaw/GRCA/Source Water: None

Building: From a building code perspective, we do not have issued with the proposed as long as the following condition is met:

1. Provide a predevelopment plan showing that the severed lot can be accommodate typical house, septic and entrance. Be sure to include the location of adjacent wells(their type) and septic systems to ensure clearance can be met.



REPORT PDAC-2026-014



TO: Committee of Adjustment Chair and Members of Committee

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

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: August 11, 2026

SUBJECT: County Consent Application File: B21-26
4121 Wellington Road 35, Part of Lot 16, Concession 1
Township of Puslinch

APPLICANT: Gwendolyn Paddock (Property Owner)

RECOMMENDATION

That Report PDAC-2026-014 entitled Consent Application B21-26 be received for information; and

Whereas the Township has reviewed the proposal to create one new rural residential parcel with frontage along Wellington Road 35 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 (4121 Wellington Road 36) into two parcels; and

Whereas the severed parcel would be a vacant lot intended for a future rural residential development, featuring a lot frontage of approximately 62.96 metres, a lot depth of approximately 99.06 metres, and a lot area of approximately 0.6 hectares; and

Whereas the retained parcel would be retained for agricultural purposes, feature a lot frontage of approximately 387.28 metres along Concession 1 Road, a lot depth of approximately 1,013 metres and a lot area of approximately 39.7 hectares;

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 refusal of the application based on the following:

- 1. The subject property is designated as Prime Agricultural per Schedule B7 of the County of Wellington Official Plan (County Official Plan). Per Section 4.3.3 of the Provincial Planning Statement (PPS, 2024), lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with the following provincial guidelines:**
 - a. Agricultural uses;**
 - b. Agricultural-related uses;**
 - c. A residence surplus to a farming operation;**
 - d. Infrastructure purposes**

Further, Section 10.3.1 of the County Official Plan reinforces the Provincial policies by stating that within Prime Agricultural Areas lot creation is only permitted for:

- e. Agricultural uses;**
- f. Agricultural-related uses;**
- g. A residence surplus to a farming operation;**
- h. Lot line adjustments;**
- i. Community service facilities;**

Accordingly, as the proposed lot creation for a vacant lot for future rural residential development does not fall within any of the permitted forms of lot creation in Prime Agricultural Areas, the Township finds that the application is not consistent with the PPS and does not conform to the County Official Plan and recommends refusal.

Should the County approve the application, the following conditions shall apply:

- 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 property; 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 including but not limited to item 2.1, to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; 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 obtains zoning compliance for MDS I, including but not limited to the barn located at 4227 Wellington Road 35 and 6920 Concession 1 Road, and show zoning compliance for the severed parcel that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.**
- 3. That the Owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.**
- 4. 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.**
- 5. That the Owner submit a pre-development site plan for the severed parcel to the satisfaction of the Township of Puslinch identifying the proposed dwelling location and setbacks from property lines, driveway location, well and septic system on the severed parcel, and any 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 property is municipally known as 4121 Wellington Road 36, Township of Puslinch, and are legally described as Part of Lot 16, Concession 1.

The subject property is predominantly designated as Prime Agricultural with designated Core Greenlands in proximity to the Concession 1 Road frontage in the County Official Plan. The subject property is predominately zoned Agricultural and is also zoned Natural Environmental in part near the Concession 1 Road frontage in the Township of Puslinch Zoning By-law 023-18, as amended (Zoning By-law).

The application proposes the creation of a new rural residential parcel via severance. The severed lot is proposed to feature an area of approximately 0.6 hectares, a lot frontage of approximately 62.96 metres, a lot depth of approximately 99.06 metres. The retained parcel would be retained for agricultural purposes, feature a lot frontage of approximately 387.28 metres along Concession 1 Road, a lot depth of approximately 1,013 metres and a lot area of approximately 39.7 hectares.

Section 4.3.3 of the PPS 2024, discourages lot creation in prime agricultural areas. Lot creation within these areas may only be permitted in accordance with the following provincial guidelines:

- a. Agricultural uses;
- b. Agricultural-related uses;
- c. A residence surplus to a farming operation;
- d. Infrastructure purposes

Section 10.3.1 of the County Official Plan reinforces the Provincial policies by stating that within Prime Agricultural Areas lot creation is only permitted for:

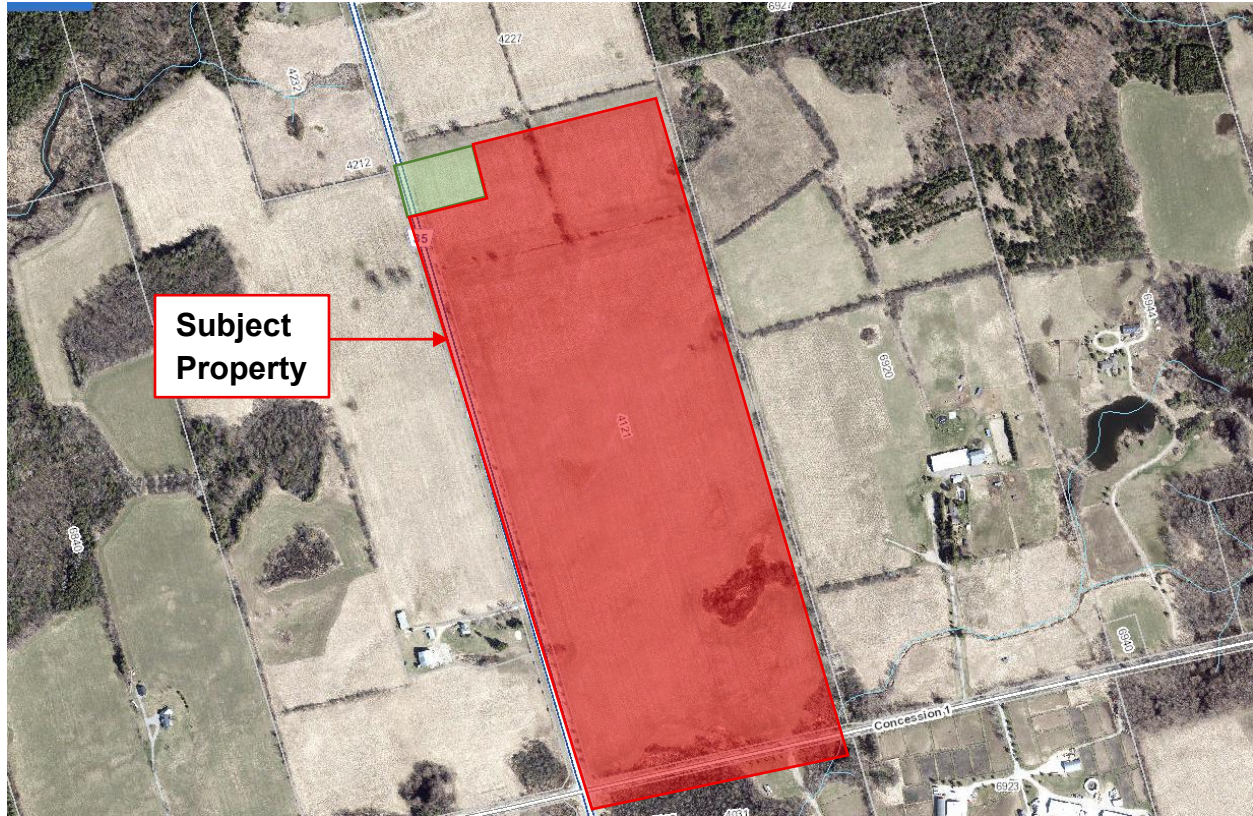
- a. Agricultural uses;
- b. Agricultural-related uses;
- c. A residence surplus to a farming operation;
- d. Lot line adjustments;
- e. Community service facilities;

The proposed lot creation for a vacant lot for future rural residential development does not fall within any of the permitted forms of lot creation in Prime Agricultural Areas. Accordingly, the application is not consistent with the PPS and does not conform to the County Official Plan.

A Minimum Distance Separation (MDS I) analysis was completed to evaluate potential compatibility issues with nearby livestock operations. The closest livestock facility is located immediately north at 4227 Wellington Road 35. An MDS I Farm Data Sheet was included as part of the submission for this property. It was noted that 4227 Wellington Road 35 currently does not house any livestock facilities, therefore the analysis reviewed the maximum potential capacity based on the area of the barn. The MDS analysis for this property determined the required setback distance is 243 metres whereas approximately 238 metres is provided for the severed lot. Based on the foregoing, if approved, zoning relief will be required for MDS in accordance with Section 4.16 of the Township Zoning By-law.

Further, it appears 6920 Concession 1 Road, located immediately east of the subject property, contains structures suitable for livestock however no MDS information sheet was provided. Further information regarding MDS impacts for this property is required to confirm any potential MDS impacts.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning Comments

Regulation	Requirement	Proposed (Retained Parcel)	Requirement	Proposed (Severed Parcel)
Minimum Lot Area	4.0 ha (Section 11.3)	39.7 ha	0.4 ha (Section 11.4)	0.4 ha
Minimum Lot Frontage	120 m (Section 11.3)	387.26 m	25 m (Section 11.4)	34.2 m
Minimum Distance Separation (MDS)	N/A	N/A	243 m (Section 6.14)	238 m

Conclusion:

In conclusion, the Township planning staff recommends that the Committee support refusal of the application based on the foregoing. If the Committee chooses to support the application, relevant conditions are 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 – www.Puslinch.ca/government/by-laws/Zoning

Wellington Official Plan – www.Wellington.ca/planning-development/official-plan-land-use

Interactive Mapping – www.Wellington.ca/business-development/maps-guides

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/Elevations/Floor Plans
- Schedule "C" Staff/Public/Agency Comments

Report prepared by:

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

Report reviewed by:

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

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

July 10, 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: July 02, 2026

FILE NO. B21-26

APPLICANT
Gwendolyn Paddock


LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 16
Concession 1

Proposed severance is 60.96m fr x 99.06 = 0.60 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 39.7 hectares with 952.85m frontage, existing and proposed agricultural use.

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

August 19, 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
- Bell Canada (email)
- County Clerk
- Roads/Solid Waste
- Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

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

Required Fee: 6000
Fee Received: July 2/26
File No. B21-26
Accepted as Complete on: July 2/26

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

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

2. (a) Name of Registered Owner(s) or Purchaser Gwendolyn Marie Paddock

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) as above

Phone No. Email:

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

(d) All Communication to be directed to:

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

(e) Notice Cards Posted by:

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

(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.

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

Local Municipality: Township of Puslinch

Concession 1 Lot No. South Part Lot 16

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-10544 Part No. 1 & 3

Civic Address 4121 Wellington Rd 35, Puslinch, ON N0B 2J0

(b) When was property acquired: July 2024 Registered Instrument No. WC735989

5. Description of Land intended to be SEVERED: Metric [] Imperial [X]

Frontage/Width 200 ft +/- 60.96m AREA 1.5 acres +/- 0.60 ha

Depth 325 ft +/- 99.06m Existing Use(s) Agriculture

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential

Type of access (Check appropriate space)	Existing [X]	Proposed []
☐ Provincial Highway	☐ Right-of-way	
☒ County Road	☐ Private road	
☐ Municipal road, maintained year round	☐ Crown access road	
☐ Municipal road, seasonally maintained	☐ Water access	
☐ Easement	☐ Other	

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other _____

Type of sewage disposal - Existing [] Proposed [X] (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 [X]
Frontage/Width 3,126 ft +/- 952.85m AREA 98.08 acres +/- 39.7 ha
Depth 1,270 ft +/- 387.28m Existing Use(s) Agriculture

Existing Buildings or structures: None

Proposed Uses (s): Agriculture

Type of access (Check appropriate space) Existing [X] Proposed []
[] Provincial Highway [] Right-of-way
[X] 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 [X] Proposed [] (check appropriate space)

[] Municipally owned and operated piped water system
[] Well [] individual [] communal
[] Lake
[] Other None

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

[] Municipally owned and operated sanitary sewers
[] Septic Tank (specify whether individual or communal):
[] Pit Privy
[] Other (Specify): None

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

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

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

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.

This application is consistent with the PPS as per Section 4.3.1.2 where it states that prime agricultural areas shall be designated and protected for long-term use for agriculture and 4.3.2.3 where it states that new land uses 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.

The subject land is not land designated under the Greenbelt Plan

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

The subject property is designated as Prime Agricultural in the Official Plan.

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

N/A

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? Prime Agricultural

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [X]
A minor variance will be applied for 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.

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:

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]
Cash Crop

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

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

Gwen Paddock

June 30, 2026

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
4121 Wellington Rd. 35
Part of Lot 16, Concession 1
Part 1, 61R-10544
Township of Puslinch**

Please find enclosed an application for a severance on the above-mentioned property. Included with the submission are copies of the severance sketch, completed application form, the deed, MDS Farm Data Sheet, a cheque to the GRCA for \$465.00 and a cheque to Wellington County for \$6,000.00.

Background:

The Paddocks have owned land and farmed in Puslinch township since Captain Thomas Paddock came from England and bought the properties around 1840. In more recent years (1954 – 2020), the properties were farmed by my father, F. Stewart Paddock. He dedicated his time and energy to farm the land and enhance the environment through conservation efforts that involved participating in the Environmental Farm Plan and working with the Grand River Conservation Authority to protect Mill Creek. Upon his death, I inherited the 100 acres located at Concession 1, South Part Lot 16 and would like to continue the work and dedication the Paddocks have put into being good stewards of the land.

To this end, we are interested in participating in the Mill Creek Reserve project. The Mill Creek wetland complex consists of 1800 acres of provincially significant wetlands. The project involves land owners along the Mill Creek working with the RARE Charitable Research Reserve to protect the environmentally sensitive lands. The farmland we own is included in Phase 1 of the project and will involve working with the Ontario Farmland Trust to donate a Farmland Conservation Easement over the property and then, through our Estate, to gift the property to the RARE Charitable Research Reserve. While the Mill Creek runs through an adjacent property to ours, it is the income generated from cash crop farming that will help to cover the costs of maintaining the reserve.

A Farmland Easement Agreement with the Ontario Farmland Trust is a permanent legal agreement that ensures the farmland is protected forever. It's registered on the property title and runs with the land in perpetuity, meaning that the farmland will be protected and land uses that are not compatible with agriculture and conservation purposes are restricted.

Rather than sell the farm and use the proceeds to fund our retirement and aging in place, we'd like to generate funds from the sale of a building lot for that purpose. Our goal is to set the farm up so that it can continue the legacy that Captain Thomas Paddock started almost 200 years ago; a legacy of responsible farmland stewardship and protection of the biodiversity and ecological health of the property and the Mill Creek wetland complex.

Proposal:

The subject property is a 99.58 acre parcel of farmland located at 4121 Wellington Road 35 in Puslinch Township (61R10544 Parts 1 to 3). The proposal is to sever a 1.5 acre lot for rural residential purposes.

In question 24, we indicated that the application is consistent with the Provincial Policy Statement as per Section 4.3.1.2 where it states that prime agricultural areas shall be designated and protected for long-term use for agriculture. We believe this to be true due to the intent to place a farmland conservation easement over the acreage remaining after the severance. The farmland easement agreement is a permanent lasting legal agreement that is registered on property title. The agreement applies to all future owners and ensures the land use is dedicated to agriculture. The easement supersedes municipal and provincial land use planning designations, ensuring that any future non-agricultural use remains prohibited because of the permanent easement on title.

We have signed a Letter of Intent with the Ontario Farmland Trust to started the process to have the property considered for a Farmland Easement Agreement. A copy of the signed Letter of Intent is attached. Our proposal is that if a severance is granted, it be on condition that the retained property is accepted by the Ontario Farmland Trust for the creation of a conservation easement over the property.

More information on the Ontario Farmland Trust can be found on their website;
<https://ontariofarmlandtrust.ca/farmland-protection/>.

Please feel free to contact me if you or the Planning Staff have any questions.

Regards,



Gwendolyn Paddock

April 2026
Ontario Farmland Trust
c/o University of Guelph, SEDRD
Guelph, Ontario N1G 2W1
Attn: Martin Straathof, Executive Director

Dear Martin Straathof,

Re: Donation of Conservation Easement
PT LT 16 CON 1 TOWNSHIP OF PUSLINCH BEING PTS 1, 2 & 3,
61R10544; TOWNSHIP OF PUSLINCH S/T EASEMENT IN FAVOUR OF
UNION GAS LIMITED OVER PT

I, Gwendolyn Paddock, as the beneficial and registered owner of certain property in Wellington County and generally described above and containing approximately 100 acres, intend to donate a conservation easement over the property, as noted above, to the Ontario Farmland Trust (OFT). I confirm that my decision to donate this conservation easement has been freely and voluntarily made by me.

Title to the lands are held solely by me with no other interests, liens or encumbrances upon title, and the conservation easement donation will be made without any other interests, liens or encumbrances being registered upon title prior to completion of the transaction.

I understand that it has been strongly recommended by OFT that we consult professional, independent tax and legal advisors to discuss all implications of this conservation easement donation.

I also understand that in order to successfully carry out its mission and projects, it is essential that OFT raise funds from organizations such as the Ontario Land Trust Alliance, foundations and the general public on an on-going basis. I, the owner, have no objection to OFT raising funds from these sources to assist in completing the costs of this transaction.

I also understand that as part of the effort to raise funds and promote the mission, OFT will document the process with photos, video, and written content. I, the owner, consent to the Ontario Farmland Trust utilizing such photography, videography, and/or written content with faces, names, and images that features us and our property, and hereby release such content to be under the ownership of OFT.

Donor:


Gwendolyn Paddock

April 21, 2026
Date

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 [] NO [X]

If YES, please complete the Source Water Protection Screening Form and submit with your application.

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

YES [] NO [X]

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

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

Please see covering letter for more details

NOTES:

APPLICANT'S DECLARATION
 This must be completed by the Applicant for the proposed consent

I, (we) Gwendolyn Marie Paddock of the
Township of Puslinch In the County/Region of
Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) Part of Lot 16, Concession 1: Part 1 61R-10544 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 2nd day of July 20 26
 (Owner/Purchaser or Applicant)
 (Owner/Purchaser or Applicant)
 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, Gwendolyn Paddock, 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) June 30, 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





FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility: Eleanor Bard

Contact Information

Email: [redacted] Telephone: [redacted]
Civic Address: 4227 Wellington Rd 35, Cambridge, ON N3C 2V4 Municipality: Township of Puslinch
Lot: North Part Lot 16 Concession: 1 Division: [redacted]
Lot Size (where livestock facility is located) [redacted] hectares 93.11 acres

Signature of Livestock Facility Owner [redacted] Date [redacted]

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 5,530 ft² 1,629 ft²

- Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | | | |
|----|---|----|--|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed: 545 – 658 kg (e.g. Holsteins)		
	Medium-framed: 455 – 545 kg (e.g. Guernsevs)		
	Small-framed: 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed: 182 – 545 kg (e.g. Holsteins)		
	Medium-framed: 148 – 455 kg (e.g. Guernsevs)		
	Small-framed: 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed: 45 – 182 kg (e.g. Holsteins)		
	Medium-framed: 39 – 148 kg (e.g. Guernsevs)		
	Small-framed: 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Laver pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*	26 NU +	V3
		8 NU = 34 NU	V3

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

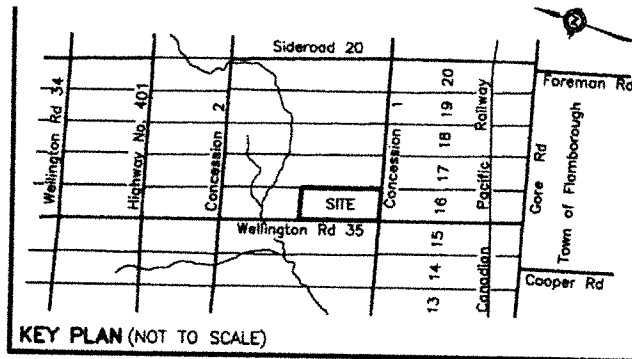


METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

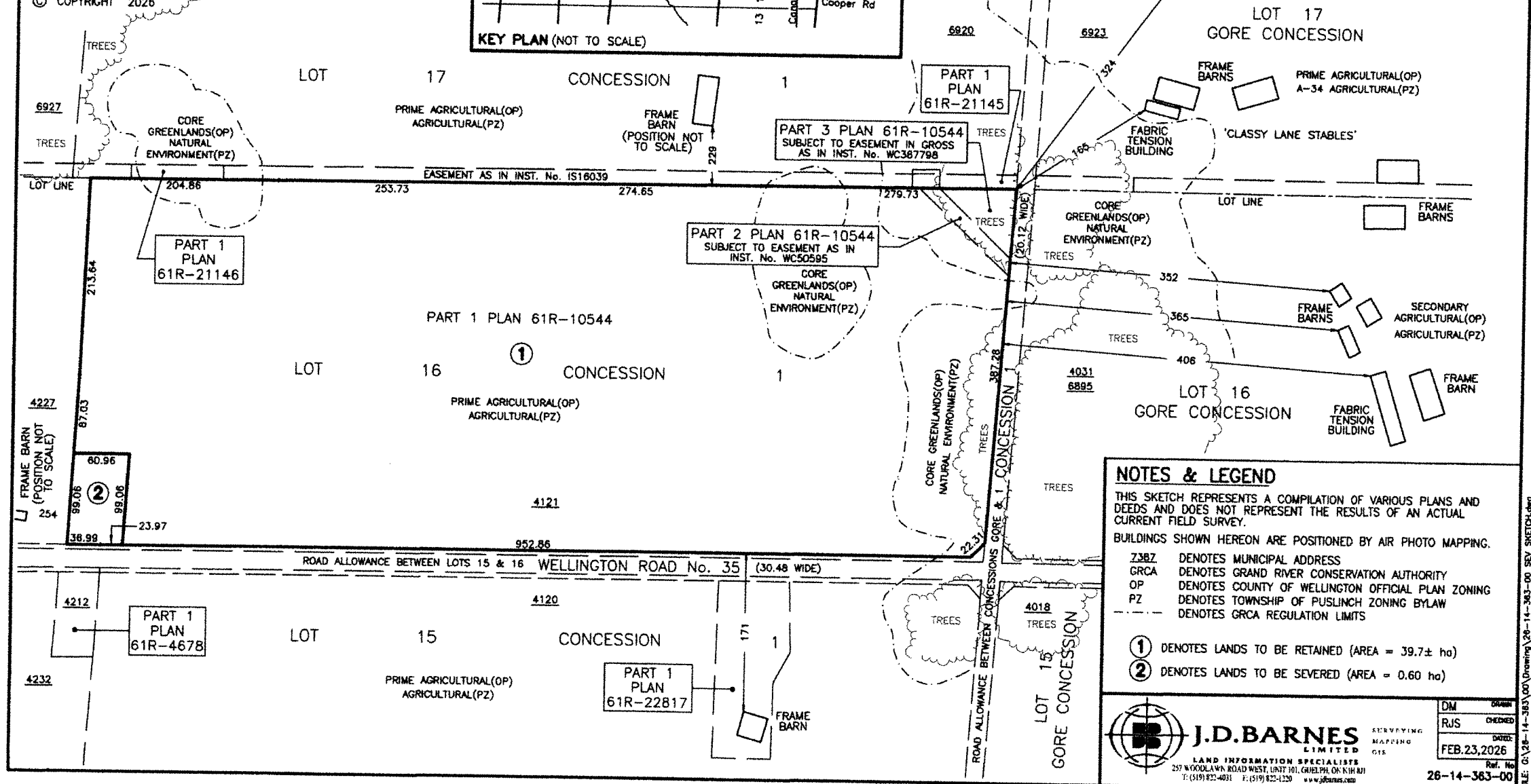
CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

J.D. BARNES LIMITED

© COPYRIGHT 2026



KEY PLAN (NOT TO SCALE)



NOTES & LEGEND

THIS SKETCH REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

BUILDINGS SHOWN HEREON ARE POSITIONED BY AIR PHOTO MAPPING.

<u>7387</u>	DENOTES MUNICIPAL ADDRESS
GRCA	DENOTES GRAND RIVER CONSERVATION AUTHORITY
OP	DENOTES COUNTY OF WELLINGTON OFFICIAL PLAN ZONING
PZ	DENOTES TOWNSHIP OF PUSLINCH ZONING BYLAW
---	DENOTES GRCA REGULATION LIMITS

- ① DENOTES LANDS TO BE RETAINED (AREA = 39.7± ha)
② DENOTES LANDS TO BE SEVERED (AREA = 0.60 ha)



J.D.BARNES

LAND INFORMATION SPECIALISTS
257 WOODLAKE ROAD WEST, UNIT 101, GUELPH, ON K1H 8J1
T: (519) 832-4031 F: (519) 832-1220 www.jdcarries.com

DM	DRAWN
RJS	CHECKED
DATED:	
FEB. 23, 2026	

Ref. No. G:
-14-363-00 E:

3/2025 7:59 AM

PLOT DATE: 2/23/2025 7:59 AM

R21-26

Comments received B21-26

PW/Fire /Bylaw/GRCA/Source Water: None

Building: From a building code perspective, we do not have issue with the proposed as long as the following condition is met:

1. Provide a predevelopment plan showing that the severed lot can be accommodate typical house, septic and entrance. Be sure to include the location of adjacent wells(their type) and septic systems to ensure clearance can be met.



REPORT PDAC-2026-015



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

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

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: August 11, 2026

SUBJECT: County Consent Application File: B24-26
19 & 20 Lakeside Drive, Lots 19, 20 & 21 & Part of Lakeside Drive,
Registered Plan 380, Township of Puslinch

APPLICANT: Christina Keidinger-Krebs (Property Owner)

RECOMMENDATION

That Report PDAC-2026-015 entitled Consent Application B24-26 be received for information; and

Whereas the Township has reviewed the proposal to adjust the boundary between 19 Lakeside Drive and 20 Lakeside Drive 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 129 m² of land from 20 Lakeside Drive to 19 Lakeside Drive, resulting in a merged parcel of approximately 919 m² for 19 Lakeside Drive and a retained parcel of approximately 1,311 m² at 20 Lakeside Drive; and

Whereas the lands 20 Lakeside Drive contain an existing one-storey brick dwelling, septic system and well, and a portion of a wheelchair ramp. The additional lands are requested to resolve the existing encroachment of the wheelchair ramp to ensure it is contained wholly on the enlarged parcel (19 Lakeside Drive);

Whereas the lands at 20 Lakeside Drive and 19 Lakeside Drive currently feature a shared driveway. The boundary adjustment will also provide sufficient space for a new driveway which is also proposed as part of the application;

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 merged and retained parcels including but not limited to items 2.1 and 2.2 to be demonstrated to the satisfaction of the Township of Puslinch; should zoning compliance not be achieved, the Owner shall obtain approval of a Zoning By-law Amendment or minor variance, as applicable, to bring the parcels into compliance; 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 obtains zoning compliance for reduced lot area for both the retained and merged parcels, and show zoning compliance that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee, a letter of clearance of this condition.
 - 2.2 That the Owner obtains zoning compliance for reduced lot frontage for both the retained and merged parcels, and show zoning compliance that the Township of Puslinch 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 owner demonstrate, to the satisfaction of the Township of Puslinch, that both the retained lands and the severed lands are in compliance with all applicable Township by-laws and municipal requirements, including the resolution of any outstanding by-law enforcement matters, permits, approvals, and orders.**

Background

The subject lands consist of 19 Lakeside Drive and 20 Lakeside Drive, legally described as Lots 19, 20 & 21, Part of Lakeside Drive, Registered Plan 380, and identified as PIN 71207-0352 (retained lands) & PIN 71207-0351 (lands to be enlarged).

Both properties are designated Secondary Agricultural and are subject to Policy 9.8.2 in the County of Wellington Official Plan (County Official Plan) and are zoned Resort Residential (RR) as per the Township of Puslinch Comprehensive Zoning By-law No. 023-018, as amended (Township Zoning By-law). Single detached dwellings are permitted within the applicable Official Plan designation and zoning.

The application proposes a lot line adjustment to convey an irregularly shaped strip of land (approximately 6.15 metres wide at the frontage, then narrowing to 1.12 metres and equating to 129 m²) from 20 Lakeside Drive to 19 Lakeside Drive. This would result in a merged parcel of approximately 919m² for 19 Lakeside Drive, and a retained parcel of approximately 1,311m² for 20 Lakeside Drive. No new lots are being created as part of the application.

The purpose of the lot line adjustment is to ensure that the existing wheelchair ramp, which currently encroaches onto 20 Lakeside Drive, is fully contained within the enlarged parcel at 19 Lakeside Drive, and to provide sufficient space for a private driveway to serve 19 Lakeside Drive, thereby eliminating the need for the current shared driveway.

Both the retained and enlarged parcels will be deficient in terms of lot area and lot frontage, as such, future zoning compliance will need to be demonstrated via either Minor Variance or Zoning By-law Amendment.

Subject Property Key Map



Summary of Agency/Staff/Public Comments:

1. Township Planning comments:

Regulation & By-law Section	Required	Proposed (retained parcel)	Proposed (enlarged parcel)
Minimum Lot Area (Section 6.3)	0.4 ha	0.13 ha	0.09 ha
Minimum Lot Frontage (Section 6.3)	25 m	22.03 m	21.27 m
Minimum Required Front Yard (Section 6.3)	6 m	24.6 m	14.8 m
Minimum Required Interior Side Yard (Section 6.3)	3 m	3.09 m	4.12 m
Minimum Required Rear Yard (Section 6.3)	6 m	> 6 m	> 6m

2. 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:

Daniel Banatkiewicz
Planner
NPG Planning Solutions Inc.

Report reviewed by:

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

Justine Brotherson
Director of Corporate Services/
Municipal Clerk

July 10, 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: July 03, 2026

FILE NO. B24-26

APPLICANT

Christina Keidinger-Krebs

LOCATION OF SUBJECT LANDS

Township of Puslinch
Lots 19, 20 & 21 & Part of Lakeside Dr.
Reg Plan 380

Proposed lot line adjustment is 129 square metres with 6.15m frontage, existing residential use to be added to abutting residential lot – Ralph Krebs for driveway & wheelchair ramp.

Retained parcel is 1440 square metres with 25.13m frontage, existing and proposed residential use.

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

August 19, 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
- 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: \$ 6000
Fee Received: June 11/26
File No. 224/26
Accepted as Complete on: July 3/26

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 Christina Heidinger-Krebs
Address 20 Lakeside Dr.
Puslinch, ON NOB.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) Christina Heidinger-Krebs
19 Lakeside Dr.
Puslinch, ON NOB.2J0
Phone No. [REDACTED] Email: [REDACTED]

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

Phone No. _____ Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER [] APPLICANT ☒ AGENT []

(e) Notice Cards Posted by:

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

(f) Number of Certificates Requested _____

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

☒ Conveyance to effect an addition to a lot

[] Other (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title): NOTE: If proposal has an EASEMENT or RIGHT OF WAY intended to be included, a solicitor is to be contacted ahead of submission to confirm if a separate application for Consent is required.

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

19 Lakeside Dr; Puslinch Plan 380 Lot 19 PIN - 71207-0351
Reg# - WC 246503

Part of Lakeside Dr. RP 380
being part 12 61R-10177

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

Local Municipality: Puslinch Township

Concession _____

Lot No. _____

Registered Plan No. 380

Part Lot No. 20

Reference Plan No. 380

Part No. Lakeside Dr. Part of Part 1

Civic Address 19 ~~380~~ Lakeside Dr. Puslinch

61R-10177

WC-11949

(b) When was property acquired: 2002

Registered Instrument No. WC-246508

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 6.15 / varies AREA 127 m² ± see Part 1 of

Depth 49 m ± Existing Use(s) Residential J.D Barnes Plan

Existing Buildings or structures: Ø file #

Proposed Uses (s): Driveway + wheelchair ramp

Type of access (Check appropriate space)

Existing ☒

Proposed []

☐ Provincial Highway

☐ County Road

☐ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☒ Right-of-way

☒ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual [] communal

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual [] communal

☐ Pit Privy

☐ Other (specify): _____

6. Description of Land intended to be RETAINED:

Metric []

Imperial []

Frontage/Width 24 m ± AREA N/A Lots 20+21 see

Depth 49 m ± Existing Use(s) Residential J.D Barnes Plan

Existing Buildings or structures: Dwelling RP 380 Lots 20+21

Proposed Uses (s): Save + except Part 1

J.D. Barnes Plan

Type of access (Check appropriate space)

Existing ☒

Proposed ☐

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

- ☒ Right-of-way
☒ Private road
☐ Crown access road
☐ Water access
☐ Other (specify) _____

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

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

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank ☒ individual ☐ communal
☐ 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. 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: _____
17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒
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 ☒

19. PREVIOUS USE INFORMATION:

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

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

20. Is this a **resubmission** of a previous application?

YES [] NO ☒

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 ☒

- 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 ☒ 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 ☒

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

see attached page : Special Policy 9.8.2
section 10.4.6 of the official plan / section 10.2 / 10.1.3

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.

I did reach out to GRCA ; Andrew Herreman (Feb. 2025)
He did not have any concerns as most of the adjustment occurs away from the shoreline.

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).

- 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).

- 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? RR - Resort Residential
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 RBC Mortgage Operations
10 York Mills Rd. North York ON M2P 0A2

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: N/A.
- Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** N/A.
- | | | | | |
|-----------------|-------------|--------------|------------|-----------|
| <u>Severed</u> | Width _____ | Length _____ | Area _____ | Use _____ |
| | Width _____ | Length _____ | Area _____ | Use _____ |
| <u>Retained</u> | Width _____ | Length _____ | Area _____ | Use _____ |
| | Width _____ | Length _____ | Area _____ | Use _____ |

32. **Manure Storage Facilities** on these lands: N/A

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	☐

33. Are there any **drainage systems** on the retained and severed lands? N/A YES ☐ NO ☐

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

34. **Source Water Protection Plan**
- Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source** Protection Plan in effect? (www.wellingtonwater.ca) YES ☒ NO ☐
- If YES, please complete the **Source Water Protection Screening Form** and submit with your application.

Lot Line Adjustment between 19 Lakeside Dr and 20 Lakeside Dr.

19 Lakeside Dr. Is looking for a lot line adjustment to accommodate their own driveway without impinging on the septic weeping bed. As well, this will accommodate the concrete wheelchair ramp that was installed in 2020.

The properties are held by husband - Ralph Krebs 19 Lakeside Dr. - and myself - Christina Heidinger-Krebs formally with my parents at 20 Lakeside Dr.

When we built the house at #19, in order to accommodate a proper septic bed, my parents allowed us to share a driveway. Now that my parents have passed, and there may be a time where we will not have a family member next door, the request for the lot line adjustment is being submitted.

The second reason, is my husband - Ralph Krebs- became disabled in fall of 2019 - just as we were doing renovations. The renovation plan was changed and we designed the house to be accessible including a wheel chair ramp that extended onto my parents property by about 2 feet. Thereby, the request to extend the side yard by 2 ft in case non family members eventually own the house.

See attached sketch.

Both properties are designated ;

Secondary Agricultural and Greenland System in the County of Wellington Official Plan.

They are within ...

Special Policy 9.8.2

Puslinch Lake Area of the Official Plan

- GRCA regulated flood plain
- Area of Natural and Scientific interest
- Wetlands
- provincially significant wetlands are located at the rear of the dwellings

Section 10.4.6 of the Official Plan

where we find lot line adjustments b) undersized lot is made useable given the requirement for appropriate sewer systems

Section 10.2

regarding the Greenland System where “ the lot provides minor boundary adjustment or correction of title and does not require any activity which would impair Greenland features or function”

I did reach out to GRCA - Andrew Herman Feb 2025. He did not have any concerns and printed a map with the appropriate adjustment (copied and included)

Section 10.1.3

- includes requirements for applications to be consistent with zoning regulation
- that all lots have access to an all-season maintained public road. This would be to Concession 1 , the lots 19 and 20 have direct access to private road Lakeside Dr. Then McCormicks lane to Concession 1

Township of Puslinch

Both lots are zoned RR- resort residential

The zoning by law has

- 1) Minimum required LotSize - 0.4 ha
- 2) Minimum required Lot Frontage - 20 m
- 3) Minimum required Interior Side Yard - 3m

After talking with Mehul Safiwala (then with the Township of Puslinch planning department) the Sideyard is suitable, but the minimums for the Lot Size and Lot Frontage will require a Minor Variance during this process . I was informed this will be done at the same time by the Committee of Adjustment .



Grand River Conservation
Authority

Date: Feb 28, 2025
Author: ah

Lot Line Adjustment - 19 & 20 Lakeside Drive

Legend

- Regulation Limit (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Floodplain - Special Policy Area (GRCA)
- Slope Erosion (GRCA)
 - Steep
 - Oversteep
 - Toe
- Slope Valley (GRCA)
 - Steep
 - Oversteep
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel (Wellington)
- Conservation Area Boundary (GRCA)



Lands to be Enlarged
(19 Lakeside Drive)

Lands to be Severed and Merged
with 19 Lakeside Drive

Lands to be Retained
(20 Lakeside Drive)

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. See [Sources and Citations](#) for details.

Scale 1:740

NAD83 UTM zone 17 (EPSG:26917)



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

YES ☒ NO ☐

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

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:

N/A.

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

✓

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** Please provide sketch no larger than 11" x 17".
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" 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.**

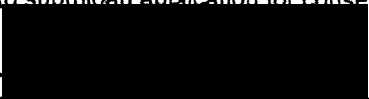
OWNER'S/PURCHASER'S AUTHORIZATION:

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), Ralph Krebs the Registered Owners/Purchasers of
part of Lot 20 Plan 380 Of the Township of Puslinch in the
+ part of Part 13 61R-10177
County/Region of Wellington severally and jointly, solemnly declare that
Christina Heidinger-Krebs

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

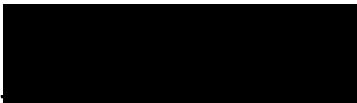
This must be completed by the Applicant for the proposed consent

I, (we) Christina Heidinger-Krebs of the
Township of Puslinch In the County/Region of
Wellington Solemnly declare that all

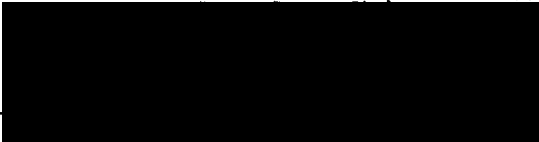
the statements contained in this application for consent for (property description) Plan 380 Part of
Lot 20 ; Part of Part 13 61R-10177

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
Township of
Puslinch In the
County Region of Wellington.
This 23 day of June 20 26

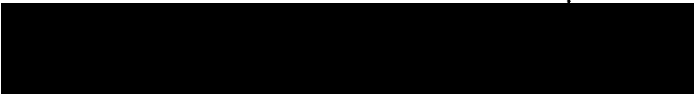

Commissioner of Oaths

(Owner/Purchaser or Applicant)


(Owner/Purchaser or Applicant)

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, Christina Heidinger-Krebs, 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)

25 - May - 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

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:

File No.

Accepted as Complete on:

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 Ralph KrebsAddress 19 Lakeside Dr.
Puslinch, ON NOB. 200

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) Christina Heidinger-Krebs
19 Lakeside Dr.
Puslinch, ON

Phone No. [REDACTED]

Email: [REDACTED]

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

Pat Haramis
10 Barnes 4273 King St. E #100 Kitchener, ON N2P 2E9

Phone No. [REDACTED]

Email:

jobarnes.com

(d) All Communication to be directed to:

REGISTERED OWNER/PURCHASER ☒APPLICANT ☒AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER/PURCHASER ☐APPLICANT ☐AGENT ☐

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

3. Location of Land in the County of Wellington:

Local Municipality: Puslinch Township

Concession _____

Lot No. _____

Registered Plan No. 380Lot No. Part Lot 20Reference Plan No. 380Part No. Part of Part 13Civic Address 20 Lakeside Dr. Puslinch, ON61R-10177

(b) When was property acquired: _____

Registered Instrument No. _____

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, July 8, 2026 3:01 PM
To: Jana Poechman; Source Water
Cc: wellington+317524@lswims.ca
Subject: Re: B24-26 - Screening Form
Attachments: WHPA_Map_LakesideDrive_19&20.pdf; WHPA_Map_LakesideDrive_19&20_Q.pdf

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

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

WELLINGTON

Source Water

 PROTECTION

 wellingtonwater.ca

a partnership of Wellington County municipalities

Jordan Grigg (she/her)

Risk Management Inspector | Wellington Source Water Protection

1 MacDonald Square, Elora, ON, N0B 1S0

T: 519-846-9691 x 406 Toll free: 1-844-383-9800

E: jgrigg@centrewellington.ca

www.wellingtonwater.ca

Office Located at 205 Queen St. E, Fergus.

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

From: Jana Poechman <janap@wellington.ca>
Sent: Monday, July 6, 2026 11:22 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B24-26 - 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 your review.

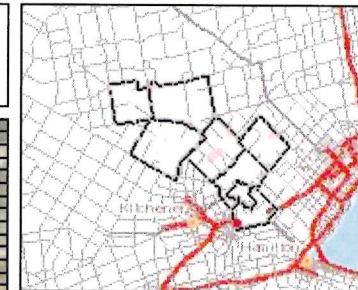
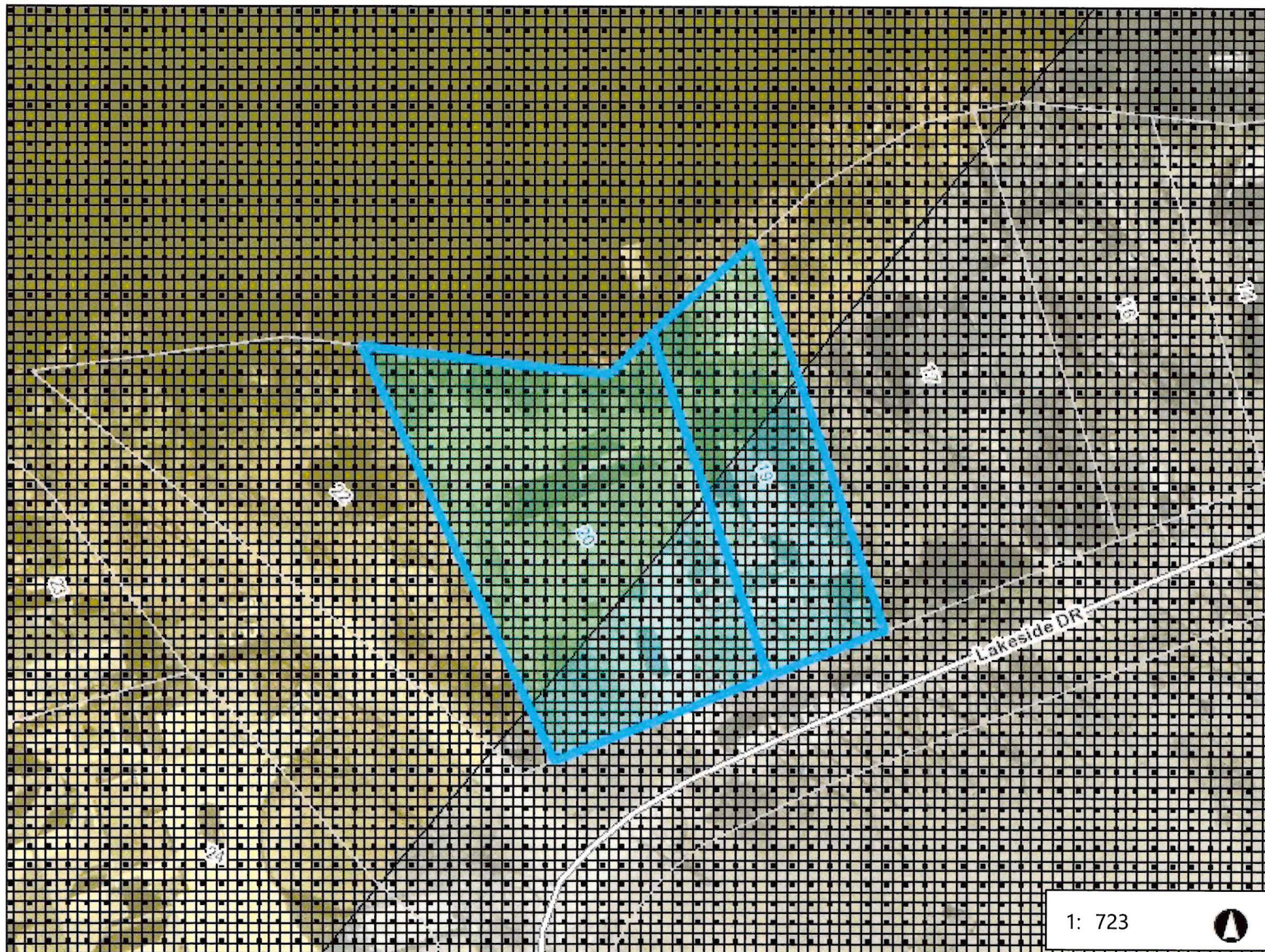
We plan to circulate July 9th.

Thanks.
Jana



Explore
Wellington

19 & 20 Lakeside Drive, Puslinch



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- RoadsLookup
- Issue Contributing Area
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Well Head Protection Area
 - A
 - B
 - C
 - D
- WHPA / Vulnerability Score
 - 10
 - 8, D; 8; 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

1: 723



0.0 0 0.02 0.0 Kilometers

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

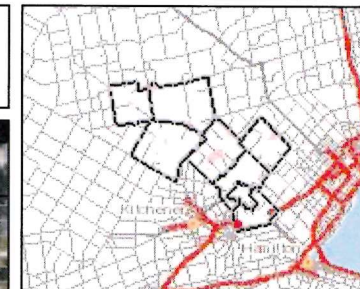
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Notes



Explore
Wellington

19 & 20 Lakeside Drive, Puslinch Quantity



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- RoadsLookup
- WHPA Q1/Q2 Boundary
- WHPA Q1/Q2
 - Approved
 - Draft
- SGRA
- Intake Protection Zone Q
- Prime Agriculture

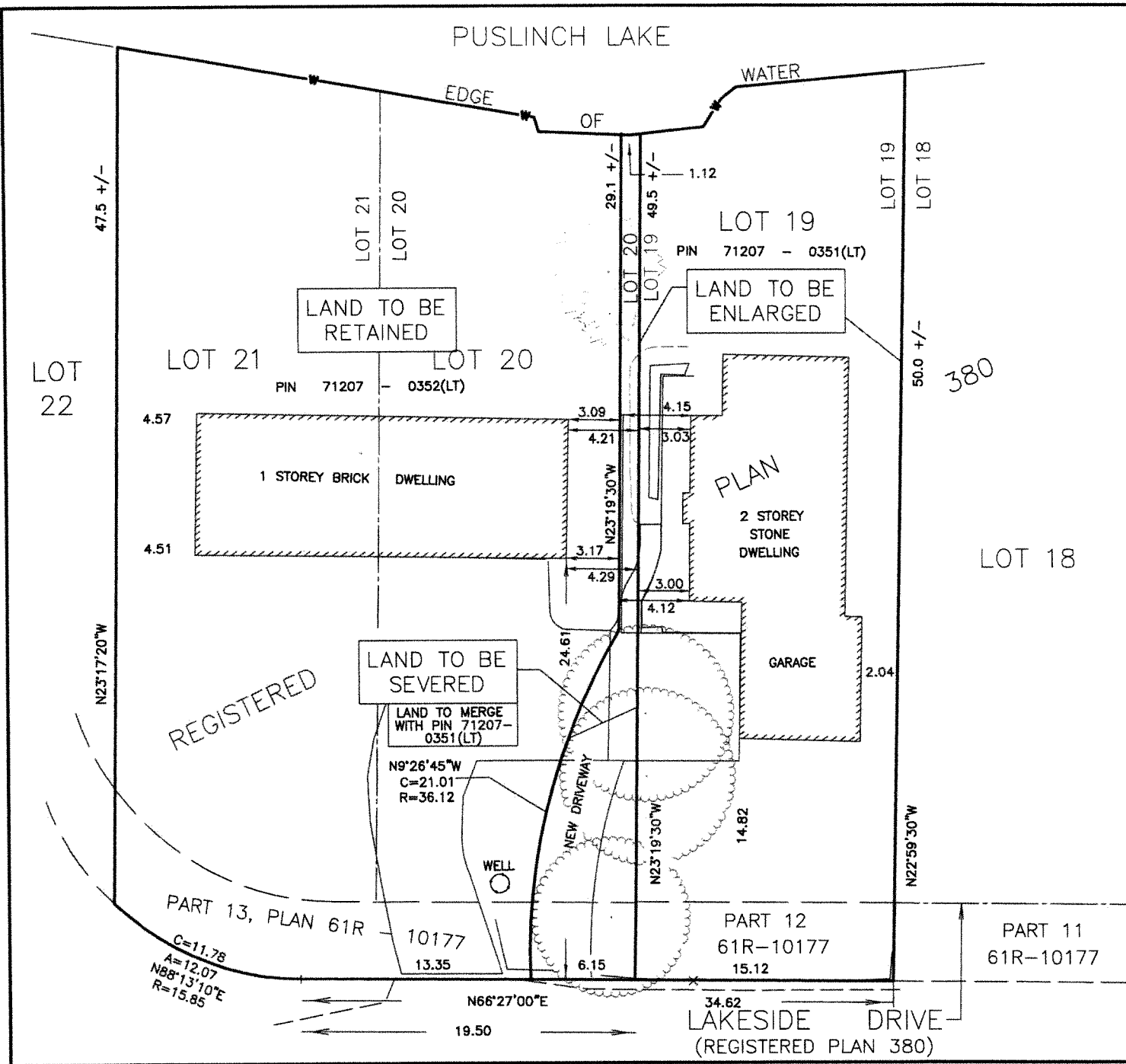
0.0 0 0.02 0.0 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2025

Notes



SKETCH FOR SEVERANCE
**LOTS 19, 20, & 21 AND PART OF
LAKESIDE DRIVE**
REGISTERED PLAN 380
NOW IN THE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 250

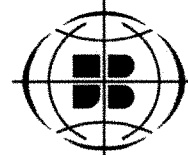
5 0 5 10 15 metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 609mm IN WIDTH BY 355mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250
J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

AREAS:
RETAINED LAND: 1440 SQ.M. +/-
SEVERED LAND: 129 SQ.M. +/-
LAND TO BE ENLARGED: 790 SQ.M. +/-

THIS SKETCH WAS REVIEWED BY J. PATRICK HARAMIS OLS

JULY 3, 2026
DATE

J. PATRICK HARAMIS
ONTARIO LAND SURVEYOR



J.D. BARNES
LIMITED
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
4273 KING ST. E., #100, KITCHENER, ON, N2P 2E9
T: (519) 621-9600 F: (519) 650-5625 www.jdbarnes.com

DRAWN BY: JPH	CHECKED BY: JPH	REFERENCE NO.: 25-40-707-00
DATED: 07/03/26		

PLOT DATE: 7/3/2026 4:17 PM

FILE: G:\25-40-707\00\Drawing\25-40-707-00 sev sk.dwg

B2426

Comments received B24-26

PW/Fire /Bylaw/GRCA/Source Water: None

Building: I would like to see an updated site plan to show the exact location of the septic systems to ensure they a minimum of 3m from the new property line will be maintained. Please identify all the wells on both properties. Currently only one is shown. Also identify what well type (dug or drilled).