

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
4458 Victoria Rd S
Puslinch N0B 2J0

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

Registered Plan No. _____

Reference Plan No. 61R-8905

Civic Address 4458 Victoria Road South

Lot No. Part Lot 21

Lot No. _____

Lot No. 3

(b) When was property acquired: Dec. 1987

Registered Instrument No. ROS564096

5. Description of Land intended to be SEVERED:

Frontage/Width 39 / 31 ±

Depth 20 / 18 ±

Existing Buildings or structures: Pond & Hydro Line

Metric ☒ Imperial ☐

AREA 750± m²

Existing Use(s) Rear yard space

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)

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

Existing ☒

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

Proposed ☐

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:

Frontage/Width 13.9 / 128 ±

Depth 505 ±

Existing Buildings or structures: Dwelling and Accessory Buildings

Proposed Uses (s): No Change

Metric ☒ Imperial ☐

AREA 5.3 ±ha

Existing Use(s) Rural Residential

Type of access (Check appropriate space)

Existing [X]

Proposed []

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other (specify) _____

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

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)?

YES [] 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 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 [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

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

RECEIVED
JUN 29 2026

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance on the above-mentioned properties. Included with this submission are copies of the Severance Sketch, Completed Application Form, 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.

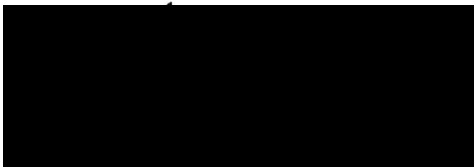
The subject property has a County of Wellington Official Plan designation of Secondary Agricultural, Core Greenlands and Greenlands. The Severed Parcel is within the Secondary Agricultural designation.

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.

[Redacted Signature]

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

City of Guelph In the

County/Region of Wellington

This 25 day of June 20 26

[Redacted Signature]
(Owner/Purchaser or Applicant)

[Redacted Signature]

County of Wellington

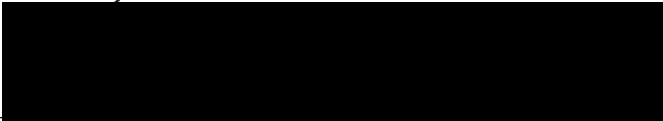
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027

LAND DIVISION FORM LOT LINE ADJUSTMENT

Revised August 2022

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



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.

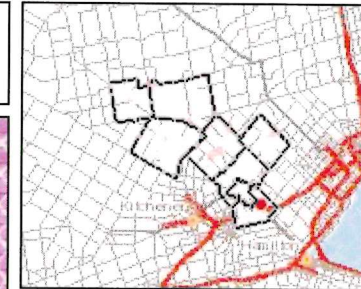
From: Jana Poechman <janap@wellington.ca>
Sent: Friday, July 3, 2026 9:53 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B18-26 - Screening Form

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

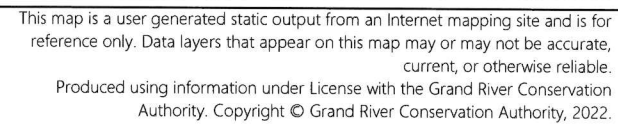
WHPA Q1/Q2

- 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	2 1 PIN 71191-0010 #4457 PART 1, 61R-818	LOT 9 PIN 71191-0011 #4453 PART 1, 61R-663	2 2 'ST LAWRENCE CEMENT INC'
---	--	---	------------------------------------

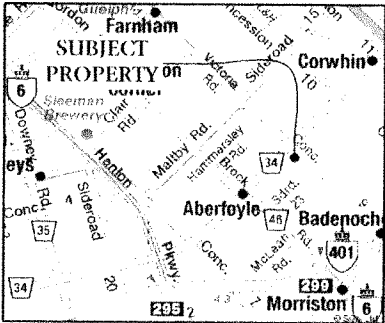
SEVERENCE SKETCH
PART OF LOT 21, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500

0 15 30 60 90 METRES

VAN HARTEN SURVEYING INC.

KEYMAP

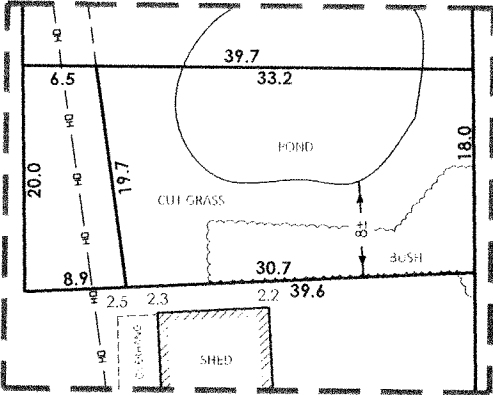


NOTES:

- 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

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Ph: 519-742-8371

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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
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