



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 8, 2026, COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

https://us02web.zoom.us/webinar/register/WN_9bP64fUoRuStJ6Xg2Gg4lw

Join via audio:

+1 587 328 1099 Canada

+1 613 209 3054 Canada

+1 647 374 4685 Canada

+1 647 558 0588 Canada

+1 778 907 2071 Canada

+1 438 809 7799 Canada

Webinar ID: 883 5819 9119

Passcode: 901381

International numbers available: <https://us02web.zoom.us/j/kAf2XkyUW>

AGENDA

DATE: September 8, 2026

MEETING: 7:00 PM

≠ Denotes resolution prepared

1. Call the Meeting to Order (Opening Remarks)

2. Roll Call

3. Moment of Reflection

4. Confirmation of Agenda ≠

5. Disclosure of Conflict of Interest

6. Consent Agenda ≠

6.1. July 14, 2026 Committee of Adjustment Committee Meeting Minutes

Recommendation:

That the Consent Agenda items listed for the September 8, 2026, Committee of Adjustment meeting be received for information.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 8, 2026, COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

7. Application for Minor Variance or Permission under section 45 of the Planning Act to be heard by the Committee this date:

7.1. D13-SAM, 111 Carter Rd, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, Section 11.0, Table 11.3– Reduced Lot Agricultural Standards to permit a minimum lot frontage of 13m instead of 25 m as required.

Requesting relief from New Comprehensive Zoning By-law 23-2018, as amended, from Section 4.16.1(a) to permit a reduced minimum distance separation (MDS 1) from the barn at 83 Carter Road to the Severed Parcel to be 164 m instead of 208 m as required.

Recommendation:

That Report D13-2026-14 for Minor Variance application D13-SAM for the lands municipally known as 111 Carter Road, in the Township of Puslinch, legally described as Part of Lot 6, East of Blind Line, Plan 131 be received for information; and

Whereas the Owner is requesting relief from Section 4.16.1 (MDS I – New Non Farm Uses) and Section 11.4 (Reduced Agricultural Lot Requirements) of the Township of Puslinch Zoning By-law 23-2018, as amended (Puslinch Zoning By-law), to permit a reduced Minimum Distance Separation (MDS) and reduced lot frontage; and

*Whereas this application is required as a condition of consent application B6-26 that was approved at the County of Wellington (Land Division Committee), which provided condition approval related to the creation of one severed lot and one retained lot;
Whereas the subject lands are designated Prime Agricultural and PA7-4 within the County of Wellington Official Plan and are zoned Agricultural within the Zoning By-law; and*

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law and meets the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

8. New Business

8.1. None

9. Staff Report

9.1. None



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
SEPTEMBER 8, 2026, COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

10. Adjournment #



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 14, 2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: July 14, 2026

MEETING: 7:00 p.m.

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

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

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

ABSENT:

STAFF IN ATTENDANCE:

Monika Farncombe, Planning & Corporate Services Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2026-024:

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

That the Committee approves the July 14, 2026 Agenda as circulated.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 14, 2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. June 9, 2026 Committee of Adjustment Meeting Minutes.

Resolution No. 2026-025:

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

That the Committee of Adjustment approves the Minutes from the meeting held June 9, 2026 as circulated.

CARRIED.

7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

7.1 D13-WIM – 68 Jasper Heights PV, Township of Puslinch

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Table 14.1, Site-Specific Special Provision No. 86 to allow a reduced front yard setback of 0.77 metres for an existing shed instead of 2 meters as required.

Resolution No. 2026-026:

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

That Report D13-2026-012 regarding the Minor Variance application for lands municipally known as 68 Jasper Heights be received for information; and

Whereas the Owner is requesting relief from the Township of Puslinch Zoning By-law 23-2018 (Zoning By-law), as amended, to permit a reduced front yard setback of 0.77 metres for an existing shed; and



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 14, 2026 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

Whereas the requested variance would provide relief from Section 14, Table 14.1, Site-Specific Special Provisions No. 86 of the Zoning By-law to permit a front yard setback of 0.77 metres, whereas 2 metres is required; and

Whereas the Subject Lands are designated Special Policy Area PA7-6 Mini Lakes within the County of Wellington Official Plan (Official Plan) and zoned Rural Residential Site Specific Exemption 86 and feature an Environmental Protection Overlay under the Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variances maintain the general intent and purpose of the Official Plan, the Township Zoning By-law and meet the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved, subject to appropriate conditions.

CARRIED.

8. NEW BUSINESS

None

9. Staff Reports

None

9. ADJOURNMENT

Resolution No. 2026-027:

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

That the Committee of Adjustment hereby adjourns at 7:06 p.m.

CARRIED.



REPORT D13-2026-012



TO: Committee of Adjustment Chair and Members of Committee

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

PRESENTED BY: Monika Farncombe, Planning and Corporate Services Coordinator

MEETING DATE: September 8, 2026

SUBJECT: Minor Variance Application File: D13-2026-12
111 Carter Road, Township of Puslinch

RECOMMENDATION

That Report D13-2026-012 for Minor Variance application D13-SAM for the lands municipally known as 111 Carter Road, in the Township of Puslinch, legally described as Part of Lot 6, East of Blind Line, Plan 131 be received for information; and

Whereas the Owner is requesting relief from Section 4.16.1 (MDS I – New Non Farm Uses) and Section 11.4 (Reduced Agricultural Lot Requirements) of the Township of Puslinch Zoning By-law 23-2018, as amended (Zoning By-law), to permit a reduced Minimum Distance Separation (MDS) and reduced lot frontage; and

Whereas this application is required as a condition of consent application B6-26 that was approved at the County of Wellington (Land Division Committee), which provided condition approval related to the creation of one severed lot and one retained lot;

Whereas the subject lands are designated Prime Agricultural and PA7-4 within the County of Wellington Official Plan and are zoned Agricultural within the Zoning By-law; and

Whereas Planning Staff is of the opinion that the requested variance maintains the general intent and purpose of the Official Plan and Zoning By-law and meets the four tests of the Planning Act;

Therefore, that Planning Staff recommend that the Minor Variance application be approved.

Requested Relief

The Minor Variance application, under Section 45(1) of the *Planning Act*, requests the following variances:

Regulation	By-law Section	Requirement	Proposed	Extent of Relief
Minimum Distance Separation	4.16.1	208m	164m	44m
Minimum Lot Frontage	Section 11.4	25m	13m	12m

Subject Property Key Map:



Background:

The subject lands are municipally known as 111 Carter Road in the Township of Puslinch (Township) and are legally described as Part of Lot 6, East of Blind Line, Plan 131. The subject lands are located in a rural area of the Township. The property contains an existing single detached dwelling, is serviced by private well and septic and is surrounded by agricultural and rural residential uses.

The subject lands are designated Prime Agriculture within the County of Wellington Official Plan and are further identified within a Special Policy Area (PA-7-4), which permits the uses that are permitted within Secondary Agricultural Areas. The lands are zoned Agricultural (A) under the Zoning By-law.

The Minor Variance application is associated with a recently approved consent application (B6-26), which permits the creation of a new rural residential parcel subject to zoning clearance. The severed parcel is 1.21 hectares in area and features a lot frontage of approximately 13 metres and is intended to accommodate a future single detached dwelling. The retained parcel is 0.4 hectares in area and will continue to retain the existing dwelling, septic, and well. Per Section 11.4 of the Township Zoning By-law, the required lot frontage for lots created by consent is 25 metres whereas 13 is proposed. Relief for lot frontage is therefore requested through this application.

Two barns are located in proximity to the subject lands and generate MDS I influences on the property, one at 83 Carter Road and a second at 540 Arkell Road. Signed MDS information sheets from the owners of both properties were included as part of the submission. An MDS analysis was conducted which determined the barn at 83 Carter Road requires an MDS I setback of 208 metres where 164 metres is provided. 540 Arkell Road requires a MDS I setback of 302 metres where 510 metres is provided. Relief from the MDS I setback is therefore requested through this application.

Discussion of Four Tests of Minor Variance:

Four Tests	Discussion
Does the proposed relief maintain the general intent and purpose of the Official Plan?	The proposed development facilitates rural residential development which will not impact agricultural operations as residential uses already exist in closer proximity to the MDS-generating barns on adjacent lands. In addition, the reduced lot frontage continues to provide safe and functional access to the severed lot, supporting orderly rural development. As a result, the proposal maintains the general intent and purpose of the Official Plan.
Does the proposed relief maintain the general intent and purpose of	The intent of the minimum lot frontage requirement is to ensure adequate access, appropriate lot configuration, and sufficient space for servicing. In this case, the proposed frontage of 13 metres provides sufficient width to accommodate a driveway and drainage. The lot widens significantly beyond the frontage,

Four Tests	Discussion
the Zoning By-law?	resulting in a large and functional building envelope. The proposal does not introduce any concerns related to access or servicing and is consistent with similar lot configurations in the Township. The intent of the MDS provisions is to minimize land use conflicts between sensitive uses and livestock operations. The reduced setback does not create a new conflict for MDS as there are existing dwellings in closer proximity to the barns with no known compatibility issues. Therefore, the proposal maintains the general intent and purpose of the Zoning By-law.
Is the proposed relief desirable for the development and use of the land, building or structure?	The requested relief facilitates the creation of a new residential lot that represents an efficient use of land within a rural context. The proposed parcel provides sufficient area for a dwelling and private servicing and is compatible with surrounding land uses. The proposal supports rural residential development while minimizing land use compatibility conflicts. The variances are considered desirable for the appropriate development of the subject lands.
Is the proposed relief considered minor in nature?	A variance can be considered minor in nature when considering impacts of the variances. The impacts are limited given that other existing sensitive land uses are already located closer to the MDS-generating barns than the proposed lot. As such, the reduction does not introduce a new or intensified land-use conflict beyond what already exists in the immediate area. Similarly, the reduction in lot frontage from 25 metres to 13 metres is minor as the proposed access remains safe, functional, and appropriate for a rural flag-lot configuration. The reduced frontage does not impede emergency access, servicing, or the orderly development of the lot. Therefore, the variances are minor in nature

Conclusion:

Planning Staff is of the opinion that the requested variance application meets the four tests of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities:

- Township Active Planning Application Website;
- Public Notice of Hearing and Committee Decision (Statutory);
- Notice of Public Hearing Resident Guide.

Attachments:

- Schedule "A" Application
- Schedule "B" Staff/Public/Agency Comments

Report prepared by:

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

Report reviewed by:

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

Cloudpermit application number
CA-3523001-P-2026-44

Applicant

Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent

Last name Buisman	First name Jeff	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone +1 519 821 2763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer

Last name Sambor	First name Sebastian	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province Ontario	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
111 CARTER RD (Primary)	PLAN 131 PT LOT 6 EOBL	2301000008172000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

Guelph

21/07/2026

Place an imprint of your stamp below

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

Affidavit and signatures**Applicant**

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.



Digitally signed on 2026-07-21, 9:23:38 a.m. EDT by Hailey Keast.

Send correspondence to

Send correspondence to

☐ Owner(s) ☒ Agent ☐ Others

Who to send the Invoice to

☒ Owner ☒ Agent ☐ Other**Provide a description of the "entire" property**

Concession

East of Blind Line

Lot

Part of Lot 6

Registered Plan Number

131

Area in Hectares

1.2

Area in Acres

Depth in Meters

252

Depth in Feet

Frontage in Meters

13.0

Frontage in Feet

Width of road allowance (if known)

20.12m

Reason for Application

Please indicate the Section of the Planning Act under which this application is being made

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use

What is the nature and extent of the relief that is being applied for?

The Minor Variance requests are as follows for the Severed Parcel: A) To permit the lot frontage to be 13.0m instead of 25m as required in Table 11.3 of the Zoning By-law. B) To permit a Minimum Distance Separation (MDSI) from the barn at 83 Carter Road to the Severed Parcel to be 164m instead of 208m as required.

Why is it not possible to comply with the provisions of the by-law?

The approved severance application is creating a new lot for rural residential purposes along Carter Road. The Severed Parcel is a flag shaped lot with a frontage of 13.0m, and widens to 64±m to the rear, depth of 252±m, for an area of 1.2±ha where a single-detached dwelling, well and septic are proposed. The existing shed located within the parcel will be removed and a new entrance is proposed to access the parcel. The frontage of 13.0m vs. 25m has been evaluated and safe access is possible within the frontage as it provides an appropriate width for a driveway, drainage and ample space leading up a hill to the proposed building envelope. We consider the MDS minor in nature and the reduced distance is negligible and if Type A were applied, the required distance would be 104m which is easily met. The Retained Parcel is known as #111 Carter Road (PIN 71185-0102) where an existing dwelling exists. Please see the Covering Letter for more details.

What is the current Official Plan and zoning status?	
Official Plan Designation Policy Area (PA7-4) / Prime Agricultural	Zoning Designation Agricultural
What is the access to the subject property? ☐ Provincial Highway ☒ Continually maintained municipal road ☐ Seasonally maintained municipal road ☐ Other ☐ Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Carter Road	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	☐ Existing	☒ Proposed
Communal Water	☐ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☐ Existing	☒ Proposed
Communal Septic	☐ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed
How is storm drainage provided? * ☐ Storm Sewers ☒ Ditches ☐ Swales ☐ Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Rural Residential	What is the existing use of the abutting properties? Rural Residential / Agricultural

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Total Lot Coverage N/A
Percentage Accessory Lot Coverage N/A	Number of Parking Spaces N/A	Number of Loading Spaces
Number of Floors N/A	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters N/A	Ground Floor Area (Exclude Basement) in Square Feet N/A	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 6	Main Building Height in Feet N/A	Percentage Total Lot Coverage 3%
Percentage Accessory Lot Coverage N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors 1 to 2 storeys	Total Floor Area in Square Meters N/A	Total Floor Area in Square Feet N/A
Ground Floor Area (Exclude Basement) in Square Meters 400	Ground Floor Area (Exclude Basement) in Square Feet N/A	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters 130	Front Yard in Feet N/A	Rear Yard in Meters 100
Rear Yard in Feet N/A	Side Yard (interior) in Meters 20	Side Yard (interior) in Feet N/A
Side Yard (Exterior) in Meters N/A	Side Yard (Exterior) in Feet N/A	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property May 15, 2026	Date of construction of buildings property Retained Parcel - Vacant	How long have the existing uses continued on the subject property? Decades
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☒ No		

Other Related Planning Applications		
Planning Application: Official Plan Amendment ☐ Yes ☒ No	Planning Application: Zoning By-Law Amendment ☐ Yes ☒ No	
Planning Application: Plan of Subdivision ☐ Yes ☒ No	Planning Application: Consent (Severance) ☒ Yes ☐ No	
Planning Application: Site Plan ☐ Yes ☒ No	Planning Application: Minor Variance ☐ Yes ☒ No	
Are there any easements on the subject property? ☐ Yes ☒ No		
Consent (Severance): File Number B6-26	Consent (Severance): Approval Authority County of Wellington Land Division	Consent (Severance): Subject Lands 111 Carter Road
Consent (Severance): Purpose Rural Residential Severance		Consent (Severance): Status Approved, subject to conditions

Minor Variance Application must be commissioned		
I understand that the required sketch must include the following information:		
☒ The boundaries and dimensions of the subject land.	☒ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.	☒ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
☒ The current uses on land that is adjacent to the subject land.	☒ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.	☒ If access to the subject land is by water only, the location of the parking and docking facilities to be used.
☒ The location and nature of any easement affecting the subject land.		
Please confirm the following		
☒ I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.		



July 21, 2026
35217-26
Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Monika Farncombe

Dear Ms. Farncombe,

**Re: Minor Variance Submission for Severance B6-26
111 Carter Road
Part of Lot 6, Plan 131, East of Blind Line
PIN 71185-0102
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, Sourcewater Protection Form, MDS Farm Data Sheets, PIN Report and Map and the required deeds. Payment will be made directly with the Township for the application fee of **\$1,612.00**.

Proposal:

A Minor Variance request is being made for the Severed Parcel of the Severance Application B6-26 that was approved subject to conditions at the May 2026 County Land Division Committee Meeting. The variance is required to satisfy Conditions 5 and 7 of the approved application.

The Minor Variance requests are as follows for the Severed Parcel:

- A) To permit the lot frontage to be 13.0m instead of 25m as required in Table 11.3 of the Zoning By-law.**
- B) To permit a Minimum Distance Separation (MDSI) from the barn at 83 Carter Road to the Severed Parcel to be 164m instead of 208m as required.**

The approved severance application is creating a new lot for rural residential purposes along Carter Road where a single-detached dwelling is proposed. The Retained Parcel is known as #111 Carter Road (PIN 71185-0102) where an existing dwelling exists but will most likely be removed and replaced with a new dwelling.

The Severed Parcel is a flag shaped lot with a frontage of 13.0m, and widens to 64±m to the rear, depth of 252±m, for an area of 1.2±ha where a single-detached dwelling, well and septic are proposed. The existing shed located within the parcel will be removed and a new entrance is proposed to access the parcel.

The Retained Parcel (#111) will have a frontage of 50±m, depth of 80±m, for an area of 0.40±ha where the dwelling, septic and well exist. As mentioned above, the house will likely be removed and the septic bed will be replaced. The existing driveway will continue to provide safe access to the dwelling but will be rerouted for the new dwelling and removed from the severed lot.

The subject property is zoned Agricultural and the Zoning requirements are met for the Retained Parcel (#111) in terms of lot frontage, area and setbacks.

The Zoning requirements are met for the Severed (vacant) Parcel in terms of lot area and setbacks, however minor variances are being requested for the reduced lot frontage and reduced MDS to a neighbouring barn.

Lot Frontage:

The frontage of 13.0m vs. 25m has been evaluated and safe access is possible within the frontage as it provides an appropriate width for a driveway, drainage and ample space leading up a hill to the proposed building envelope. A conceptual site / grading plan is also being prepared as a condition of approval and this plan will incorporate the proposed entrance, including grading and drainage to ensure it meets the Townships satisfaction, including the Fire Departments review of the slope and safe access.

There are many “flag-shaped” lots in the Township of Puslinch where there is a narrow strip leading to a larger “square” for the residential area. We have seen many of these types of parcels being approved over the last few years. The proposed configuration makes good use of a vacant area of land, that consists of grass / scrub land and where a building is proposed. We consider this request to be minor in nature as it follows the general intent of the Zoning By-law and Official Plan and there will be no adverse effects on neighbouring parcels, including the existing dwelling on the retained parcel and safe access is possible.

Minimum Distance Separation (MDSI):

There are three properties in the surrounding area that we have evaluated for MDS as part of this application. 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 being submitted, the minimum requirement would be half the amount, which would easily meet the MDS requirement.

The first barn evaluated is located to the east at #83 Carter Road. Based on the MDS Form (and update from the County Planner after a discussion with the property owner), using Type B calculation, the required distance is 208m and the actual distance to the severed parcel is 164m, therefore, MDSI cannot be met and a minor variance is being requested for the 44m deficiency.

While the zoning cannot be met, we consider this request minor in nature as it follows the general intent of the Zoning By-law and Official Plan. The deficiency is negligible and if Type A were applied, the required distance would be 104m which is easily met. There are at least 2 rural residential type parcels with dwellings located in the immediate vicinity of the barn and the proposed dwelling on site will not create a new conflict for the existing livestock building.

The second property evaluated is located at #540 Arkell Road. Based on the MDS Form, using Type B calculation and the number of cattle, the required distance is 302m and based on the area of the barn, the required distance is 381m. The actual distance to a 0.7ha building envelope on the Severed Parcel is 510±m – as Guideline 41.4 of the MDS document applies – therefore, MDS is met to this barn.

MDS has been evaluated based on applying Guideline #41.4 of MDS document which states that:

For proposed lots without an existing dwelling that are >1 ha, MDS I setbacks are measured as the shortest distance between a 0.5 ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters.

The Sketch shows a 0.7ha building envelope on the Severed Parcel and the setback from the barn at #540 Arkell Road, which easily meets MDS. Even to the nearest property line, the distance is 468±m which still meets MDS.

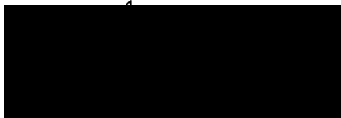
The third property reviewed contains an old bank barn and accessory buildings at #86 Farnham Road, however the property was re-zoned in 2024 (File D14/JEF) to a Specialized Agricultural (Asp-113) to prohibit the housing of livestock in the existing buildings. Therefore, MDS is not applicable to this severance application.

Summary:

The Minor Variance requests for the reduced frontage and reduced MDSI setback are reasonable and we provide the opinion that the minor variance meets the four tests for a variance and will not have a negative impact on neighbour parcels. The proposal provides a great opportunity for an in-fill development, and the proposal fits with the character of the area.

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 Sebastian Sambor

Source Water Protection Screening Form

Screening form for building permits, minor variance, consent to sever, lot line adjustment and other *Planning Act* applications

Your property is in a vulnerable drinking water area. To process your application, the municipality needs additional information about the existing and proposed activities occurring on the property, as required by the *Clean Water Act*. Find out more information about Source Water Protection and your role in drinking water protection at www.wellingtonwater.ca

This form must be filled out by the owner, the applicant, or their designate. Mandatory information includes:

- Section 1 – entire section
- Section 2 – entire section
- Section 3 – questions A to J marked “yes”. Please review each question to determine if it applies
- Section 4 – entire section

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 7

Section 1: General Information

Property Address or Legal Description:

Roll Number (if known):

Owner/Applicant Information:

Owner	Applicant/Designate (if different than Owner)
Name:	Name:
Phone:	Phone:
E-mail:	E-mail:

Who should we contact if additional information is required?

Owner

Applicant

How is your property serviced? Check all that apply:

Unserviced

Municipal Water

Municipal Sanitary Sewer

Septic System

Private Drilled Well

Approximate Well Age: _____

Private Dug Well

Approximate Well Age: _____

How is your building(s) heated? Check all that apply:

Natural Gas

Propane

Home Heating Oil

Other: _____

Section 2: Proposal

Application Type (check all that apply)	Proposed Land Use (check all that apply)
New Building	Low Density Residential (<i>detached/ semi-detached house</i>)
Expansion/Conversion of Existing Building	Multi-Residential (<i>townhouse, condo, apartment buildings, etc.</i>)
New or Replacement Septic System	Agricultural
Change of Use	Commercial (<i>including mixed use, office, retail, etc.</i>)
Demolition Permit	Industrial
Consent Application (<i>severance, lot line adjustment</i>)	Institutional
Minor Variance	Home-based Business
Development Agreement	Recreational (<i>park, golf course, marina, etc.</i>)
Other:	Other:

Description of proposed land use or current land use if no change is proposed. Include a description of servicing, and building/structure use and size:

Section 3: Potential Threat Activities Associated with Application

A. Are liquid fuels or wastes handled or stored on the property?

Yes, complete Table A below

No, continue to Section B

Table A	Existing	Proposed	Total Volume	Inside Home	Outside Home	Not Applicable
More than 250L of Liquid Fuel (e.g. gas, diesel)						
Home Heating Oil or Waste Oil						
Industrial/Commercial Waste						
PCB Waste						
Hazardous Waste						
Handling of untreated liquids/solids from septic systems or holding tanks						

B. Are non-residential chemicals handled or stored on the property?

Yes, complete Table B below

No, continue to Section C

If you own a home-based business that handles or stores chemicals, complete Table B.

Table B	Existing	Proposed	Total Volume	Not Applicable
Paint, Stain, Lacquer, Enamel, etc.				
Auto repair/maintenance				
Degreasers/liquids for washing metal parts				
Industrial manufacturing/processing				
Chemical Solvents				
Dry cleaning chemicals				
Adhesives, furniture strippers				
Other Chemicals				

If "Other Chemicals" are existing or proposed, please provide information about the chemicals:

C. Are road salt or de-icing chemicals stored or applied? Is snow stored on the property?

This includes winter maintenance completed by a contractor on behalf of the property owner

Yes, complete Table C below

No, continue to Section D

Table C	Existing	Proposed	Volume Stored/Area Applied	Not Applicable
Road salt/de-icing chemical storage				
Size of area road salt/de-icing chemicals are applied				
Snow storage area greater than 8 parking spaces (200m ²)				

If road salt/de-icing chemical storage is existing or proposed, how is it stored?

Covered

Uncovered

Partially covered

D. Are hard surfaces proposed that may reduce water infiltration into the ground?

This includes driveways, sidewalks, parking lots, large building roofs, patios, etc.

Yes, continue to Section E

No, continue to Section E

E. Are stormwater management activities existing or proposed on the property?

Yes, complete Table E below

No, continue to Section F

Table E	Existing	Proposed	Not Applicable
Stormwater Pond			
Oil/Grit or Oil/Water Separator			
Catch basins or sediment control (e.g. Stormceptor)			
Infiltration galleries			
Other (e.g. vegetated swales, constructed wetlands, etc)			

If "Other" stormwater management activities are existing or proposed, please provide further details:

F. Are groundwater transport pathways existing or being created?

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

Yes, complete Table F below

No, continue to Section G

Table F	Existing	Proposed	Not Applicable
Vertical Geothermal System			
Well not in use (includes domestic wells and environmental or geotechnical monitoring wells)			
Aggregate Extraction Project			
Non-residential or Large Multi-Residential Cassions/Building Piers			
Utilities/Excavation in fractured bedrock			
Parking garage/tunnel			

If any of the above transport pathways are occurring, please provide a brief description of the proposal and any relevant construction details (maps/cross-sections/figures, depth of excavation, etc). If constructing a geothermal system, please provide details including depth, vertical or horizontal, and whether the system is closed or open loop.

G. Is non-residential water use existing or proposed?

This includes water used for agricultural, commercial, industrial, or institutional purposes such as manufacturing, irrigation, car/truck washing, etc. but does not include typical office use.

Yes, describe below

No, continue to Section H

Please describe what water is used for on the property. Include approximate volume (L/day), if known.

H. Are manure, biosolids or livestock uses existing or proposed on the property?

Yes, complete Tables H1, H2, and H3 below

No, continue to Section I

Table H1	Application	Storage	Product Name	Not Applicable
Manure				
Biosolids, commercial food waste, etc. (i.e. NASM)				

Table H2	Existing	Proposed	Type of Animals	Estimated # of Animals	Not Applicable
Grazing/Pasture of Livestock					
Livestock Outdoor Confinement Yard					

Table H3	Existing	Proposed	Not Applicable
Nutrient Management Plan or Strategy, NASM Plan			
Environmental Farm Plan			

I. Are fertilizers or pesticides used or stored on the property?

This includes fertilizer and pesticide use for agricultural purposes as well as commercial, industrial, institutional, and multi-residential landscaped areas. Single family houses are excluded.

Yes, complete Table I below

No, continue to Section J

Table I	Application	Storage	Product Name(s)	Not Applicable
Fertilizer				
Pesticide				

J. Are provincial approvals required for any activities on the property?

Yes, complete Table J below

No, continue to Section 4

Table J	Existing	Proposed	Description	Not Applicable
Environmental Compliance Approval				
Permit To Take Water				
Aggregate Resource Act Approvals				
Environmental Activity Sector Registry				
Record of Site Condition				

Section 4: Declaration of Person (Owner or Applicant) Engaged in Activity

By signing below, I declare that the information contained in this application and all attached documentation is true and accurate to the best of my knowledge. I understand that incomplete or inaccurate information may void any Notices or approvals issued relating to the proposal for which this application was intended.



Applicant or Owner Name

Applicant or Owner Signature

Date

Information is collected pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56 and the *Clean Water Act*, 2006, S.O. 2006, c. 22 for the administration and enforcement of the *Clean Water Act*. Please note that business identity information is not considered personal information pursuant to the *Municipal Freedom of Information and Protection of Privacy Act*.

For any inquiries about the collection of this information, please contact the Risk Management Office, Wellington Source Water Protection, 1 MacDonald Square, Elora, ON, N0B 1S0, 1-844-383-9800.

Explanatory Guide for Completing the Source Water Protection Screening Form

Your property is located within a municipal well head protection area or intake protection zone and therefore may be subject to the *Clean Water Act*, 2006. The Wellhead Protection Area (WHPA) is the area around a municipal well where land use activities have the potential to affect the quality and quantity of water that flows into the wellhead. For more information, refer to www.wellingtonwater.ca or contact 1-844-383-9800.

To assist staff in determining whether your property and/or application is subject to the Act, the Source Water Protection Screening Form is completed to inventory the activities that are proposed on your property. The following sections explain the form.

Section 1 – General Information

Please fill out the municipal address and property owner for the subject property. If the Roll Number is known, please enter it here. Please indicate who we should contact if we have any questions about the application.

Servicing information:

Please fill out how your property is serviced, whether it is municipally serviced or if you are on a private well or septic system. If you are on a private well, please indicate the year the well was installed, or approximate age. Please also indicate your heating source.

Section 2 – Proposal

Please check all that apply to the application and provide a brief explanation of the proposed development. If you are applying for something not listed or the proposed land use is not listed, please fill out the “Other” box.

Section 3 – Potential Threat Activities Associated with Application

Within this section, please fill out all that apply to your application. If there is a square provided in the table, please provide a check mark; if there is a blank space in the table please write in the applicable information.

3 A Liquid Fuel Handling and Storage, Waste Handling/Storage

Fill out this section if you have liquid fuel storage or handling greater than 250 litres (1 gal = 3.785 L). This can be located in land uses for residential, agricultural, gas, commercial, industrial or institutional purposes and includes gasoline, diesel or home heating oil. It does not include propane or natural gas.

Fill out this section if there is hazardous waste or liquid industrial waste stored on the property including waste oil, solvents, and automotive fluids. Please note storage or disposal of oil does not include restaurant oil or grease. Storage of hazardous waste or liquid industrial waste includes wastes requiring reporting through the Resource Productivity and Recovery Authority’s Hazardous Waste Program Registry (formerly HWIN), if applicable. Disposal of waste on site includes landfilling and incineration. Typically, this will only be at commercial or industrial properties.

Fill out this section if the application is involved in the pumping out or disposal/treatment of raw sewage or septage, porta potties or holding tanks.

3 B Chemical Handling and Storage

Fill out this section if the application is regarding one of the listed chemical handling or storage activities on the form. If you use a chemical not listed, please provide additional details.

3 C Road Salt Application, Handling and Storage & Snow Storage

Fill out this section if there will be road salt or de-icing chemicals stored on the property or applied on a private road, parking lot, or sidewalk located on the property. Please provide estimates in m³ for volume and m² for area. For storage type, covered includes within a structure or sealed container such as in a garage or salt bin, uncovered is any storage where the chemicals are exposed to weather, such as an outdoor salt pile, and partially covered includes storage where the chemicals may be exposed to weather, such as under a tarp, or roofed area without walls.

Fill out this section if there will be snow storage on the property if the storage area will be greater than 200m². For reference, 200m² is roughly the size of 8 parking spaces.

3 D Groundwater Recharge Reduction

Fill out this section if there will be an increase in impervious surfaces on the property. For example, asphalt (driveways and parking areas) and covered areas (roofs, decks and structures). If building within the current building envelope, then it is not an increase. Please describe the type of hard surface proposed and approximate size. Please note this section only applies within the Town of Erin.

3 E Stormwater Management

Fill out this section if any stormwater management features exist or will be built on the property. This does not apply to single-family homes.

3 F Transport Pathway

Transport pathways are human constructed pathways through soil and bedrock that may increase the vulnerability of groundwater to certain contaminants.

- If a geothermal system is existing or proposed, please provide construction details, including depth, vertical or horizontal, closed loop or open loop in the space provided.
- Private wells include environmental or geotechnical monitoring wells and domestic wells.
- A large residential application includes multi-story, multi-unit residential developments.
- A road occupancy permit application could indicate when fracture bedrock excavation occurs.

3 G Non-residential water use

Fill out this section if your property is serviced by a well. Describe what activities use water, and approximate volumes, if known. This does not include water use associated with normal office operations such as bathrooms.

3 H Agricultural Uses

H1 Manure, Biosolids:

Fill out this section if there is application, handling or storage of Agricultural Source Material (ASM) (manure) or Non-Agricultural Source Material (NASM) on the property. ASM and NASMs include; manure (ASM) and biosolids, commercial food waste, etc. For more information on NASMs and ASMs please look at fact sheet number 4, available on our website, www.wellingtonwater.ca.

H2 Grazing and pasturing of livestock, Livestock outdoor confinement yard:

Fill out this section if there is any grazing, pasturing or housing of one or more livestock on the property excluding household pets. Livestock can include cows, horses, sheep, goats and other animals. If unsure, please contact Wellington Source Water Protection for clarification. Please give an estimation of the number of animals, as well as the type of animal(s).

H3 Agricultural Activity Plans

Fill out this section if an agricultural activity plan exists for the property. This includes Nutrient Management Strategies, Nutrient Management Plans, Non-Agricultural Source Material Plans, and Environmental Farm Plans.

3 I Fertilizer & Pesticides

Fill out this section if there is storage or use of fertilizer or pesticides for agricultural or commercial use. This includes use by a contractor to maintain landscaped areas on the property. Do not fill out this section if products are used only for personal use.

3 J Provincial Approvals

Fill out this section if there are any prescribed instruments that apply to or are registered for the property. Please provide details regarding the type of instrument and attach a copy of the instrument to your application.

Section 4 - Declaration

Either the owner or the applicant must sign and date the form.



Transfer/Deed of Land

Form 1 -- Land Registration Reform Act

A

FOR OFFICE USE ONLY 723271 REGISTRATION OFFICE GUELPH 1 PM 2 02 New Property Identifier CERTIFICATE WELLINGTON Executions Additional: See Schedule ☐	(1) Registry ☒ Land Titles ☐	(2) Page 1 of 3 pages KC		
	(3) Property Identifier(s)	Block	Property	Additional: See Schedule ☐
	(4) Consideration ONE HUNDRED AND SEVENTY-NINE THOUSAND, NINE HUNDRED ----- Dollars \$ 179,900.00			
	(5) Description This is a: Property ☐ Division ☐ Property Consolidation ☐ Part of Lot 6, Plan 131, East of the Blind Line, (formerly Concession 9, East of the Blind Line), in the Township of Puslinch, in the County of Wellington. as described in schedule attached			
	Additional: See Schedule ☐			

(6) This Document Contains:	(a) Redescription New Easement Plan/Sketch ☐	(b) Schedule for: Description ☒ Additional Parties ☐ Other ☐	(7) Interest/Estate Transferred Fee Simple
-----------------------------	---	--	--

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that we are spouses of one another.

Name(s)	Signature(s)	Date of Signature Y M D
SINCLAIR, Macniven	[Redacted]	1994 10 29
SINCLAIR, Helen Joyce	[Redacted]	1994 10 29

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature Y M D

(10) Transferor(s) Address for Service
124 Withrow Avenue, Nepean, Ontario. K2G 2J7

(11) Transferee(s)

Name(s)	Date of Birth Y M D
MCDONALD, Mark	1962 03 14

(12) Transferee(s) Address for Service
R. R. #2, Guelph, Ontario. N1H 6H8

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.

Signature	Date of Signature Y M D
[Redacted]	1994 10 29
[Redacted]	1994 10 29

Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor
Margaret Chapman
[Redacted]

Signature: [Redacted] Date of Signature: 1994 11 01

(14) Solicitor for Transferee(s) I have investigated the transferor(s) title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (iii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act, 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

PIN: _____

Name of Transferee(s)
Mark McDonald

Signature: [Redacted] Date of Signature: 1994 11 01

(15) Assessment Roll Number of Property	Cty. Mun. Map Sub. Par.	(16) Municipal Address of Property	(17) Document Prepared by:	FOR OFFICE USE ONLY Fees and Tax Registration Fee 50- Land Transfer Tax 1524 Total 1574
23 01 000 008 17200		R. R. #2, Guelph, Ontario.	MacKenzie & Chapman 33 Main Street South, Acton, Ontario. L7J 1X3	

Additional Property Identifier(s) and/or Other Information

6(b) DESCRIPTION

THOSE lands and premises located in the Township of Puslinch, in the County of Wellington, and being composed of part of Lot 6, Plan 131, East of the Blind Line (formerly Concession 9, East of the Blind Line), and more particularly described as follows:

COMMENCING at an iron bar planted in the southwesterly limit of said Lot 6, East of the Blind Line, being also the northeasterly limit of the Road Allowance between the northeast and southwest halves of said Concession 9 as shown on Registered Plan 131, distant 2,379.85 feet measured on a bearing of North 44 degree West along the said limits from the southerly angle of said Lot 6, east of the Blind Line, said southerly angle being at the intersection of the above mentioned limits with the northwesterly limit of the road between Lots 6 and 7 as shown on said Registered Plan 131;

THENCE North 44 degrees West along the southwesterly limit of said Lot 6, east of the Blind Line, being also along the said northeasterly limit of the road between the northeast and southwest halves of said Concession 9, 210.64 feet to an iron bar;

64.203

253.149

THENCE North 51 degrees, 04 minutes, 30 seconds East, 830.54 feet to an iron bar planted in the northeasterly limit of said Lot 6, East of the Blind Line;

THENCE South 43 degrees, 56 minutes, 30 seconds East along the northeasterly limit of said Lot 6, east of the Blind Line, as marked by a general line of the existing fence, 210.63 feet to an iron bar planted;

64.200

253.085

THENCE South 51 degrees, 04 minutes, 30 seconds West, 830.33 feet more or less to the point of commencement, the bearings used herein being referred to the northeasterly limit of the road between the northeast and southwest halves of said Concession 9 as North 44 degrees West.

As described in Instrument No. 239898.

Affidavit of Residence and of Value of the Consideration

Form 1 - Land Transfer Tax Act

all instructions on reverse side.

Part of Lot 6, Plan 131, East of the Blind Line (Formerly
 CONCESSION 9, East of the Blind Line), Township of Puslinch, County of Wellington

BY (print names of all transferors in full) **Macniven SINCLAIR and Helen Joyce SINCLAIR**

TO (see instruction 1 and print names of all transferees in full) **Mark McDONALD**

I, (see instruction 2 and print name(s) in full) **MARK McDONALD**

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s): (see instruction 2))

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☒ (c) A transferee named in the above-described conveyance;
- ☐ (d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) _____

_____ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s)) _____

_____ described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

☐ (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) _____ who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. (see instruction 3)

Note: Clause 2(1)(d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$400,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) **none**

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Money paid or to be paid in cash	\$	179,900.00
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	nil
(ii) Given back to vendor	\$	nil
(c) Property transferred in exchange (detail below)	\$	nil
(d) Securities transferred to the value of (detail below)	\$	nil
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	nil
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	nil
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	179,900.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$	nil
(i) Other consideration for transaction not included in (g) or (h) above	\$	nil
(j) TOTAL CONSIDERATION	\$	179,900.00

All Blanks
Must be
Filled in.
Insert "Nil"
Where
Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

Not Applicable

6. If the consideration is nominal, is the land subject to any encumbrance? **Not Applicable**

7. Other remarks and explanations, if necessary. **None**

Sworn before me at the City of Guelph
 in the County of Wellington
 this **27th** day of **October** **1994**

A Commissioner for taking Affidavits, etc.

MARK McDONALD signature(s)

Property Information Record

- A. Describe nature of instrument: **Deed of Conveyance**
- B. (i) Address of property being conveyed (if available) **R.R. #2, Guelph, Ontario N1H 6H8**
- (ii) Assessment Roll No. (if available) **23 01 000 008 17200**
- C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) **R.R. #2, Guelph, Ontario N1H 6H8**
- D. (i) Registration number for last conveyance of property being conveyed (if available) **239898**
- (ii) Legal description of property conveyed; Same as in D.(i) above. Yes ☐ No ☐ Not Known ☐

BE. Name(s) and address(es) of each transferee's solicitor

Richard A. Gazzola

SMITH, SMITH, GAZZOLA, SANSOM & HOLUB, Barristers & Solicitors

285 Woolwich Street, Box 1025, Guelph, Ontario N1H 6N1

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
- (b) If Yes, do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
- (c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
- (d) If yes, do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b).

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office No.

Properties

PIN	71185 - 0102	LT	Interest/Estate	Fee Simple
Description	PT LOT 6, E OF BLIND LINE, PLAN 131 , AS IN RO723271 ; TOWNSHIP OF PUSLINCH			
Address	111 CARTER RD PUSLINCH			

Consideration

Consideration	\$1,025,000.00
---------------	----------------

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

Name	MCDONALD, MARK
Address for Service	[REDACTED]

I am at least 18 years of age.

I am not a spouse

I, Mary Kathryn McCarthy say that to the best of my knowledge and belief, the power of attorney is still in full force and effect and the principal had the capacity to give the power of attorney when giving it and was at least 18 years of age when the power of attorney was executed. The power of attorney was registered as number WC787608 registered on 2026/05/14.

The solicitor signing this document on behalf of this party confirms that I have reviewed the power of attorney with the attorney, and to the best of my knowledge and belief, I confirm that:

1. The attorney is the lawful party named in the power of attorney,
2. The attorney is acting within the scope of the authority granted under the power of attorney, and
3. The power of attorney was lawfully given and has not been revoked.

Transferee(s)	Capacity	Share
Name	SAMBOR, SEBASTIAN	Registered Owner
Date of Birth	1977 02 15	
Address for Service	111 Carter Road Puslinch, Ontario N1H 6H8	

Statements

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Signed By

William Lyle Howe Thatcher	1457 Ontario Street Burlington L7S 1G6	acting for Transferor(s)	Signed	2026 05 15
Tel	905-681-0444			
Email	office@thatcherandwands.com			
I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).				
I have the authority to sign and register the document on behalf of the Transferor(s).				
Haris Zulqarnain	2600 Skymark Avenue, Suite 5-201 Mississauga L4W 5B2	acting for Transferee(s)	Signed	2026 05 15
Tel	647-677-6094			
Email	haris@treadstonelaw.ca			

Signed By

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

Submitted By

TREADSTONE LAW PROFESSIONAL CORPORATION	2600 Skymark Avenue, Suite 5-201 Mississauga L4W 5B2	2026 05 15
Tel	647-677-6094	
Email	haris@treadstonelaw.ca	

Fees/Taxes/Payment

Statutory Registration Fee	\$71.55
Provincial Land Transfer Tax	\$16,975.00
Total Paid	\$17,046.55

File Number

Transferor Client File Number : T36356

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71185 - 0102 PT LOT 6, E OF BLIND LINE, PLAN 131 , AS IN RO723271 ; TOWNSHIP OF PUSLINCH

BY: MCDONALD, MARK

TO: SAMBOR, SEBASTIAN Registered Owner

1. SAMBOR, SEBASTIAN

- I am
- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
 - ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
 - ☒ (c) A transferee named in the above-described conveyance;
 - ☐ (d) The authorized agent or solicitor acting in this transaction for _____ described in paragraph(s) () above.
 - ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for _____ described in paragraph(s) () above.
 - ☐ (f) A transferee described in paragraph () and am making these statements on my own behalf and on behalf of _____ who is my spouse described in paragraph () and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein:

contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$1,025,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$1,025,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$1,025,000.00

6. Other remarks and explanations, if necessary.

- The transferee(s) has considered the definition of "newly constructed home", "permanent resident of Canada", "purchaser", "qualifying home", and "eligible home" as set out in section 9.2 of the Land Transfer Tax Act and declares one of the following statements:
- (a) The transferee(s) DOES NOT qualify for a refund on the purchase of a qualifying home pursuant to section 9.2 of the Land Transfer Tax Act
- The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A3166353.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
- The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.
- I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer				
	LRO 61	Registration No.	WC787840	Date:	2026/05/15
B. Property(s):	PIN 71185 - 0102	Address	111 CARTER RD	Assessment	2301000 - 00817200
			PUSLINCH	Roll No	
C. Address for Service:	111 Carter Road				
	Puslinch, Ontario				
	N1H 6H8				
D. (i) Last Conveyance(s):	PIN 71185 - 0102	Registration No.	RO723271		

LAND TRANSFER TAX STATEMENTS

(ii) Legal Description for Property Conveyed: Same as in last conveyance?

Yes☒

No☐

Not known☐

E. Tax Statements Prepared By:

Haris Zulqarnain
2600 Skymark Avenue, Suite 5-201
Mississauga L4W 5B2



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 Lilliana De Stefano

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address 540 Arkell Road Municipality Township of Puslinch

Lot 4 & 5 Concession Plan 131, EOBL Division

Lot Size (where livestock facility is located) 58 ha hectares acres

Signature of Livestock Facility Owner [REDACTED] Date April 3, 2024

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 432 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)	20	V3
	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)		
	Hieifers (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)		

currently no manure being stored on site
currently only three cows in barn.

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

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 pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	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 turkeybarn)		
	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
 F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



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

Deane M. Benn

Contact Information

Email [REDACTED] Telephone [REDACTED]

Civic Address [REDACTED] Municipality [REDACTED]

Lot [REDACTED] Concession [REDACTED] Division [REDACTED]

Lot Size (where livestock facility is located) [REDACTED] hectares 15.9 acres

Signature of Livestock Facility Owner [REDACTED] Date March 12/25

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 2400 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)	6	✓ 3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

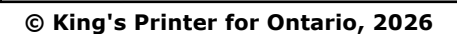
Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes 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



PROPERTY DESCRIPTION: PT LOT 6, E OF BLIND LINE, PLAN 131 , AS IN RO723271 ; TOWNSHIP OF PUSLINCH

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:

FIRST CONVERSION FROM BOOK

PIN CREATION DATE:

1998/11/09

OWNERS' NAMES

SAMBOR, SEBASTIAN

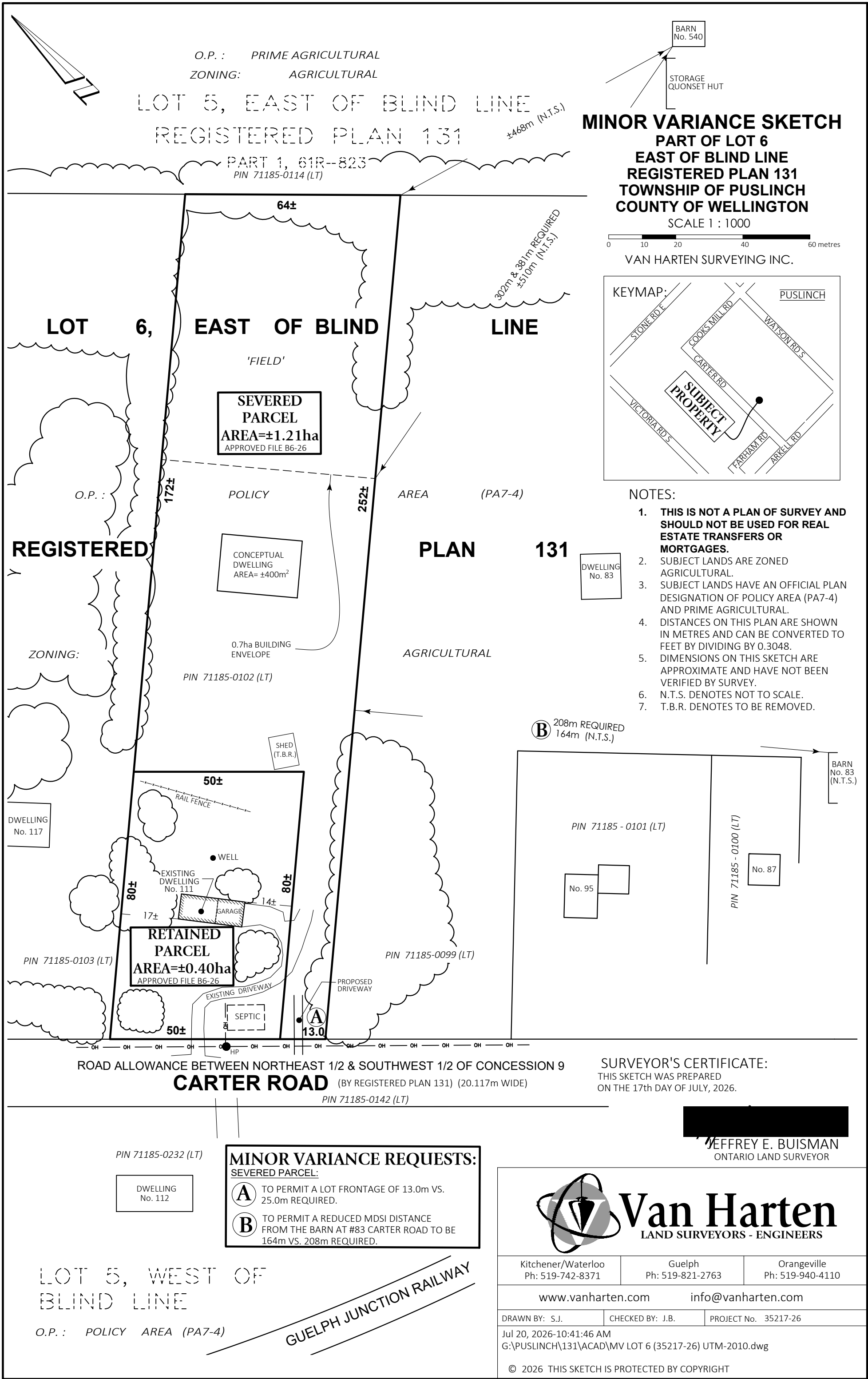
CAPACITY SHARE

ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE	2000/07/29	THE NOTATION OF THE	"BLOCK IMPLEMENTATION DATE" OF 1998/11/09 ON THIS PIN			
WAS REPLACED WITH THE		"PIN CREATION DATE" OF 1998/11/09				
** PRINTOUT	INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **					
**SUBJECT,	ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
**	SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
**	AND ESCHEATS OR FORFEITURE TO THE CROWN.					
**	THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
**	IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
**	CONVENTION.					
**	ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO	LAND TITLES: 1998/11/09 **					
WC589779	2020/01/13	CHARGE	\$187,500	MCDONALD, MARK	HOME EQUITY MORTGAGE CORPORATION	C
WC787840	2026/05/15	TRANSFER	\$1,025,000	MCDONALD, MARK	SAMBOR, SEBASTIAN	C
REMARKS: PLANNING ACT STATEMENTS.						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



D13-SAM – 111 Carter Road

Staff/Consultant/Agency	Comments
County of Wellington	See Attached
Puslinch Fire and Rescue Services	After reviewing the Ontario Fire Code and associated regulations relating to fire safety, there are no concerns.
By-law Department	No comments
Building Department	The building department has no building code concerns with the proposed reduction in MDS I to 164m and the reduction in frontage down to 13m.
Public Works Department	No comments
Grand River Conservation Authority	No comments
Source Water Protection	Thank you for providing the above referenced application for review. This property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activities as indicated, would not create a significant drinking water threat. The application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.