

July 10, 2026

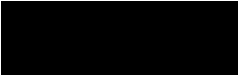
NOTICE OF AN APPLICATION FOR CONSENT

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 13071 4th Line, Acton, ON, L7J 2M1

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 ☒

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 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.

County of Wellington

LAND DIVISION FORM – SEVERANCE

Revised July 2024

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

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, 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.

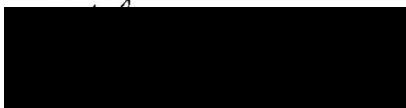
The Severed Parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that the criteria listed in Section 10.4.4 are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- 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

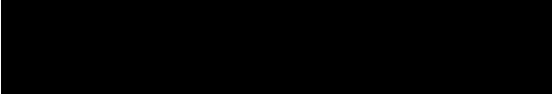
Wellington Solemnly declare that all

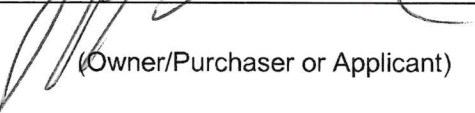
the statements contained in this application for consent for (property description)

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)

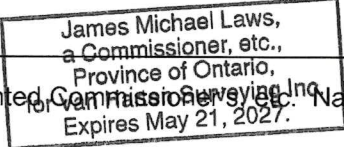
Guelph In the

County/Region of Wellington

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



Commissioner of Oaths



Printed, Commission Expires May 21, 2027. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, Jeff Buisman of Van Harten Surveying Inc., the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

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

Date

June 26, 2024

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

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) 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

[Signature]



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)		
	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.*	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?
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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 [REDACTED]
Lot Size (where livestock facility is located) [REDACTED] 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

Manure Storage Types Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
Includes arena, boarding & run-ins. 130' x 72' = 9360 sq ft. for boarding area only.

- V1 Solid, inside, bedded pack

V2 Solid, outside, covered

V3 Solid, outside, no cover, ≥30% dry matter

V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage

V5 Liquid, inside, underneath slatted floor

V6 Liquid, outside, with a permanent, tight-fitting cover
- L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage

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Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
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	Calves (0 – 5 months)		
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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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
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	Broilers on any length of cycle		
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