

July 10, 2026

NOTICE OF AN APPLICATION FOR CONSENT

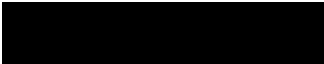
Ontario Planning Act, Section 53(4)

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.

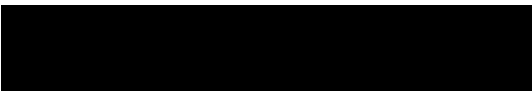
Title to the lands are held solely by me with no other interests, liens or encumbrances upon title, and the conservation easement donation will be made without any other interests, liens or encumbrances being registered upon title prior to completion of the transaction.

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 [Redacted]
Guelph In the [Redacted]
 County/Region of Wellington
 This 2nd day of July 20 26
 (Owner/Purchaser or Applicant)
 (Owner/Purchaser or Applicant)
 (Owner/Purchaser or Applicant)
 TAMMY WEIR
 CLERKS ASSISTANT
 COUNTY OF WELLINGTON
 A COMMISSIONER OF OATHS
 IN THE PROVINCE OF ONTARIO
 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.

[Redacted Signature] June 30, 2026
 Signature of Owner/Purchaser/Applicant/Agent(s) 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

SKETCH
PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 4000

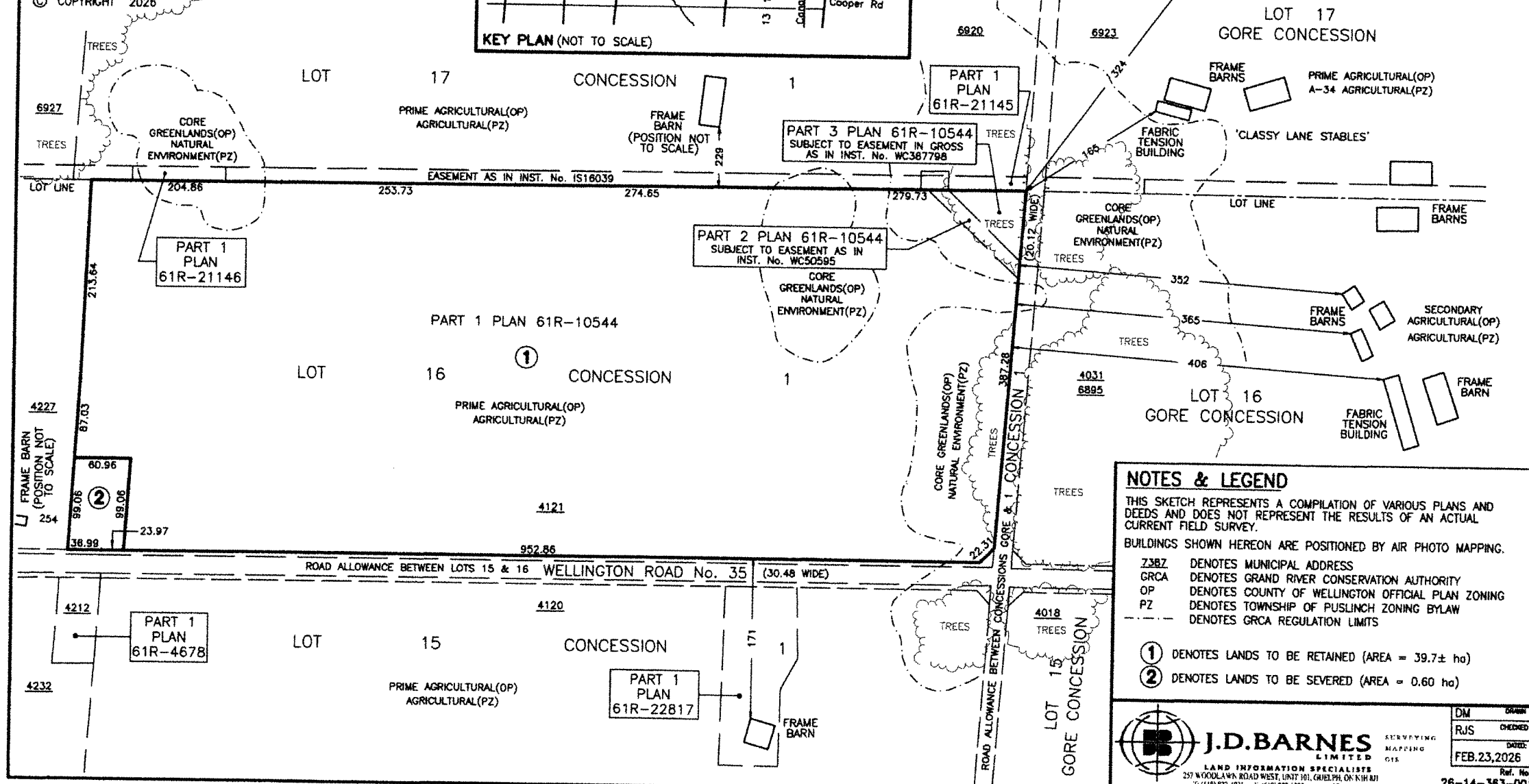
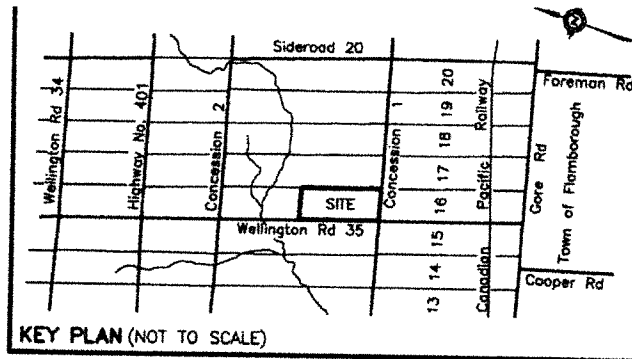
0 100 200 300 METRES

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



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.

Z3BZ 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 LIMITED
LAND INFORMATION SPECIALISTS
257 WOODLAKE ROAD WEST, UNIT 101, GUELPH, ON N1H 1H1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

DM DRAWN
RJS CHECKED
DATED: FEB. 23, 2026
Ref. No. 26-14-363-00

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