Severed Parcel

TOWNSHIP OF PUSLINCH

Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2026-83

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 5198212763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Domingues	First name Michael	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**
98 GILMOUR RD (Primary)	PUSLINCH CON 8 REAR PT LOT;23 RP 61R4752 PART 2	230100006017100000

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)

[redacted]

Signature of Commissioner for taking affidavits	Municipality	Day, month, year
[redacted]	City of Guelph	24/Sept/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 2026-09-24, 11:23:18 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 8	Lot 23	Registered Plan Number	
Area in Hectares 0.40	Area in Acres	Depth in Meters 97.1	
Depth in Feet	Frontage in Meters 40.2	Frontage in Feet	Width of road allowance (if known) 20.12m and 12.19m

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 following minor variance is being requested for the Severed Parcel: A) To permit a reduced Minimum Distance Separation (MDSI) from the small barn at 4407 Victoria Road South to the Severed Parcel to be 87m vs. 162m required.	Why is it not possible to comply with the provisions of the by-law? A severance has been approved, subject to conditions and a minor variance is required as a condition to address zoning compliance. MDS cannot be met to a small barn across the road, and the variance is being requested. Please see the covering letter for more details.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary 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? Gilmour Road (driveway) and Victoria Road South	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. N/A

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? Vacant - Rural Residential	What is the existing use of the abutting properties? Rural Residential

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 N/A
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 Fee 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 20	Percentage Total Lot Coverage 13
Percentage Accessory Lot Coverage N/A	Number of Parking Spaces 2	Number of Loading Spaces N/A
Number of Floors 2	Total Floor Area in Square Meters 535	Total Floor Area in Square Feet 5758
Ground Floor Area (Exclude Basement) in Square Meters 535	Ground Floor Area (Exclude Basement) in Square Fee 5758	

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 23	Front Yard in Feet 75	Rear Yard in Meters 40
Rear Yard in Feet 130	Side Yard (interior) in Meters 8	Side Yard (interior) in Feet 26
Side Yard (Exterior) in Meters 16	Side Yard (Exterior) in Feet 52	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property April 7, 2017	Date of construction of buildings property No plans - future once severance is finalized	How long have the existing uses continued on the subject property? Vacant - Decades
Has the owner previously applied for relief in respect of the subject property? ☑ Yes ☐ No	Please indicate the file number and describe briefly Additional minor variance application being submitted simultaneously for Retained Parcel	

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 B14-26	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 98 Gilmour 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:

- [x] The boundaries and dimensions of the subject land.
- [x] 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.
- [x] 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.
- [x] The current uses on land that is adjacent to the subject land.
- [x] 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.
- [x] If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] 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.

Van Harten
LAND SURVEYORS - ENGINEERS

September 24, 2026
35216-26
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 B14-26
98 Gilmour Road
Part of Lot 23, Concession 8
Part 2, 61R-4752
PIN 71195-0014
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 forms, MDS Farm Data Sheet, PIN Report and Map and the required deeds. Payment will be made directly with the Township for the application fee of **$1,612.00 per application.**

Proposal:

Minor Variance requests are being made for the Severed & Retained Parcels of the Severance Application B14-26 that was approved subject to conditions at the July 2026 County Land Division Committee Meeting. The variance is required to satisfy Conditions 6 and 10 of the approved application.

The Minor Variance request is as follows for the Severed Parcel:

A) To permit a Minimum Distance Separation (MDSI) from the barn at 4407 Victoria Road South to the Severed Parcel to be 87m instead of 162m as required.

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

B) To permit a Minimum Distance Separation (MDSI) from the barn at 4407 Victoria Road South to the Retained Parcel to be 130m instead of 162m as required.
C) To permit a minimum lot area of 0.38 ha instead of 0.40 ha as required in Table 11.3 of the Zoning By-law.

The subject property is vacant and known as #98 Gilmour Road (PIN 71195-0014). The approved severance is to split the parcel essentially in half to create a new parcel for rural residential purposes and where a dwelling will be constructed on both the severed and retained parcels.

The Severed Parcel (#98) is a corner lot with a frontage of 40.2m along Gilmour Road, a frontage of 97.1m along Victoria Road South, with an area of 0.40ha where a single-detached dwelling, well and septic are proposed. There is an existing entrance from Gilmour Road, providing safe access to the site.

The Retained Parcel will have a frontage of 40.0m along Gilmour Road, depth of 94.5 to 95.7m, for a lot area of 0.38ha where a single-detached dwelling, well and septic are proposed. The sightlines have been evaluated and safe access is possible for the parcel.

The subject property is zoned Agricultural and has an Official Plan designation of Secondary Agricultural. The Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

Lot Area:

The subject property is zoned Agricultural and the Reduced Agricultural Lot Requirements in Section 11.4 of the Zoning By-law have been evaluated for the parcels.

The Severed (corner) Parcel meets the lot frontage, area and setback requirements.

The Retained Parcel meets the lot frontage and setback requirements; however, the lot area is slightly under at 0.38ha instead of 0.40ha minimum and a Minor Variance is being requested to address this.

There have been a number of similar-sized parcels created over the years within Puslinch and the slightly reduced lot area is still of a sufficient size to permit development of a single detached dwelling with private services. The standard conceptual site grading plan is being prepared to show that development of a single dwelling with private services is possible on the lot with the slightly reduced area.

The adjacent parcels to the west (#96 Gilmour) and north (#4410 Victoria) are also slightly under the required zoning lot area at 0.28ha and 0.31ha respectively. Both parcels easily accommodate a dwelling, septic and well and the subject property and variance request is larger at 0.38ha.

Therefore, 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.

Minimum Distance Separation (MDSI):

There is one property across the road at #4407 Victoria Road South that we have considered for MDS impact on the subject property. The building is a small barn and shop. The livestock area is approximately 60m^2 and the remainder of the building is a shop.

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 meet the MDS requirement. Using the farm information from the owner of 4407 Victoria Road South, we determined that the required MDS distance is 162m, whereas the actual distance to the Severed Parcel is 87m and 130m to the Retained Parcel. Therefore, MDS cannot be met and the variances are being requested.

We consider the requests to the minor in nature and will not have a negative impact on the small barn.

- There are three homes, #4410, #4401 and #4399 that are all relatively close (120m, 104m & 128m) to this barn already.
- The owner of the barn has informed us that the barn is used only for a few animals as a hobby and that 3 horse stalls was the best description of its capacity.
- The severance applications (B41/12 & B42/12) to create #4401 evaluated the MDS scenario as being Type A. If Type A was applied to the application being submitted, the minimum requirement would be 81m, in which case both the Severed and Retained parcels would meet the MDS requirement.
- The proposed dwellings will not create a new conflict for the existing livestock building.

Summary:

The Minor Variance requests for the reduced lot area and reduced MDSI setback are reasonable and we provide the opinion that the requests 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 on each lot, 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.

[redacted]

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Michael & Sara Domingues

Properties

PIN 71195 - 0014 LT *Interest/Estate* Fee Simple

Description PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

Address 98 GILMOUR ROAD
PUSLINCH

Consideration

Consideration $580,000.00

Transferor(s)

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

Name HER MAJESTY THE QUEEN IN RIGHT OF CANADA

Address for Service Public Services and Procurement
Canada
Seized Property Management Directorate
Portage III, 9C1, 11 Laurier Street
Gatineau QC K1A 0S5
Joy Sellers: 873.469.4842
Case Officer

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a representative of the Crown.

Transferee(s) *Capacity* *Share*

Name 2464793 ONTARIO INC.

Address for Service PO Box 158 Stn A
Orangeville ON L9W 2Z6

Statements

Schedule: Upon an application by the Attorney General of Canada, an order of the Superior Court of Justice (Central West Region, at Guelph) signed on 6 February 2012, declared this property to be offence-related property and forfeited the subject lands to Her Majesty the Queen in right of Canada as of the date of the order, pursuant to section 16 of the Controlled Drugs and Substances Act. A copy of the order of forfeiture was registered in the land registry office for the Land Titles Division of Wellington County on 2012 06 29 as WC347578.

I Colin T. Wyse, solicitor make the following law statement - The said order of forfeiture is still in force and effect and has not been stayed. The order has not been successfully appealed and the time for such appeal has now expired. Pursuant to the Seized Property Management Act, the Minister of Public Services and Procurement is authorized to dispose of the subject lands.

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Colin Terris Wyse — 3400-130 King Street West Box 36 -The Exchange Twr, Toronto, M5X1K6 — acting for Transferor(s) — Signed — 2017 04 07

Tel 416-973-2086

Fax 416-973-0809

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

Ellen Sophia Pefhany — 24 Queen St.East Suite 800, Brampton, L6V 1A3 — acting for Transferee(s) — Signed — 2017 04 07

Tel 905-451-6714

Fax 905-454-1876

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

Submitted By

DAVIS WEBB LLP — 24 Queen St.East Suite 800, Brampton — 2017 04 07

Submitted By

L6V 1A3

Tel 905-451-6714

Fax 905-454-1876

Fees/Taxes/Payment

Statutory Registration Fee	$63.35
Provincial Land Transfer Tax	$8,075.00
Total Paid	$8,138.35

File Number

Transferor Client File Number :	80339 (DOJ 8921197/CW/DP)
Transferee Client File Number :	046142-006

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 71195 - 0014 PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; TOWNSHIP OF PUSLINCH

BY: HER MAJESTY THE QUEEN IN RIGHT OF CANADA

TO: 2464793 ONTARIO INC.

1. ANTONIO DUTRA

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 2464793 ONTARIO INC. described in paragraph(s) (c) 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	$580,000.00
(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))	$580,000.00
(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	$580,000.00

PROPERTY Information Record

A. Nature of Instrument: Transfer

LRO 61 Registration No. WC500131 Date: 2017/04/07

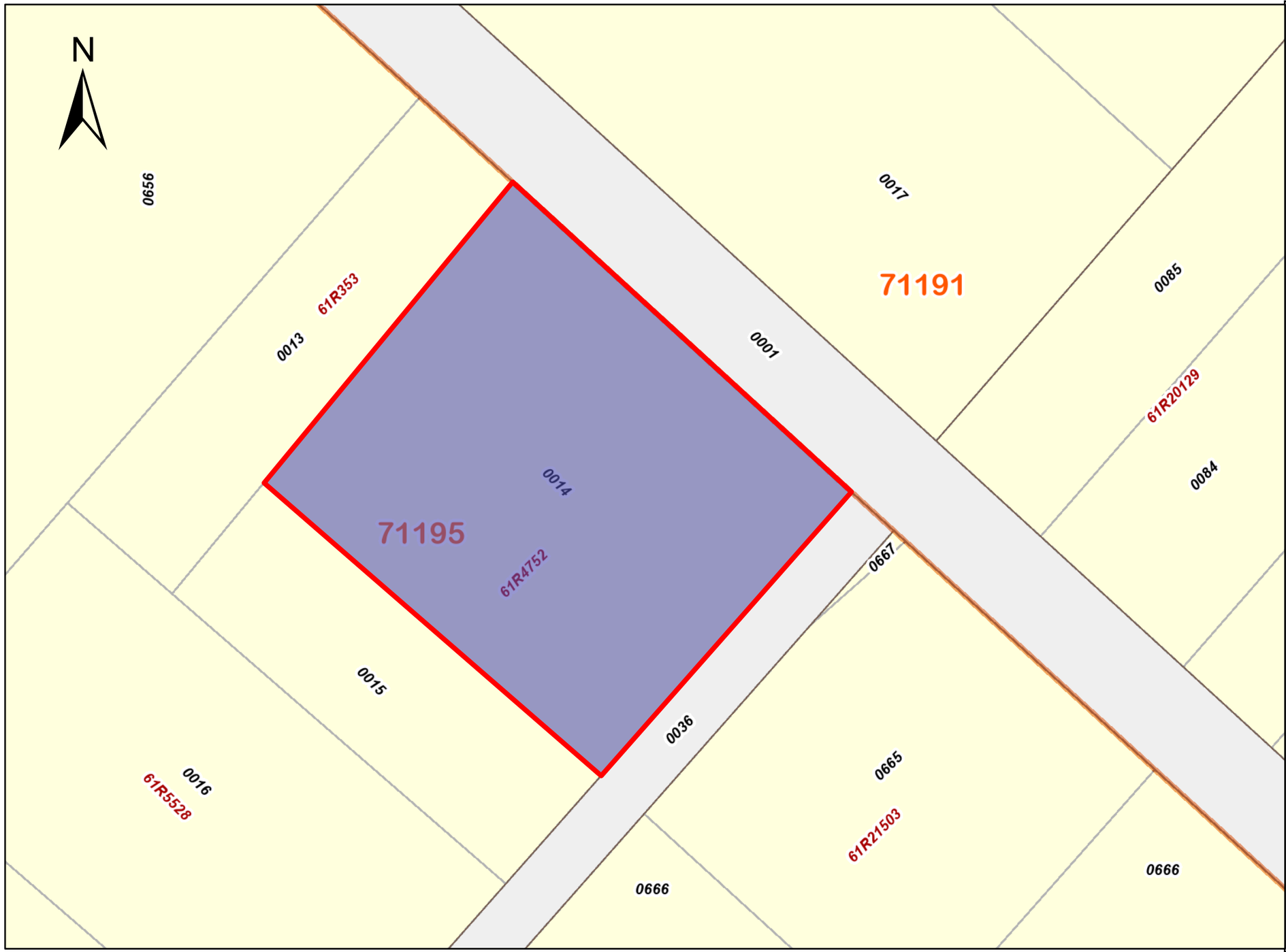
B. Property(s): PIN 71195 - 0014 Address 98 GILMOUR ROAD PUSLINCH Assessment Roll No 2301000 - 00601710

C. Address for Service: PO Box 158 Stn A
Orangeville ON L9W 2Z6

D. (i) Last Conveyance(s): PIN 71195 - 0014 Registration No. null

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☑ No ☐ Not known ☐

E. Tax Statements Prepared By: Ellen Sophia Pefhany
24 Queen St.East Suite 800
Brampton L6V 1A3



ServiceOntario

PRINTED ON 13 APR, 2026 AT 11:35:45
FOR PCHASE01

SCALE

0 10 20 30 40 meters

PROPERTY INDEX MAP

WELLINGTON(No. 61)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	*0449*
BLOCK NUMBER	**08050**
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

Ontario

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PROPERTY DESCRIPTION: PT LOT 23, CONCESSION 8 , TOWNSHIP OF PUSLINCH, PT 2, 61R4752 ; 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
6LINK INCORPORATED

CAPACITY SHARE

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 ***						
61R4752	1989/07/12	PLAN REFERENCE				C
WC347578	2012/06/29	APL AMEND ORDER		ONTARIO SUPERIOR COURT OF JUSTICE	ATTORNEY GENERAL OF CANADA	C
	REMARKS: FORFEITURE ORDER					
WC500131	2017/04/07	TRANSFER	$580,000	HER MAJESTY THE QUEEN IN RIGHT OF CANADA	2464793 ONTARIO INC.	C
WC694075	2023/01/10	APL CH NAME OWNER		2464793 ONTARIO INC.	6LINK INCORPORATED	C

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: Ian O'Keefe

Contact Information

Email: [redacted] Telephone: [redacted]

Civic Address: 4407 Victoria Road Municipality: Puslinch

Lot: 23 Concession: 9 Division:

Lot Size (where livestock facility is located): hectares 3 acres

Signature of Livestock Facility Owner: [redacted] Date: 3/1/26

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 60m2 for animals ft²/m² Rest is for shop ft²/m²

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

V1	Solid, inside, bedded pack
V2	Solid, outside, covered
V3	Solid, outside, no cover, ≥30% dry matter
V4	Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
V5	Liquid, inside, underneath slatted floor
V6	Liquid, outside, with a permanent, tight-fitting cover

Liquid manure: <18% dry matter

L1	Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
L2	Liquid, outside, with a permanent floating cover
M1	Liquid, outside, no cover, straight-walled storage
M2	Liquid, outside, roof, but with open sides
H1	Liquid, outside, no cover, sloped-sided storage

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)	3	v3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued) **County of Wellington**

Minimum Distance Separation I (MDSI)

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

MINOR VARIANCE SKETCH

PART OF LOT 23, CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 metres

VAN HARTEN SURVEYING INC.

MINOR VARIANCE REQUESTS:

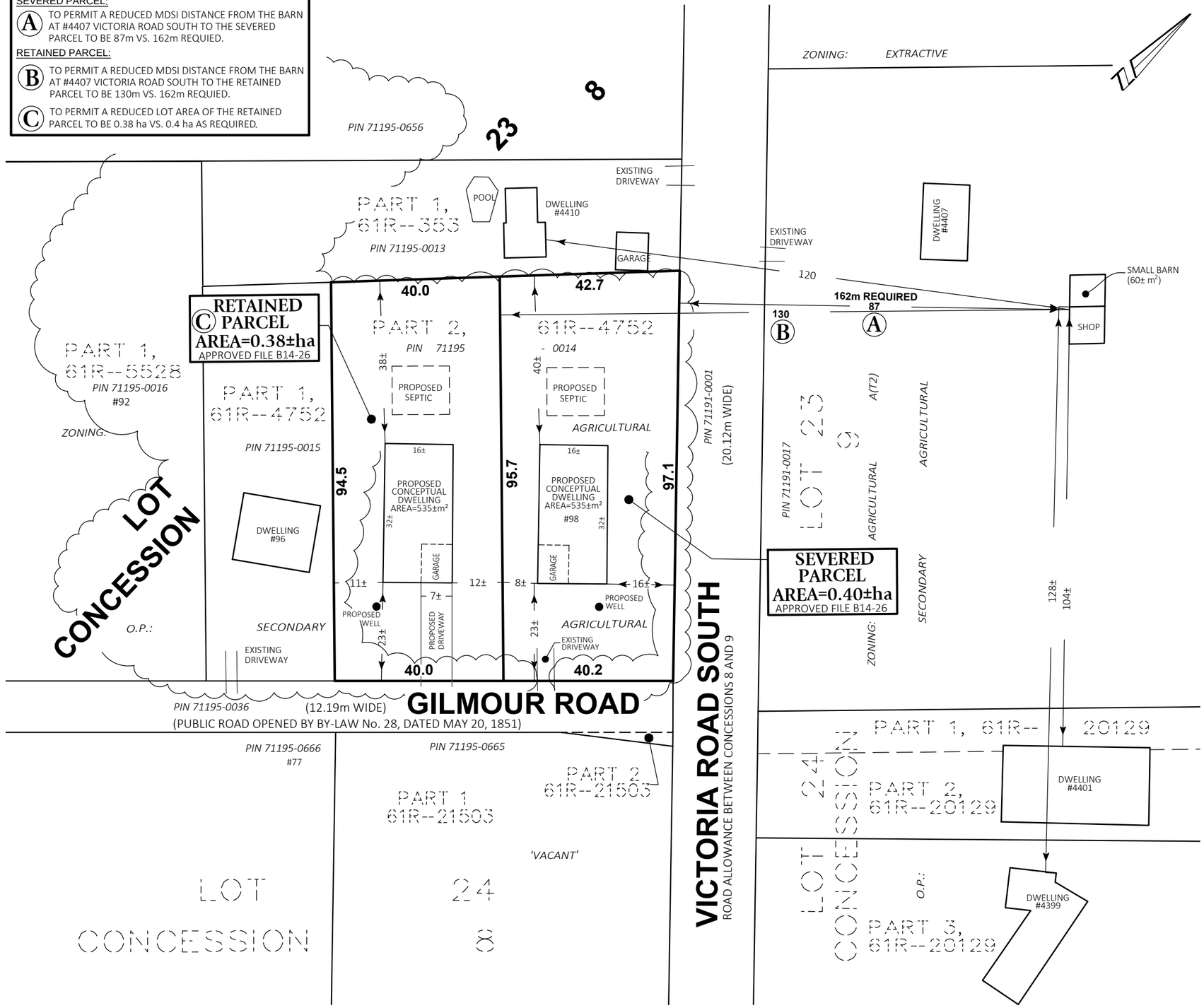
SEVERED PARCEL:

(A) TO PERMIT A REDUCED MDSI DISTANCE FROM THE BARN AT #4407 VICTORIA ROAD SOUTH TO THE SEVERED PARCEL TO BE 87m VS. 162m REQUIED.

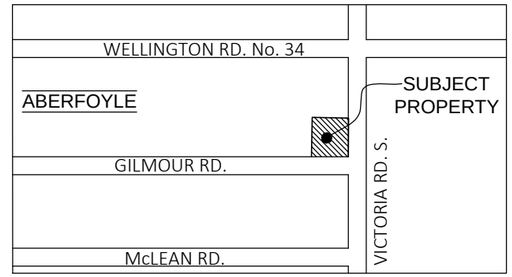
RETAINED PARCEL:

(B) TO PERMIT A REDUCED MDSI DISTANCE FROM THE BARN AT #4407 VICTORIA ROAD SOUTH TO THE RETAINED PARCEL TO BE 130m VS. 162m REQUIED.

(C) TO PERMIT A REDUCED LOT AREA OF THE RETAINED PARCEL TO BE 0.38 ha VS. 0.4 ha AS REQUIRED.



KEYMAP:



NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON THE 24th DAY OF SEPTEMBER, 2026.

[redacted]

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
LAND SURVEYORS - ENGINEERS

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DRAWN BY: S.J.	CHECKED BY: J.E.B.	PROJECT No. 35216-26

Sep 24, 2026-9:42:28 AM

G:\PUSLINCH\Con8\Lot23\Acad\MV LOT 23 (35216-26) DOMINGUES UTM 2010.dwg

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