



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

July 14, 2020

7:00 p.m.

Register at:

https://us02web.zoom.us/webinar/register/WN_sO9e-yGPRrK3x5cmNNYuNg

Or join by phone:

Canada: +1 778 907 2071 or

+1 438 809 7799 or

1 587 328 1099 or

+1 613 209 3054 or

+1 647 374 4685 or

+1 647 558 0588

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Password: 253048

International numbers available: <https://us02web.zoom.us/j/kocLP4cO0>

A G E N D A

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- March 10, 2020

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

4(a) Minor Variance Application D13DOU – Trevor Douglas - Property described as Rear Part Lot 7, Concession 4, municipally known as 6644 Forestell Road, Township of Puslinch.

1. Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum height of an accessory structure to be 9.02 metres to the peak of the roof instead of 5 metres, as required.
2. Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum lot coverage of an accessory structure to be 5.1 percent instead of 5 percent, as required.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

July 14, 2020

7:00 p.m.

- 4(b) Minor Variance Application D13WAL – Roman Walizad** - Property described as Part Lot 6, Concession 5, municipally known as 4781 Wellington Road 32, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum floor area of 52 percent instead of a maximum of 40 percent, as required.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS

8. DISCLOSURE OF PECUNIARY INTEREST

9. APPROVAL OF MINUTES

- March 10, 2020

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

- 12(a) Severance Application B24-20 (D10/ADD)** – Joseph Addeo, Part Lot 27, Concession 10, 4331 Watson Road South, Puslinch.

Proposed severance is 0.68 hectares with 27.57 metres frontage, existing and proposed rural residential use with existing house, well and septic system.

Retained parcel is 1.95 hectares with 111.21 metres frontage, existing and proposed rural residential use with existing store building.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

July 14, 2020

7:00 p.m.

12(b) Severance Application B27-20 (D10/HAR) – George and Dorothy Harris, Part Lot 27, Concession 1, 7182 Concession 1, Puslinch.

Proposed severance is 45.27 meters frontage x 148 metres = 0.66 hectares, existing and proposed rural residential use with existing house, detached garage, Quonset hut, swimming pool and storage building.

Retained parcel is 12.3 hectares with 19.5 metres frontage, existing vacant land with tile field, for proposed rural residential use.

12(c) Severance Application B72-19 (D10/ING) – Gari Ingertsa and Stacey Kall, Part Lots 29 and 30, Concession 1, 7258 Concession 1, Puslinch.

Proposed severance is 2.357 hectares with 144.5 metres frontage, vacant land for proposed rural residential use. (See additional lot line adjustment B30-20),

Retained parcel is 20.3 hectares with 192 metres frontage on Concession 7 Road and 304 metres frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling and shed.

12(d) Lot Line Adjustment Application B30-20 (D10/ING) – Gari Ingertsa and Stacey Kall, Parts Lots 29 and 30, Concession 1, 7258 Concession 1, Puslinch.

Proposed lot line adjustment is 1.387 hectares with 136.1 metres frontage, vacant land to be added to abutting agricultural parcel – William & Margaret Sims.

Retained parcel is 20.3 hectares with 192 metres frontage on Concession 7 Road and 304 metres frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling and shed.

12(e) Severance Application B33-20 (D10/HOF) – Janet Hofstra, Part Lot 128, Concession 4, 6931 Forestell Road, Puslinch.

Proposed severance is 47m fr x 90m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.7 hectares with 120m frontage, existing and proposed rural residential use with existing dwelling, pool and tennis court

12(f) Lot Line Adjustment Application B37-20 (D10/DET) - Rolf & Jennifer Deter, Part Lots 1, 2 & 3, Concession Gore, 4604 Sideroad 12 North, Puslinch.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

July 14, 2020

7:00 p.m.

Proposed lot line adjustment is 14m fr x 76m = 0.1 hectares, vacant land to be added to abutting parcel for rural residential use – Brandon, Rebecca, Hugh & Janice MacDonald

Retained parcel is 72.6 hectares with 520m frontage, existing and proposed agricultural and residential use with easing dwelling, barn, drive shed & shed.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, August 11, 2020 @ 7:00 p.m.

16. ADJOURNMENT



MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Paul Sadhra
Dennis O'Connor

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Neal DeRuyter, MHBC Planning
Joseph Gallo
Jeff Buisman, Van Harten Surveying Inc.

1. OPENING REMARKS

The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment and informed the gallery that Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by: Deep Basi

Seconded by: Dan Kennedy

That the Minutes of the Committee of Adjustment meetings held Tuesday, January 14, 2019 and February 11, 2020 be adopted.

CARRIED

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

4(a) Minor Variance Application D13/WAL – Roman Walizad - Property described as Part Lot 6, Concession 5, municipally known as 4781 Wellington Road 32, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-law #023-2018, as amended, to permit a maximum floor area of 52 percent instead of a maximum of 40 percent, as required.

- John Sepulis asked if there was anyone in attendance to present the application and to answer questions, and received no response.
- Since there was no response, the application will be deferred to the April 14, 2020 PDAC meeting.



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
COMMITTEE OF ADJUSTMENT
MARCH 10, 2020
7:00 PM
COUNCIL CHAMBERS

That Application D13/WAL requesting relief from provisions of Zoning By-Law #19/85, as amended, permit a maximum floor area of 52 percent instead of a maximum of 40 percent required.

The Committee voted to defer the application to the April 14, 2020 meeting as no one was in attendance to present the application, with all in favour.

The request is hereby **Deferred**.

5. OTHER MATTERS

None

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Dennis O'Connor

The Committee of Adjustment meeting adjourned at 7:04 p.m.

CARRIED



MINUTES

MEMBERS PRESENT

Councillor John Sepulis, Chair
Deep Basi
Dan Kennedy
Paul Sadhra
Dennis O'Connor

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Zachary Prince, Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.

1 - 6. COMMITTEE OF ADJUSTMENT

- See March 10, 2020 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:04 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Paul Sadhra

Seconded by: Dan Kennedy

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, February 11, 2020, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning By-law Application D14/GAL – Joseph Gallo – Part Lot 30, Rear Concession Gore, 4010 Concession 7.

The purpose and effect of the application is to amend the Township of Puslinch New Comprehensive Zoning By-law 23-2018 to rezone the lands from Agricultural (A) to an Agricultural Site Specific (A-) Zone to permit an agricultural service and supply establishment.

- Neal DeRuyter, planner for the applicant, provided an overview of the application and advised of the following:

- That the property is a rehabilitated gravel pit and that the application was submitted to legalize an existing use and as a result of an Order issued by the Township's CBO.
 - The business has been in operation for 25 years on the site and is located at the floor of the gravel pit.
 - The by-law amendment will also recognize the wetlands and will maintain the 30 metre buffer
 - There is no agricultural use on the property and it conforms to the secondary agricultural zone in the County of Wellington Official Plan and the by-law amendment will designate the property as a site specific zone.
- Dan Kennedy asked how the buffer will be set up.
 - Neal DeRuyter advised that it will be zoned Environmental Protection and that the owner will rehabilitate the buffer lands that the business has encroached onto.
 - Dan Kennedy further inquired if the property is used strictly for storage.
 - Neal DeRuyter advised that is the only use.
 - There were no further questions or comments.

The Committee has no concerns and supports the proposed rezoning.

12. LAND DIVISION

12(a) Severance Application B12-20 (D10/BRE) – David Brewer, Part Lot 27, Concession 1, 7204 Concession 1, Puslinch.

Proposed severance is 22 acres (approx. 8.9 hectares) with 10 feet (approx. 3.04 metres) frontage. Note: Severed land is to be donated to Hamilton Naturalist's Club.

Retained parcel is 10.9 acres (approx. 4.4 hectares) with 92.91 feet (approx. 28.31 metres) frontage, existing and proposed rural residential use with existing dwelling and shed.

- Jeff Busiman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there were any concerns regarding the parking of vehicles on the road allowance.
- John Sepulis noted that there may be some concern.
-
- There were no further questions or comments from the Committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Township's roads department are satisfied that there is a safe entrance to the property and that the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner apply for, and receive, zoning compliance for the severed lands to Natural Environment or as appropriate, to the satisfaction of the Township.

4. The Applicant may wish to reduce the retained parcel from 4.4 hectares to less than 4 hectares so that it complies with Township zoning requirements for a reduced lot parcel to eliminate the need for the owner to be required to apply for, and receive approval, for a minor variance for the retained parcel.
5. That the owner ensure that parking is within the lands to be severed and not on the road allowance.

CARRIED

12(b) Lot Line Adjustment Application B13-20 (D10/NIC) – Brian Nichols, Part Lot 3, Concession 4, 6637 Roszell Road, Puslinch.

Proposed lot line adjustment is 8.1 hectares with 111 metres frontage, existing agricultural use to be added to abutting agricultural parcel – Martin & Paula Deter.

Retained parcel is 3.6 hectares with 108 metres frontage, existing and proposed rural residential use with existing dwelling, barn & ponds.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that there is a haul route located across the lands to be added to which is located at the south of the retained lands.
- He further noted that the severance is to add more area to the field of the abutting property to the south, and also noted that the retained lands will less than 4 hectares to a minor variance will not be required.
- There were no questions from the Committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

CARRIED

12(c) Severance Application B14/20 (D10/LEO) – Paul and Maria Leombruni, Part Lot 18, Concession 4, 6945 Forestell Road, RR#6, Guelph.

Proposed severance is 0.4 hectares with 51 metres frontage, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 31 metres frontage, existing and proposed rural residential use with existing dwelling and two garages.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the shape of the property is to keep the rear lot line away from the existing dwelling on the retained parcel.
- Dennis O'Connor asked if the strip of land showing on the severance sketch part of the severance
- Jeff Buisman advised that there will be a condition in the County's decision that the strip will be conveyed to the City of Guelph for a road widening.
- There were no further questions from the Committee.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The committee supports the application with the **following conditions** imposed:

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

13. OTHER MATTERS

- None

14. CLOSED MEETING

- None

15. NEXT MEETING

- Next Regular Meeting Tuesday, April 14, 2020 @ 7:00 p.m.

16. ADJOURNMENT

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Planning & Development Advisory Committee is adjourned at 7:25 p.m.

CARRIED



Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Trevor Douglas

Address: 6644 Porcett Rd

City: Puslinch

Postal Code: N7H 6J3

E-mail Address: _____

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): Jason Mitchell

Address: 150 Penfold St

City: Guelph

Postal Code: N1E 4B2

E-mail Address: Jason@mlcontracting.ca

Telephone Number: 519 400 5473

Fax: _____

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Same as Applicant

Send correspondence to: Owner: ☐ Agent ☐ Other: _____

2. Provide a description of the "entire" property:

Municipal address: 6644 Forestall Rd

Concession: 4 Lot: Reg A. L7

Registered Plan Number: _____

Area: _____ ha Depth: _____ m Frontage: _____ m

1.2 ac _____ ft 150 ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.); or

☐ Section 45(2) relates to a change to or expansion of an existing legal non-conforming use.

4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).

Parking For RV/ Need Additional Equipment
Height
Lot Coverage of 5.1%
max height of 26FT 9"

**5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).**

RV Too tall

6. What is the current Official Plan and zoning status?

Official Plan Designation: _____

Zoning Designation: A

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

8. What is the name of the road or street that provides access to the subject property?

Forestall Rd

9. 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:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? Residential

The abutting properties? Residential / Agricultural

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures				
Main Building height	m	21 FT	ft.	m ft.
*Percentage lot coverage	70% Coverage	m	ft.	m ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²		ft ²	m ² ft ²
Ground floor area (exclude basement)	m ²		ft ²	m ² ft ²

14. 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	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: _____

Date of construction of buildings property: _____

16. How long have the existing uses continued on the subject property? ____

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) da of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) Jason Mitchell (contractor) of the
Township of Ruslnch County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), 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. DECLARED
before me at the Township of Ruslnch in the
County/Region of Wellington this 13 day of
March, 2020.



Signature of Owner or authorized
solicitor or agent

March 13, 2020

Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

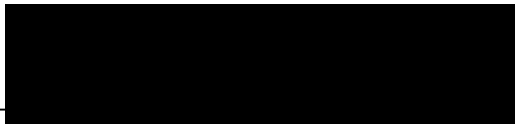
Application fee of \$ 721 received by the municipality

Date Fee Received: Mar. 13 '20

Date Application Filed: Mar. 13 '20

File Number: _____

Application deemed complete:



Signature of Municipal Employee

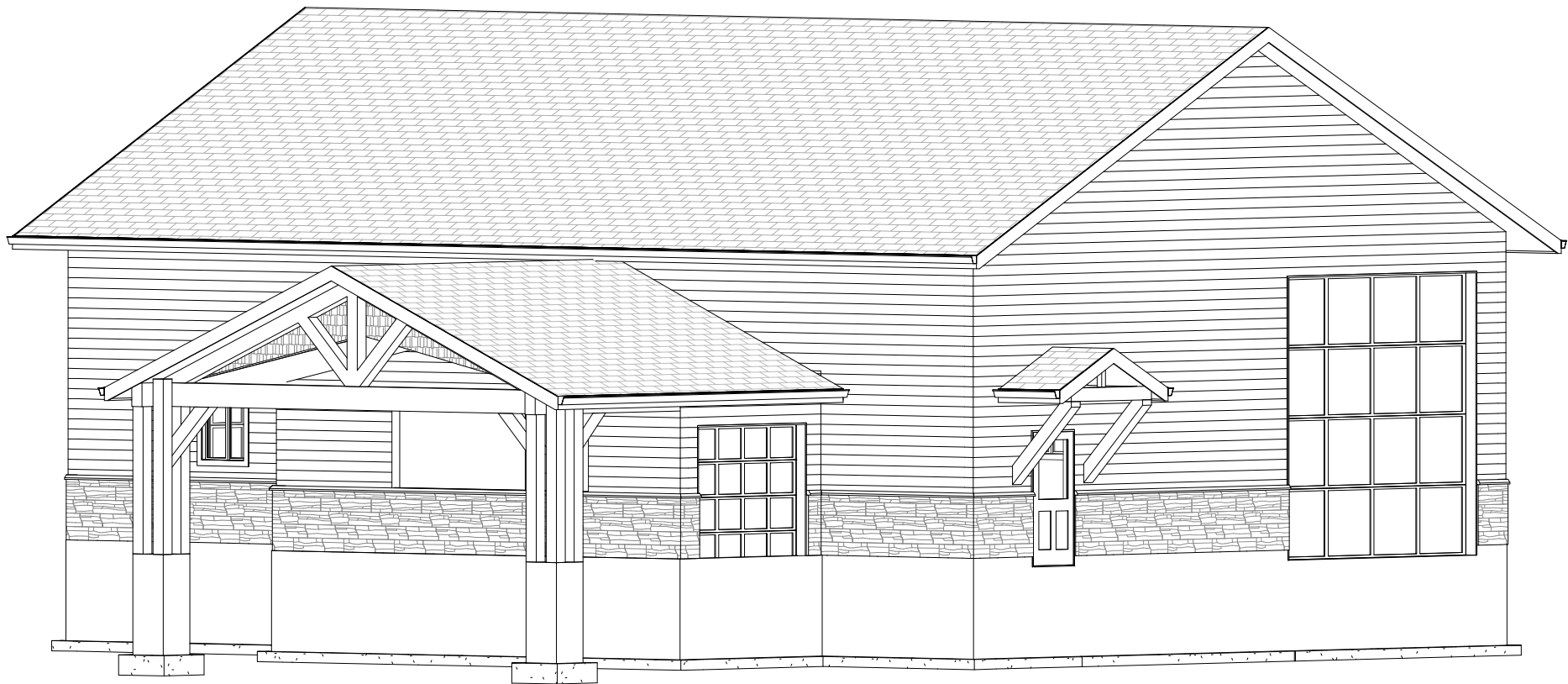
Mar. 13 '20
Date

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.

NEW RESIDENTIAL:
DETACHED GARAGE
PROJECT ADDRESS

DRAWING LIST	
NO.	SHEET NAME
A0.0	COVER PAGE
A1.0	FOUNDATION PROPOSED PLAN
A2.0	GROUND FLOOR PROPOSED PLAN
A3.0	ROOF PLAN
A4.0	PROPOSED BUILDING ELEVATION
A4.1	PROPOSED BUILDING ELEVATION
A5.0	BUILDING SECTIONS AND DETAILS
S1.0	STRUCTURAL NOTES
SP1.0	SITE PLAN



GENERAL NOTES

- UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
- ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHS) Q AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012.
- ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
- THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
- READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON SITE.
- IF ANY DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
- DIMENSIONS TO EXISTING WALLS ARE TO FINISHED FACE.
- ALL PROPOSED DIMENSIONS ARE TO WOOD FRAMING/STRUCTURE.
- DRAWINGS ARE NOT TO BE SCALED.

03 CONCRETE

AS PER O.B.C SECTION 9.15/9.16

- ALL NEW FOOTINGS AND FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL, WITH THE TOP SIDE OF FOOTING REMAINING A MINIMUM 4'-0" BELOW FINISHED GRADE CONTINUOUSLY.
- NEW CONCRETE STRIP FOOTINGS SHALL BE 20MPA STRENGTH AND BE PROVIDED WITH 2"x4" KEY FOR FOUNDATION WALLS OR 15M DOWELS x 16" LONG @ 4'-0" O.C. WITH 4" EMBEDMENT INTO FOOTING, UNLESS NOTED OTHERWISE.
- COLUMN FOOTINGS SHALL BE NON-REINFORCED, UNLESS NOTED OTHERWISE.
- CONCRETE SHALL BE MINIMUM 20 MPA STRENGTH, SIZE AS NOTED ON THE PLANS.
- FOUNDATION WALL CONCRETE TO BE MINIMUM 25MPA CONCRETE WITH 6% AIR ENTRAINMENT.
- ENSURE FOUNDATION WALLS ARE Laterally SUPPORTED BEFORE BACKFILLING.
- FOUNDATION WALLS TO EXTEND A MINIMUM 6" ABOVE FINISHED GRADE.
- SLAB ON GRADE, GARAGE LOCATION: MINIMUM 4" THICK, MINIMUM 32MPA. SLOPE GARAGE SLABS TO EXTERIOR WITH A MINIMUM SLOPE OF 2%.
- SILL PLATE C/W WATERPROOF GASKET ON TOP OF FOUNDATION WALL. ANCHOR WITH 1/2" DIAMETER CAST-IN-PLACE BOLTS AT A SPACING OF NOT GREATER THAN 7'-10"
- CURE ALL CONCRETE AS REQUIRED BY THE CSA STANDARD FOR PLACEMENT OF CONCRETE.

05 METALS

- PROVIDE BENT METAL FLASHING AROUND ALL OPENINGS THAT EXPOSE A PART OF THE EXTERIOR WALL.
- PROVIDE EAVESTROUGH AND DOWN SPOUTS ON ALL SLOPED ROOF AREAS.

06 WOOD, PLASTIC AND COMPOSITES

AS PER O.B.C SECTION 9.23

- ALL NOMINAL SAWN LUMBER SHALL BE CONSTRUCTED FROM NUMBER 1 OR NUMBER 2 GRADE SPRUCE PINE FIR UNLESS OTHERWISE NOTED AND ALL ENGINEERED WOOD PRODUCT SIZES SHALL BE VERIFIED BY WOOD SUPPLIER. IF SIZES DIFFER FROM THOSE STATED, NOTIFY TRI-CITY DRAFTING AND DESIGN SERVICES.
- WHERE ENGINEERED WOOD PRODUCTS ARE USED, FOLLOW ALL INSTALLATION DOCUMENTATION FROM THE ENGINEERED WOOD SUPPLIER. IF DRAWINGS CALL FOR WOOD PRODUCTS TO BE DESIGNED BY ENGINEERED WOOD SUPPLIER, PROVIDE A COPY OF THE APPROVED SHOP DRAWINGS TO TRI-CITY DRAFTING AND DESIGN SERVICES. NO WORK SHALL PROCEED UNTIL APPROVED DRAWINGS ARE ON-SITE AND IN THE POSSESSION OF TRI-CITY DRAFTING AND DESIGN SERVICES.
- WOOD TRUSSES SHALL BE STORED, ERECTED AND INSTALLED ACCORDING TO THE MANUFACTURERS WRITTEN DIRECTIONS AND TO THE CANADIAN WOOD COUNCIL INFORMATION ON WOOD TRUSSES.
- WHERE WOOD COMES IN DIRECT CONTACT WITH CONCRETE SURFACES, WOOD PLATES SHALL BE PRESSURE TREATED OR ADEQUATELY SEPARATED FROM THE CONCRETE BY MEANS OF AN IMPERVIOUS BARRIER, SUCH AS 6MIL POLY.
- NOTCHING AND DRILLING OF ANY SUCH SHALL NOT BE DONE IN WOOD MEMEBRS. IF ANY OF THE STRUCTURAL MEMBERS NEED BE NOTCHED, IT MUST CONFORM TO THE ONTARIO BUILDING CODE, 9.23.5.
- ALL BUILT-UP WOOD BEAMS AND LINTELS SHALL BE CONSTRUCTED FROM NUMBER 1 OR NUMBER 2 GRADE SPRUCE PINE FIR WOOD FREE FROM NORMAL DEFECTS SUCH AS CHECKS, SPLINTERS, LOOSE KNOTS, ETC.
- ALL BUILT-UP WOOD BEAMS, LINTELS AND DOUBLE JOISTS SHALL BE NAILED OR SCREWED WITH NON-CORRODING FASTENERS AT 8" O.C. IN A STAGGERED PATTERN. FASTENER LENGTH SHALL BE LONG ENOUGH TO FULLY PENETRATE THE FIRST LAYER OF A BUILT-UP BEAM AND PENETRATE INTO THE SECOND LAYER A MINIMUM OF 95% OF THE TOTAL THICKNESS. FASTENERS FOR 3 PLY OR GREATER BEAMS ARE PERMITTED TO BE LONGER TO PENETRATE INTO THE BACK PLYS. FASTENERS SHALL NOT PROTRUDE OUT THE BACK SIDE OF ANY OUTSIDE EXPOSED LAYER.
- WOOD BEAMS SHALL BE OF APPROPRIATE SIZE AS DETERMINED BY THE OBC TABLES A-8, A-9, A-10, A-11 AND A-12 AND WOOD LINTELS SHALL CONFORM TO OBC TABLE A-15.
- PROVIDE MIN. 1 1/2" END BEARING FOR FLOOR JOISTS AND MIN. 3" END BEARING FOR ALL BUILT UP MEMEBERS. FOR ALL OTHER BEARING, REFER AND CONFORM TO THE O.B.C.
- ALL LOAD BEARING WALLS SHOULD BE PROVIDED WITH DOUBLE TOP PLATES.

07 THERMAL AND MOISTURE PROTECTION

AS PER O.B.C SECTION 9.25

- INSULATION AND VAPOUR BARRIER:
 - INSULATION VALUES SHALL CONFORM TO ARTICLE 12.3.2 AND THE E.E.D.S. SUMMARY ATTACHED TO THESE DRAWINGS.
 - PROVIDE A POLYETHYLENE VAPOUR BARRIER ON THE WARM SIDE OF ALL INSULATED WALLS, FLOORS AND CEILINGS. ENSURE ALL JOINTS ARE SEALED. CARRY VAPOUR BARRIER AROUND WOOD MEMBERS AS REQUIRED, SUCH AS (BUT NOT LIMITED TO) FLOOR HEADERS AND FOUNDATION SILL PLATES.
 - INSULATION VALUES SPECIFIED ON DRAWINGS ARE CONSIDERED MINIMUMS. ADDITIONAL INSULATION IS RECOMMENDED WHEREVER POSSIBLE.

08 OPENINGS

WINDOWS/DOORS

- ALL NEW WINDOWS SHALL HAVE A MINIMUM U-VALUE OF 1.6 W/M²K (0.32 BTU/H*FT²*F) UNLESS OTHERWISE STATED IN SUMMARY PLACED ON DRAWING.
- WINDOWS SHALL CONFORM TO THE CAN/CSA A440-M94 WINDOW STANDARD AND CARRY MINIMUM RATINGS OF A3, B3 AND C3.
- FOLLOW INSTALLATION RECOMMENDATIONS BY WINDOW MANUFACTURER.
- INSTALL LOW EXPANSION FOAM INSULATION AROUND ALL WINDOW PERIMETERS. ENSURE CAVITY BETWEEN WINDOW FRAME AND R.S.O. ARE COMPLETELY FILLED, BUT NOT TO EXCESS.
- SEALANTS:
 - PROVIDE CLOSED CELL FOAM BACKER ROD AND CAULKING AROUND ALL WINDOW AND DOOR PERIMETERS AND WHERE SIDING BUTTS AGAINST MASONRY.
 - ENSURE PROPER CAULKING JOINT WIDTH TO DEPTH RATIO OF 2:1 IS MAINTAINED.
 - FOLLOW MANUFACTURERS RECOMMENDED METHODS FOR INSTALLATION OF CAULKING SEALANTS.
- ALL MAN DOORS SHALL BE PROVIDED WITH WEATHER STRIPPING.

09 FINISHES

ROOFING, EAVES AND SOFFIT

- INSTALL 25 YEAR ASPHALT SHINGLES (MIN.) OVER ROOF SHEATHING.
- PROVIDE PEAL AND STICK MEMBRANE PROTECTION OVER ENTIRE ROOF SURFACE FOR LOW SLOPE (> 1:3) APPLICATION. IN REGULAR APPLICATION, PROVIDE A MINIMUM OF 60" WIDE PEAL AND STICK MEMBRANE PROTECTION UP FROM THE EDGE OF THE EAVES.
- PROVIDE GALVANIZED EAVES STARTER AT BOTTOM EDGE OF ROOF, CONTINUOUS.
- TO ENSURE NOT TO VOID SHINGLE WARRANTY, INSTALL STARTER SHINGLES ALONG BOTH THE EAVE AND GABLE EDGES.
- PROVIDE CONTINUOUS RIDGE AND SOFFIT VENTING FOR ALL ROOFS. ENSURE FREE OPENING OF VENTS COMPLIES WITH OBC (1/300 OF INSULATED ROOF AREA, MINIMUM). INSTALL MOORE TYPE VENTING AT THE EAVES, BETWEEN EVERY RAFTER OR TRUSS SPACE.
- PROVIDE PREFINISHED BENT ALUMINUM FASCIA AND SOFFITS INCLUDING ALL APPROPRIATE AND REQUIRED TRIMS. SOFFITS SHALL HAVE CONTINUOUS AIR VENTS FOR ATTIC VENTILATION.
- EAVESTROUGHING AND DOWNSPOUTS SHALL BE SEAMLESS PREFINISHED ALUMINUM AND INSTALLED TO PREVENT MOVEMENT AND DISLODGEMENT FROM ICE, WIND AND SNOW. ENSURE TROUGHS AND DOWNSPOUTS ARE 5" IN WIDTH.
- DOWN SPOUTS SHALL BE WALL MOUNTED AND DISCHARGE ONTO GRADE. PROVIDE A MINIMUM OF 48" DOWNSPOUT EXTENSION AT GRADE TERMINATING AT A PRE-CAST CONCRETE SPLASH PAD UNDER EACH RAIN WATER LEADER

EXTERIOR CLADDING

- ALL SIDINGS SHALL BE INSTALLED WITH ALL TRIMS, FLASHINGS AND TERMINATIONS AS RECOMMENDED BY THE MANUFACTURER. ENSURE A WEATHER TIGHT FINISH.
- PROVIDE AN AIR BARRIER MEMBRANE FASTENED TO THE EXTERIOR WALL SHEATHING PRIOR TO THE APPLICATION OF THE EXTERIOR CLADDING. APPROVED PRODUCTS: TYVEK, HOUSE WRAP. TAPE AND SEAL ALL JOINTS. ENSURE CONNECTIONS TO WINDOWS, DOORS AND OTHER PENETRATIONS ARE SEALED AND ADEQUATE.

FINISHING

- DRYWALL SHALL BE 1/2" THICK (UNLESS OTHERWISE NOTED ON THE DRAWINGS) WITH JOINTS TAPED AND FILLED. SAND SMOOTH AND PROVIDE PRIME COAT OF PAINT.
- PROVIDE A ROOF ATTIC HATCH ACCESS IN EACH ROOF AREA. ENSURE ROOF ACCESS HATCH IS INSULATED AND AIR SEALED.

10 SPECIALTIES

EXCAVATION AND BACKFILL

- EXCAVATION, WHERE REQUIRED, SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTIES AND UTILITIES BOTH BURIED AND ABOVE GROUND.
- TOPSOIL, VEGETATION AND OTHER ORGANIC MATTER IN UNEXCAVATED AREAS UNDER THE BUILDING SHALL BE REMOVED.
- THE BOTTOM OF ALL EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE FROM ORGANIC MATERIAL OR OTHER MATERIALS THAT WOULD PREVENT ADEQUATE BEARING CAPACITY FOR THE STRUCTURE.
- BACKFILL WITHIN 24" OF FOUNDATIONS SHALL BE FREE FROM DELETERIOUS DEBRIS AND STONES OVER 9" IN DIAMETER. PREVENT DAMAGE TO FOUNDATION WALLS AND MEMBRANES ATTACHED TO FOUNDATION WALLS.
- COMPACT BACKFILL IN 12" LIFTS TO 95% PROCTOR DENSITY.

DRAINAGE

- PROVIDE TROWEL OR ROLL APPLIED DAMPPROOFING ON EXTERIOR CONCRETE FOUNDATION WALLS.

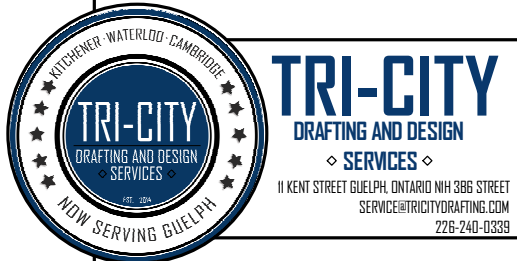
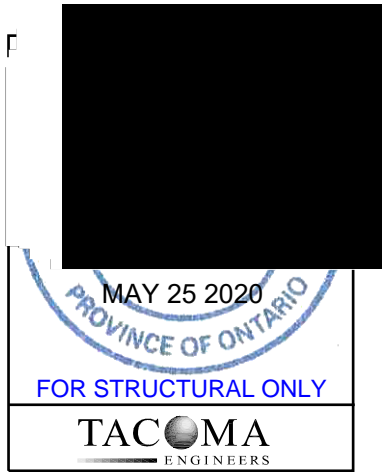
CASEWORK

- ALL CASEWORK TO BE CHOSEN BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THIS INCLUDED BUT IS NOT LIMITED TO, CABINETS, COUNTER TOPS, TRIM, AND WINDOW / DOOR CASING.

21 FIRE SUPPRESSION

- INSTALL SMOKE ALARMS AND CO2 DETECTORS AS PER THE DRAWINGS. SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ON EACH FLOOR AND INTERCONNECT ALARMS AS PER 9.10.19

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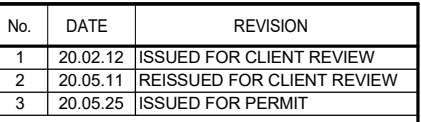
ML QUALITY
CONTRACTING
PROPOSED GARAGE

6644 FORESTELL ROAD
RR6, PUSLINC, ON. N1H 6J3

COVER PAGE

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A0.0



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2
A.I.D. **DETAIL - HOLD DOWN LOCATION**
3/4" = 1'-0"



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A1.0

WALL SCHEDULE

EXTERIOR WALLS

- W1 EXTERIOR SIDING WALL CONSTRUCTION**
- VERTICAL VINYL SIDING (BOARD AND BATTEN REVEL)
 - AIR BARRIER
 - 7/16" O.S.B SHEATHING
 - 2x6 WOOD STUDS @ 16" O.C
 - INTERIOR FINISH AS PER OWNER

- W2 EXTERIOR SIDING WALL CONSTRUCTION**
- UPPER WALL**
- VERTICAL VINYL SIDING (BOARD AND BATTEN REVEL)
 - AIR BARRIER
 - 7/16" O.S.B SHEATHING
 - 2x6 WOOD STUDS @ 16" O.C
 - INTERIOR FINISH AS PER OWNER
- LOWER WALL**
- STONE VENEER (STICK OR SCREW ON)
 - AS PER MANUFACTURER SPECIFICATIONS
 - AIR BARRIER
 - 7/16" O.S.B SHEATHING
 - 2x6 WOOD STUDS @ 16" O.C
 - INTERIOR FINISH AS PER OWNER

EXTERIOR GENERAL WALL NOTES:

- WHERE WALLS ARE TALLER THAN 18'-0", PROVIDE 2 - 2x6 WOOD STUDS @ 16" O.C
- PROVIDE BLOCKING VERTICALLY @ PLYWOOD JOISTS (4'-0" O.C)
- REFER TO SHEAR WALL SCHEDULE ON A1.0 FOR FASTENED REQUIREMENTS

INTERIOR WALLS

- W1 INTERIOR WALL**
- INTERIOR FINISH AS PER OWNER
 - 2x6 WOOD STUDS @ 16" O.C
 - INTERIOR FINISH AS PER OWNER

FLOOR AND ROOF SCHEDULE

FLOORS

- F1 CONCRETE FLOOR 4"**
- 4" CAST-IN-PLACE CONCRETE FLOOR
 - 2" RIGID INSULATION (R10)
 - 6" GRANULAR B COMPACTED FILL

ROOFS

- R1 TYPICAL SLOPED ROOF**
- ASPHALT SHINGLES
 - 1/2" PLYWOOD SHEATHING C/W H-CLIPS
 - PRE-ENGINEERED TRUSSES @ 24" O.C, BY OTHERS.
 - INTERIOR FINISH AS PER OWNER

- R2 TYPICAL SLOPED ROOF**
- ASPHALT SHINGLES
 - 1/2" PLYWOOD SHEATHING C/W H-CLIPS
 - TIMBER STRUCTURE
 - (REFER TO ROOF OVERHANG DETAIL ON S1.0)

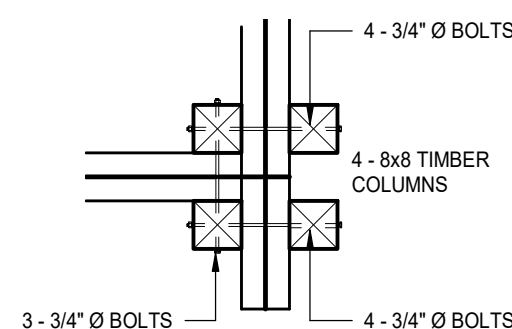
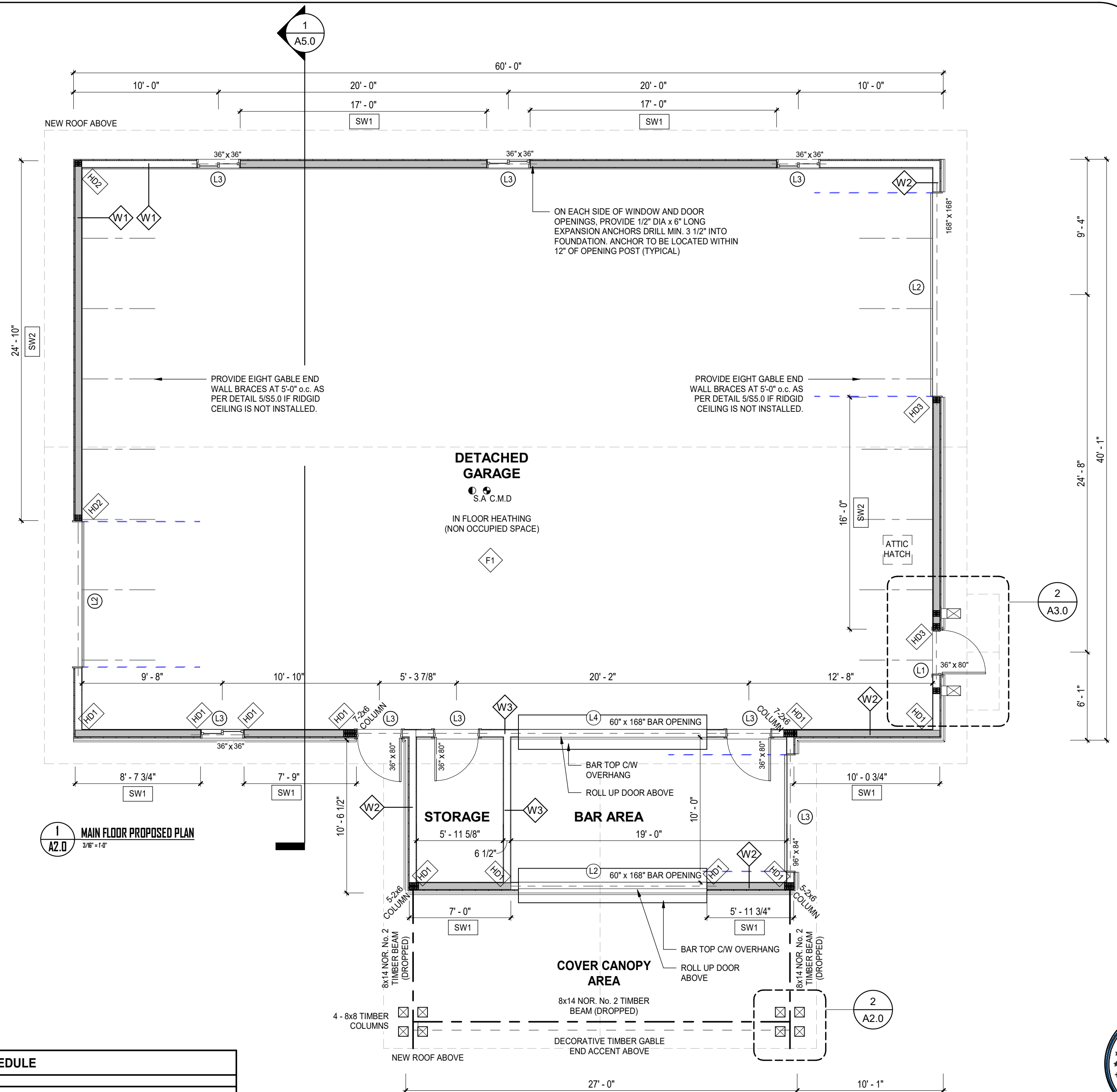
MARK	DESCRIPTION
L1	2-2x8 S.P.F. No.1 & No. 2 C/W 4 KING & 1 JACK POST EA. SIDE
L2	2 - 1 3/4" x 11 7/8" LVL 2.0 E C/W 6 KING & 2 JACK POST EA. SIDE C/W 2 - SIMPSON LSTA 24 STRAPS FROM LINTEL TO JACK STUDS BOTH SIDES (2 TOTAL)
L3	2-2x12 S.P.F. No.1 & No. 2 C/W 2 KING & 2 JACK POST EA. SIDE
L4	3 - 1.75" x 11.875" LVL 2.0 E C/W 2 KING & 3 JACK POST EA. SIDE

SHEARWALL HOLD DOWN SCHEDULE

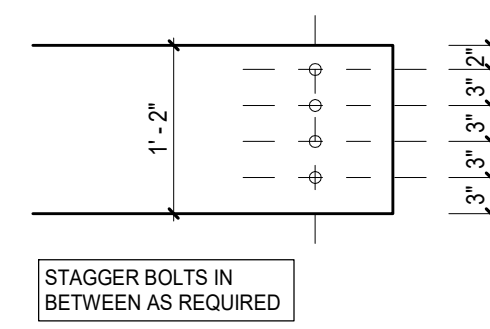
MARK	DESCRIPTION
HD1	3-2x6 STUD AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON DTT2Z HOLDDOWNS c/w 8 - 2 1/2" LONG SDS SCREWS AND 1/2" Ø THREADED ROD DRILLED AND EPOXIED WITH HILTI HIT-HY-200 w/ 8" EMBEDMENT
HD2	3-2x6 STUD AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON HDU4 HOLDDOWNS c/w 10 - 2 1/2" LONG SDS SCREWS AND 1/2" Ø THREADED ROD DRILLED AND EPOXIED WITH HILTI HIT-HY-200 w/ 8" EMBEDMENT
HD3	3-2x6 STUD AT EACH END OF ALL SHEAR WALL SEGMENTS w/ SIMPSON HDU8 HOLDDOWNS w/ 7/8" DIA. x 12" LONG ANCHOR ROD c/w NUT AT END CAST INTO 10" FOUNDATION WALL. PROVIDE 4-15M VERTICAL BARS c/w 10M TIES w/ 135 DEG. HOOKS. PROVIDE MIN. 1-1/2" COVER TO ALL SIDES OF REBAR CAGE.

SHEARWALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	INTERIOR NAILING	BLOCKING	BOTTOM PLATE ANCHORS
SW1	7/16" OSB / PLYWOOD ON ONE SIDE OF STUDS	2 1/2" AIR NAILS (0.120" Ø) @ 6" o/c MAX. ON PERIMETER	2 1/2" AIR NAILS (0.120" Ø) @ 12" o/c MAX. ON STUDS		1/2" Ø x 12" LONG HOOKED ANCHORS @ 48" o.c.
SW2	7/16" OSB / PLYWOOD ON ONE SIDE OF STUDS	2 1/2" AIR NAILS (0.120" Ø) @ 4" o/c MAX. ON PERIMETER	2 1/2" AIR NAILS (0.120" Ø) @ 12" o/c MAX. ON STUDS	SOLID BLOCKING BETWEEN STUDS AT ALL PANEL EDGES	1/2" Ø x 12" LONG HOOKED ANCHORS @ 48" o.c.



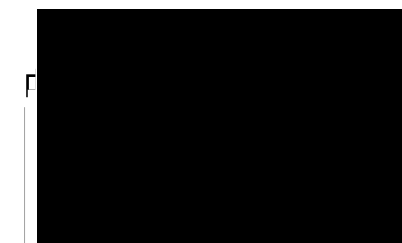
2 DETAIL - BEAM TO COLUMN CONNECTION
3/8" = 1'-0"



3 DETAIL - TIMBER CONNECTION SPACING
3/4" = 1'-0"



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RR6, PUSLINCH, ON. N1H 6J3

GROUND FLOOR
PROPOSED PLAN

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A2.0

FLOOR AND ROOF SCHEDULE

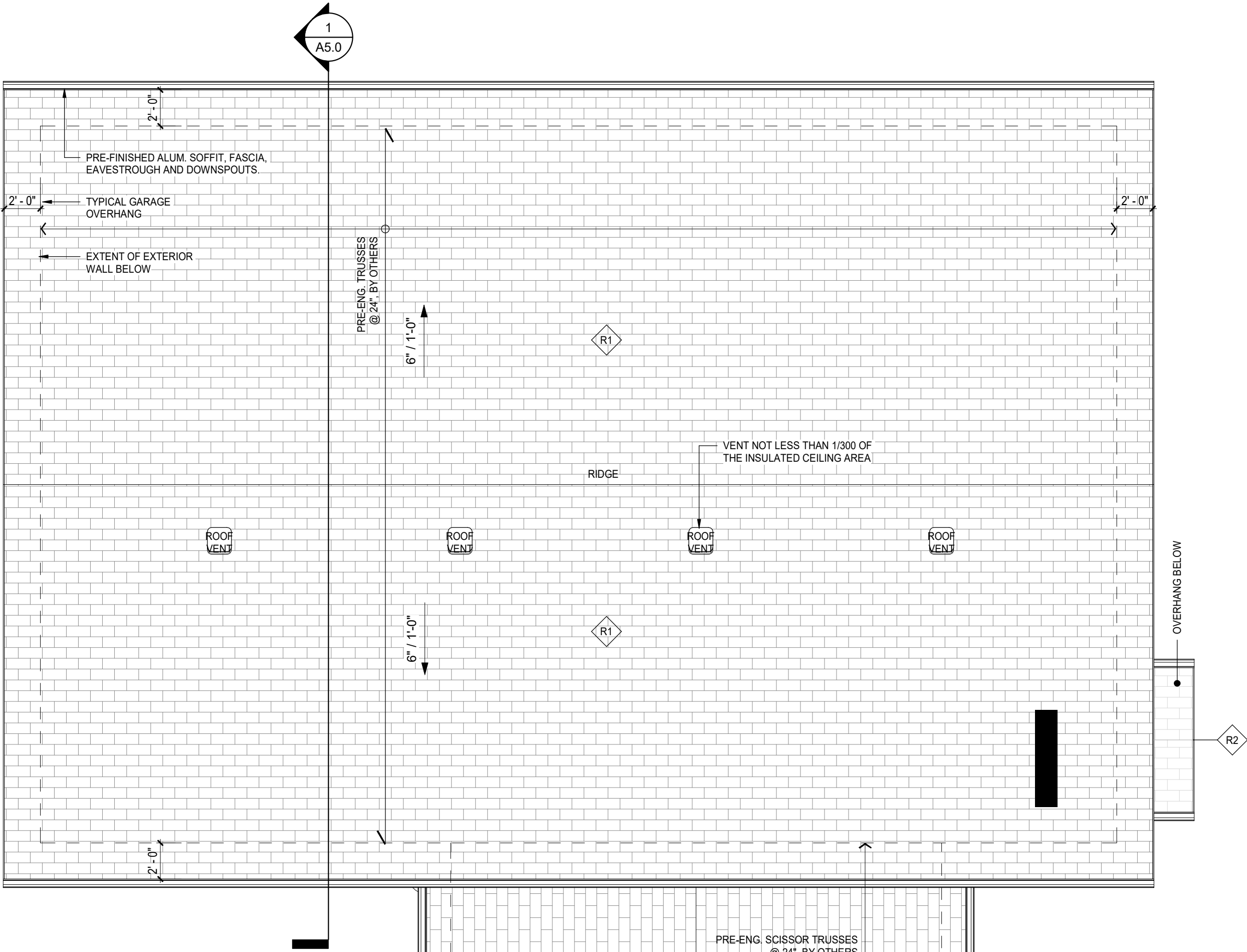
FLOORS

- F1 CONCRETE FLOOR 4"**
- 4" CAST-IN-PLACE CONCRETE FLOOR
 - 2" RIGID INSULATION (R10)
 - 6" GRANULAR B COMPACTED FILL

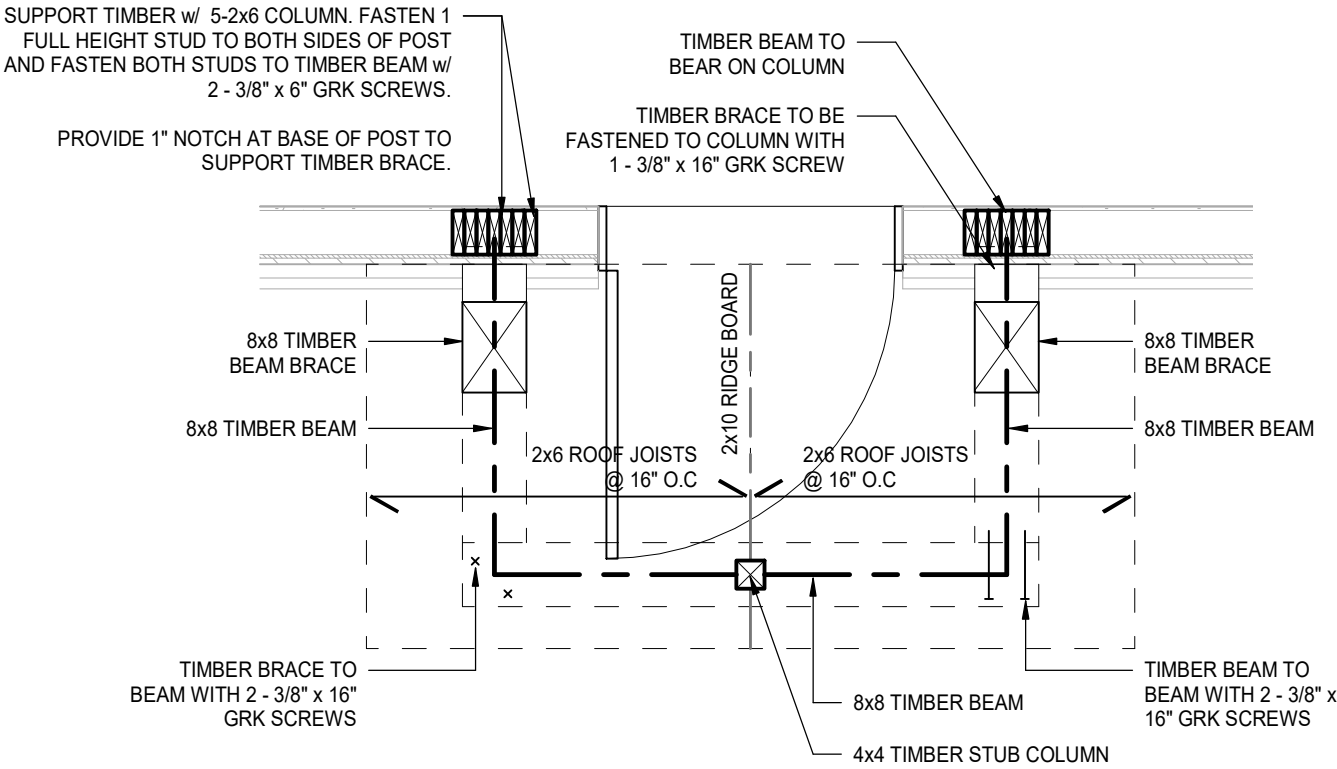
ROOFS

- R1 TYPICAL SLOPED ROOF**
- ASPHALT SHINGLES
 - 1/2" PLYWOOD SHEATHING C/W H-CLIPS
 - PRE-ENGINEERED TRUSSES @ 24" O.C. BY OTHERS.
 - INTERIOR FINISH AS PER OWNER

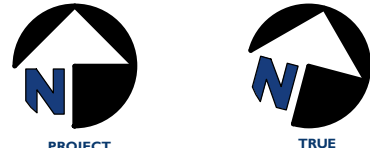
- R2 TYPICAL SLOPED ROOF**
- ASPHALT SHINGLES
 - 1/2" PLYWOOD SHEATHING C/W H-CLIPS
 - TIMBER STURCTURE
 - (REFER TO ROOF OVERHANG DETAIL ON S1.0)



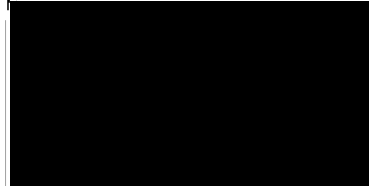
1 A3.0 PROPOSED ROOF PLAN
3/16" = 1'-0"



2 A3.0 DETAIL - OVERHANG FRAMING PLAN
1/2" = 1'-0"



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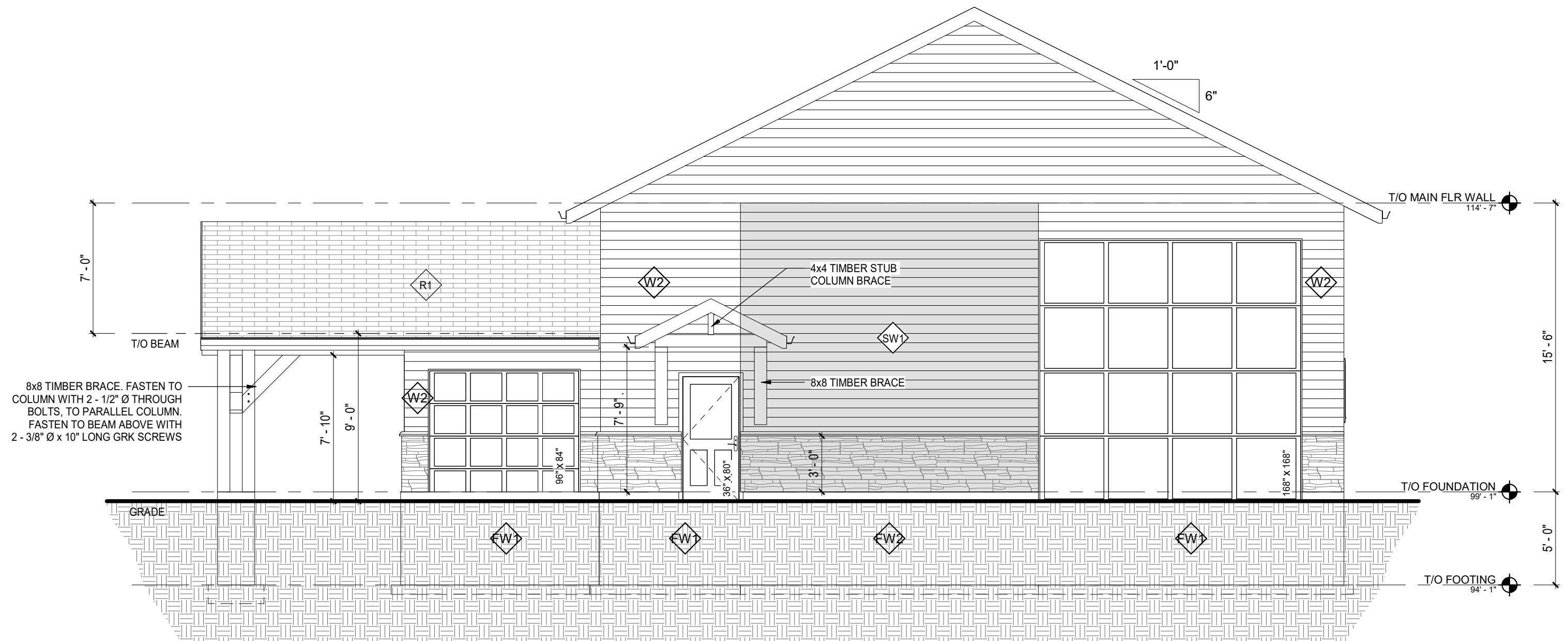
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ROOF PLAN

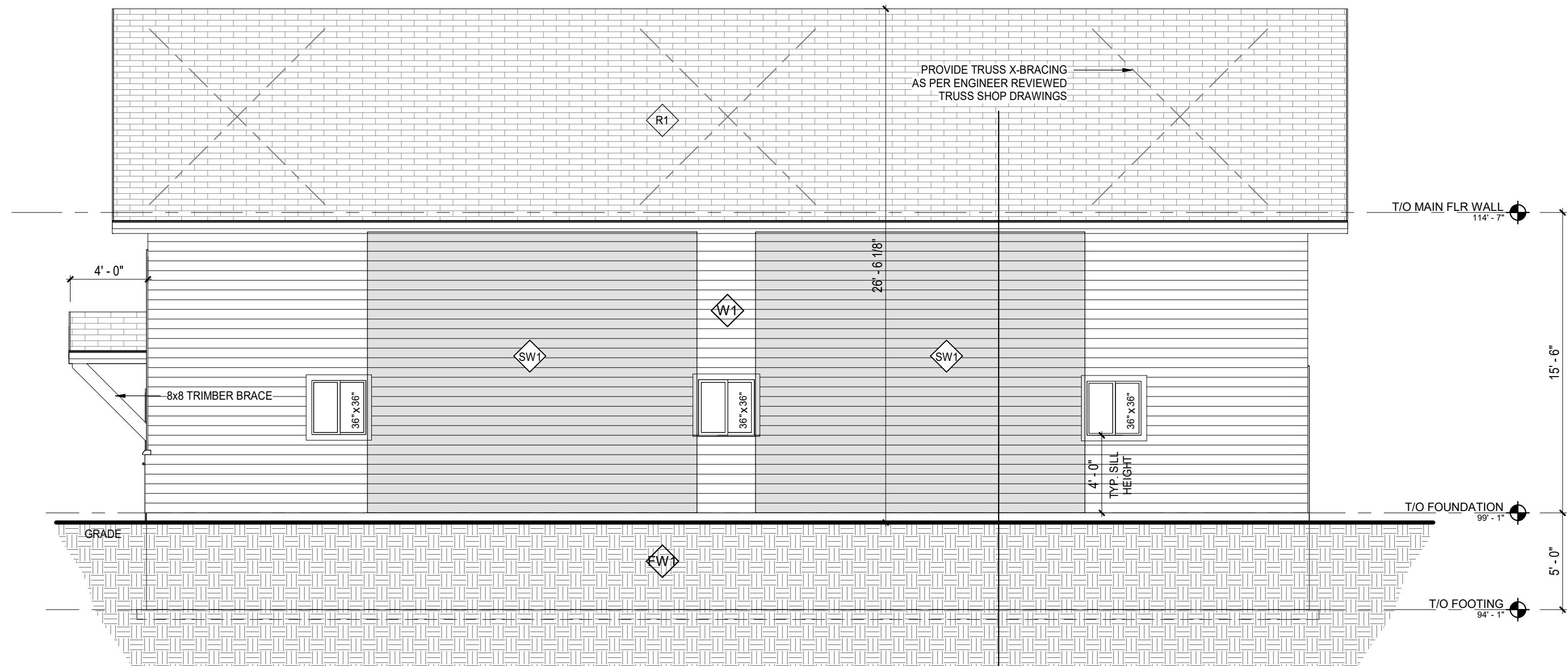
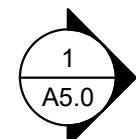
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A3.0

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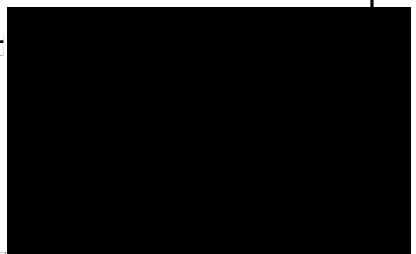


1 EAST BUILDING ELEVATION
A4.0 3/16" = 1'-0"



2 NORTH BUILDING ELEVATION
A4.0 3/16" = 1'-0"

UNPROTECTED OPENINGS:	
WALL AREA:	1200.00 ft²
WINDOW AREA:	23.38 ft²
LIMITING DISTANCE:	15.00 ft
ALLOWABLE PERCENTAGE:	14.00%
PROPOSED PERCENTAGE:	1.95%



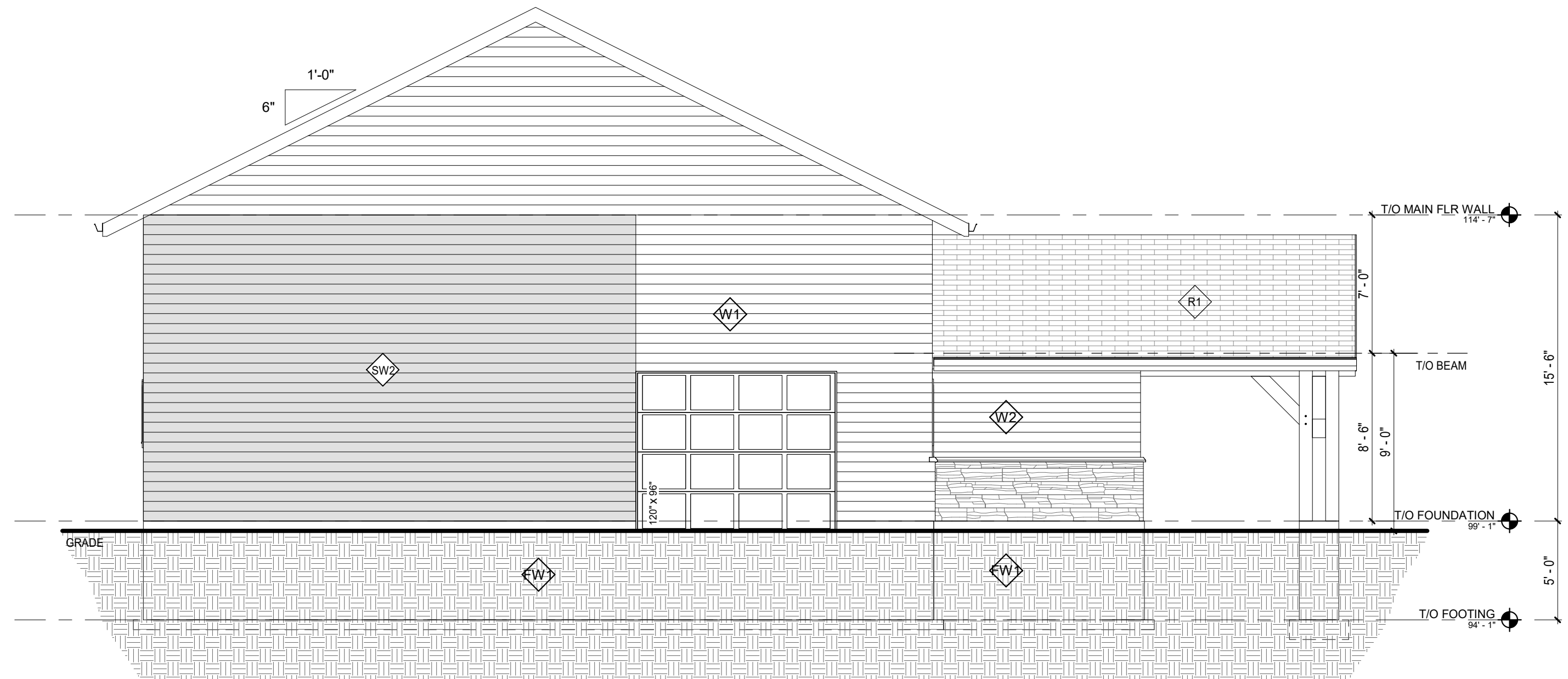
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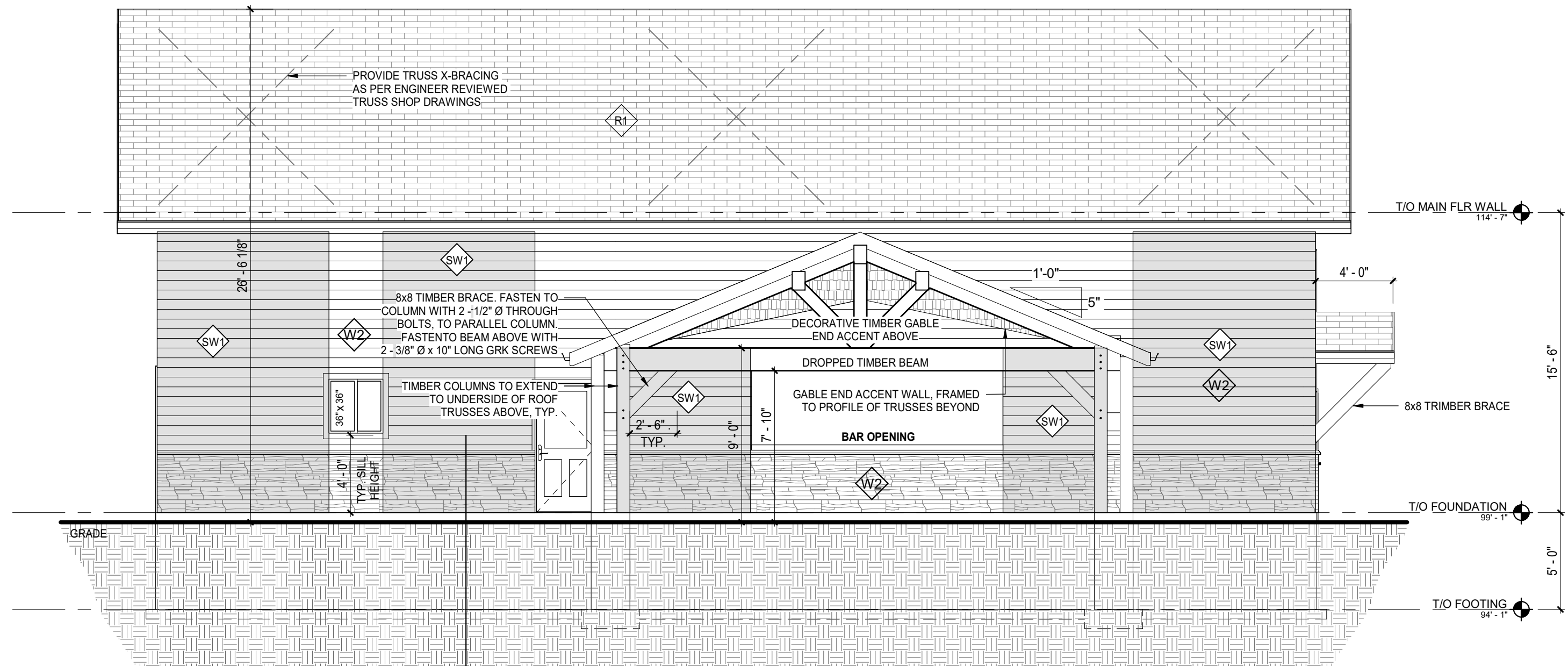
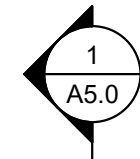
PROPOSED BUILDING
ELEVATION

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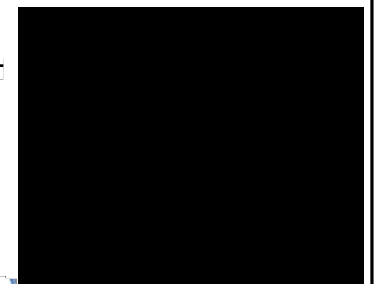
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2 WEST BUILDING ELEVATION
A4.1 3/16" = 1'-0"



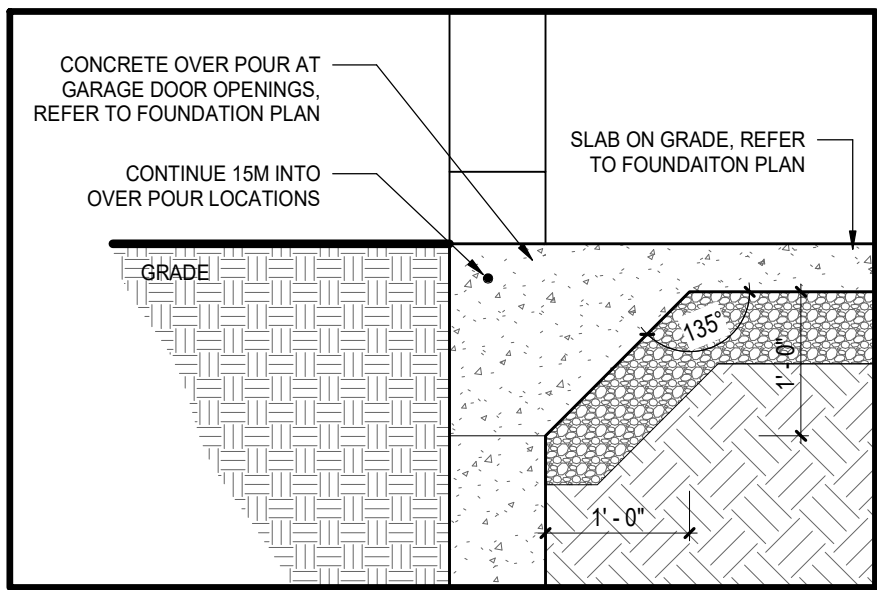
1 SOUTH BUILDING ELEVATION
A4.1 3/16" = 1'-0"



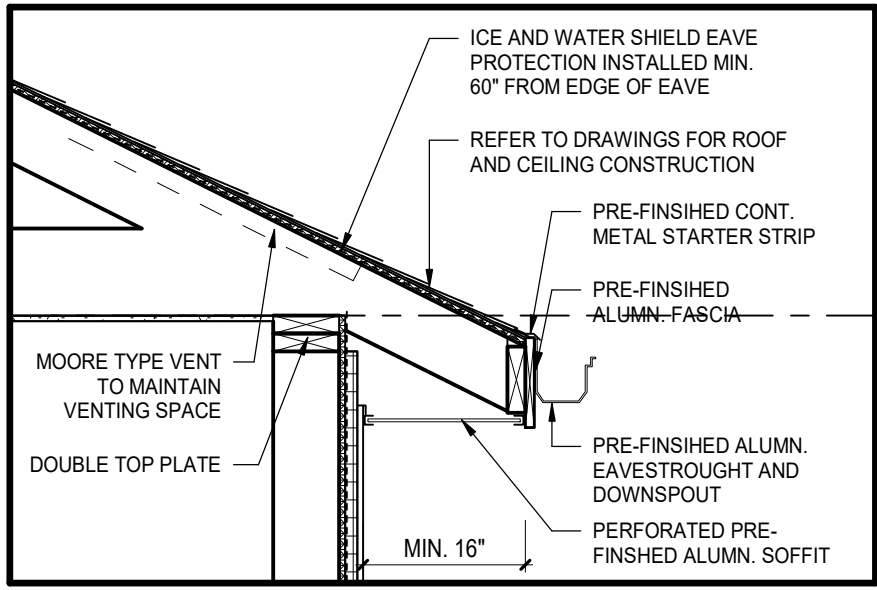
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PROPOSED BUILDING
ELEVATION

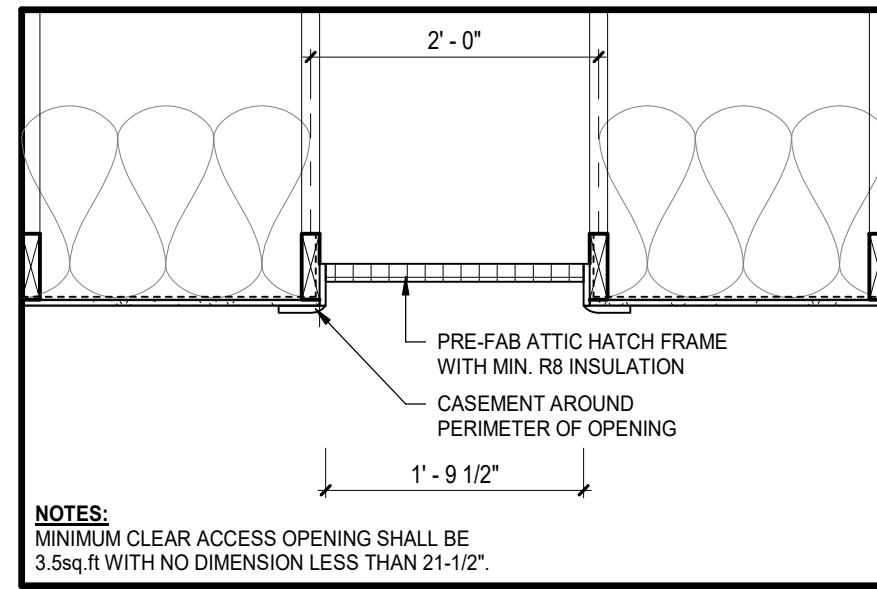
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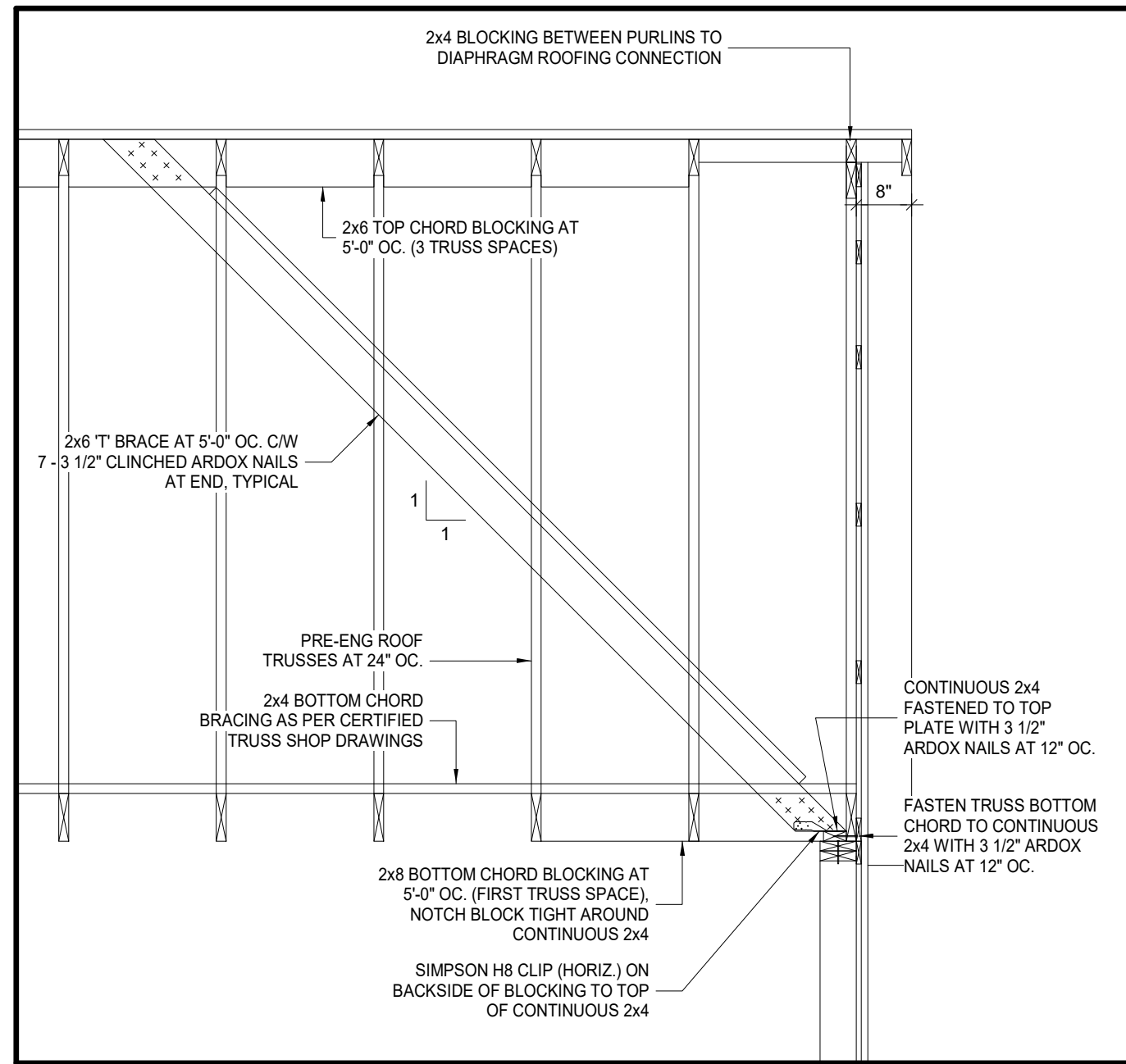
4 DETAIL - CONCRETE OVER POUR AT DOOR LOCATIONS
SCALE: 3/4" = 1'-0"



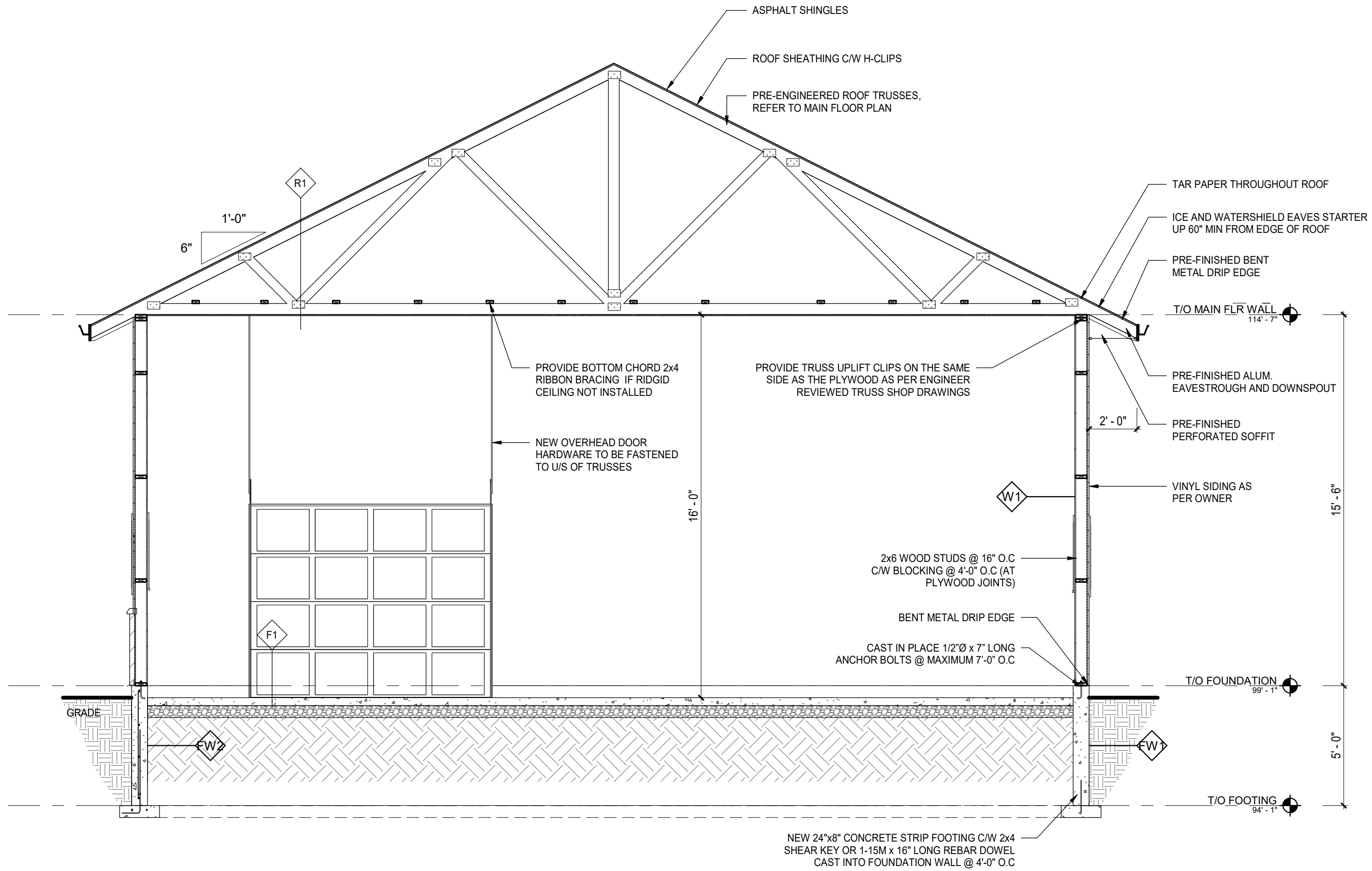
3 DETAIL - TOP OF WALL
SCALE: 3/4" = 1'-0"



2 DETAIL - ATTIC HATCH ACCESS
SCALE: 3/4" = 1'-0"

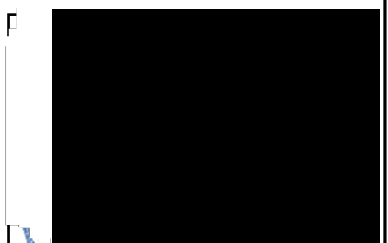


5 DETAIL - GABLE END DETAIL (IF RIDGID CEILING IS NOT INSTALLED, PROVIDE GABLE END WALL BRACES @ 5'-0" o.c.)
SCALE: 3/4" = 1'-0"



1 BUILDING SECTION
1/4" = 1'-0"

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ML QUALITY CONTRACTING
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RR6, PUSLINCH, ON. N1H 6J3

BUILDING SECTIONS AND DETAILS

DRAWN BY: J. KELLY PROJECT No.: 20TC007

A5.0

GENERAL NOTES

1. UNLESS NOTED OTHERWISE ON THE DRAWINGS, THE FOLLOWING NOTES SHALL GOVERN.
2. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012), ANY LOCAL REGULATIONS AND BYLAWS, AND THE CURRENT OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) AND CURRENT REGULATIONS FOR CONSTRUCTION PROJECTS. ALL CODES AND STANDARDS SHALL BE THOSE REFERENCED IN OBC 2012.
3. ALL STANDARDS ARE TO BE THE YEAR, EDITIONS, DOCUMENT NUMBERS, ETC AS PER OBC 2012 DIVISION B, T.1.3.1.2. WHERE DISCREPANCIES EXIST BETWEEN OUR DRAWINGS AND T.1.3.1.2, THE TABLE SHALL GOVERN UNLESS NOTED OTHERWISE.
4. THIS SET OF DRAWINGS SUPERCEDES AND REPLACES ALL PREVIOUS DRAWINGS.
5. READ THESE DRAWINGS IN CONJUNCTION WITH ALL RELATED CONTRACT DOCUMENTS AND ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
6. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS AT THE SITE AND VERIFY ALL DIMENSIONS GIVEN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS. REPORT TO THE ENGINEER ANY DISCREPANCIES OR UNSATISFACTORY CONDITIONS WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE PROJECT BEFORE PROCEEDING WITH THE WORK.
7. IF ANY STRUCTURAL DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.
8. DRAWINGS ARE NOT TO BE SCALED.
9. CONSTRUCTION AND SHOP DRAWING REVIEW MUST BE PROVIDED AS PER CODE.
10. CONSTRUCTION LOADINGS SHALL NOT EXCEED THE SPECIFIED DESIGN LOADS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR CONSTRUCTION LOADS AND TEMPORARY BRACING TO KEEP STRUCTURE PLUMB AND IN TRUE ALIGNMENT AT ALL PHASES OF CONSTRUCTION. ANY BRACING MEMBERS SHOWN ON THE DRAWINGS ARE REQUIRED FOR THE FINISHED STRUCTURE AND MAY NOT BE SUFFICIENT FOR ERECTION PURPOSES.
11. THE DESIGN, REVIEW AND CERTIFICATION OF SECONDARY BUILDING ELEMENTS (THOSE ELEMENTS NOT SPECIFICALLY INCLUDED IN THESE DRAWINGS) IS THE RESPONSIBILITY OF THE DESIGNER. ELEMENTS INCLUDE BUT ARE NOT LIMITED TO ARCHITECTURAL FEATURES, NON-LOADBEARING INTERIOR WALLS, INTERIOR PARTITIONS, WINDOWS, DOORS, MASONRY VENEERS, CLADDING, AND SUPPORTS FOR MECHANICAL SYSTEMS. ALL NON-LOADBEARING INTERIOR WALLS AND PARTITIONS (STEEL STUD, CONCRETE BLOCK, WOOD STUD) SHALL BE CONSTRUCTED TO ALLOW FOR 25mm (1") VERTICAL, INDEPENDENT DEFLECTION BELOW ALL FLOOR AND ROOF MEMBERS, WHILE STILL PROVIDING LATERAL SUPPORT TO THE TOP OF THE PARTITION, THROUGH THE USE OF DEFLECTION TRACKS, CLIPS, OR OTHER METHODS.

STRUCTURAL DESIGN LOADS

STRUCTURAL DESIGN LOADS:

1. DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.
- A. CLIMATIC DESIGN DATA (GUELPH):
- | | | | |
|---------------|---------|---|----------|
| Snow Load | Ss | = | 1.9 kPa |
| | Sr | = | 0.4 kPa |
| Wind Pressure | q(1/50) | = | 0.36 kPa |
- B. BUILDING IMPORTANCE CATEGORY = Normal
- C. WIND
- | | | | |
|-------------------|--------|---|------|
| Importance Factor | Iw ULS | = | 1.0 |
| | Iw SLS | = | 0.75 |
- I INTERNAL PRESSURE CATEGORY = 2
- THE STRUCTURE HAS BEEN DESIGNED TO RESIST WIND FORCES IN ACCORDANCE WITH THE PROCEDURE DESCRIBED IN THE OBC 2012 AND THE NATIONAL BUILDING CODE OF CANADA (NBCC) STRUCTURAL COMMENTARY I.
- D. ROOF
- | | | | |
|-------------------|--------|---|-------------------------------------|
| Importance Factor | Is ULS | = | 1.0 |
| | Is SLS | = | 0.9 |
| | S | = | 0.55 x [1.9 + 0.4] PART 9 SNOW LOAD |
| | S | = | 1.45 kpa (56.0 psf) |

REFER TO PLANS FOR AREAS AND MAGNITUDE OF BUILT UP SNOW LOADS.

THE ROOF STRUCTURE HAS BEEN DESIGNED CONFORMING TO OBC 4.1.6.4.(3). ADDITIONAL WATER LOADS (STORM WATER RETENTION) HAVE NOT BEEN INCLUDED IN THE DESIGN.

ROOF DEAD LOAD	=	0.75 kPa (25 psf)
----------------	---	-------------------

FOUNDATIONS

- 1.. DESIGN BEARING PRESSURES ON UNDISTURBED NATIVE SOIL, OR APPROVED ENGINEERED FILL ARE AS FOLLOWS:
- | SLS, kPa (psf) | ULS, kPa (psf) | LOCATIONS |
|----------------|----------------|--------------|
| 75 (1500) 112 | (2250) | ALL FOOTINGS |
2. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN, FREE DRAINED GRANULAR SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPDD), PLACED UNDER THE DIRECTION AND SUPERVISION OF A GEOTECHNICAL ENGINEER.
3. SOIL BEARING CAPACITY, AND SOIL COEFFICIENTS SHOWN ON THE DRAWINGS (Ka, Kp, DENSITY, ETC.) SPECIFIED MUST BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO THE PLACING OF FOUNDATIONS. ANY NON-CONFORMANCE WITH THE SPECIFIED MINIMUM CAPACITIES MUST BE IMMEDIATELY REPORTED TO THE STRUCTURAL ENGINEER.
4. LOCATE ALL FOOTINGS AND PIERS CENTRALLY UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE.
5. PLACE FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 1200mm (48") BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE.
6. DO NOT EXCEED A RISE OF 7 AND A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. USE STEPS NOT EXCEEDING 600mm (24") IN HEIGHT AND NOT LESS THAN 1200mm (48") IN LENGTH.
7. MAINTAIN UNSUPPORTED SIDES OF EXCAVATION ONLY IF SAFE INCLINATION OF THE SIDES OF THE EXCAVATION IS PROVIDED IN ACCORDANCE WITH THE SOIL ENGINEERS RECOMMENDATIONS. IF REQUIRED, ERECT, MAINTAIN, AND REMOVE A SUPPORTING SHORING SYSTEM ALONG THE SIDES OF THE EXCAVATION, DESIGNED BY A PROFESSIONAL ENGINEER, IN ACCORDANCE WITH THE SOILS REPORT AND OHSA.
8. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS.
9. BACK FILL AGAINST FOUNDATION WALL IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 450mm (18") HIGHER THAN THE LEVEL ON THE LOWER SIDE OF THE WALL, EXCEPT WHERE TEMPORARY SUPPORT FOR THE WALL IS PROVIDED OR WALLS ARE DESIGNED FOR SUCH UNEVEN PRESSURES.
10. SHOULD UNDERGROUND WATER BE ENCOUNTERED, PROVIDE DEWATERING FACILITIES TO KEEP WATER LEVEL BELOW FOOTINGS. REFER TO SOIL ENGINEERS RECOMMENDATIONS FOR REMEDIAL MEASURES.
11. LATERAL EARTH PRESSURE FACTORS:
- DENSITY = 20.4 kN/m3
- q = 2.4 kPa or 4.8 kPa or 12.0 kPa (VARIES BY LOCATION)
- Ka = 0.50 (FOUNDATION WALLS)
- Ka = 0.35 (RETAINING WALLS AND CURBS NOT SUPPORTED AT THE TOP)
- FRICTION COEFFICIENT = 0.35

HEAVY TIMBER

1. SAWN TIMBER SHALL BE NORTHERN No.2 OR BETTER AS DEFINED IN THE CAN/CSA-086, UNLESS NOTED OTHERWISE. ALL UNGRADED TIMBER IS ASSUMED TO BE No. 2 GRADE.
2. TIMBER SHALL HAVE A GRADE STAMP OR A CERTIFICATE OF GRADE FROM THE GRADER.
3. TIMBER IS ASSUMED TO BE SEASONED WITH A MOISTURE CONTENT OF 19% OR LESS AT TIME OF ASSEMBLY. TIMBER INSTALLED IN A "GREEN" STATE, OR GREATER THAN 19% MOISTURE CONTENT HAS A REDUCED CAPACITY. CONTACT TACOMA ENGINEERS FOR A REDESIGN.
4. ALL TIMBER SIZES ARE NOMINAL SIZES THAT ARE 1/2" LARGER THAN THE ACTUAL DIMENSIONS (EX. 8x10 IS 7.5" BY 9.5")
5. TIMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION OF TACOMA ENGINEERS.
6. RSS SCREWS TO BE GRK FASTENERS RUGGED STRUCTURAL SCREWS, ROTHOBLAAS TBS LARGE HEAD SCREW, OR APPROVED ALTERNATE.
7. BOLT AND LAG SCREW CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS NOTED OTHERWISE.
8. ALL LAG SCREWS TO BE INSTALLED IN PRE-DRILLED HOLES.
9. ALL BOLTS AND THREADED RODS MUST HAVE A TYPICAL ROUND WASHER, U.N.O.

CONCRETE

1. ALL REINFORCED CONCRETE ELEMENTS ARE DESIGNED USING THE LIMIT STATES DESIGN METHOD IN ACCORDANCE WITH CAN/CSA-A23.3.
2. CONCRETE WORK SHALL CONFORM TO CAN/CSA-A23.1,2,3 FOR MATERIALS AND WORKMANSHIP.
3. CLASSES OF CONCRETE SHALL BE PLACED IN THE LOCATIONS NOTED:
- | CLASS OF CONCRETE | LOCATION |
|-------------------|-----------------------------------|
| F-2 | EXTERIOR WALLS, COLUMNS AND PIERS |
| N-2 | FOOTINGS |
4. CLASSES OF CONCRETE SHALL HAVE THE FOLLOWING MIX REQUIREMENTS:
- | CLASS OF CONCRETE | STRENGTH | W/C RATIO | AIR ENTRAINMENT | CHLORIDE ION |
|-------------------|----------|-----------|-----------------|--------------|
| F-2 | 25 MPa | 0.55 | 4% TO 7% | |
| N-2 | 20 MPa | | | |
5. ADJUST AIR ENTRAINMENT PERCENTAGE FOR AGGREGATE SIZE BASED ON A23.1-04 TABLE 4.
- CONCRETE DESIGN IS BASED ON THE ABOVE MIX REQUIREMENTS. PHYSICAL PROPERTIES (SLUMP, AGGREGATE SIZE, ETC.) TO SUIT INSTALLATION (BY OTHERS) AND SHALL NOT AFFECT REQUIREMENTS SPECIFIED.
6. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE.
7. ALL CONCRETE SHALL BE KEPT MOIST DURING THE FIRST THREE DAYS OF CURING.
8. TAKE ADEQUATE MEASURES TO PROTECT THE CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST SEVEN DAYS AFTER CONCRETE PLACEMENT. COLD WEATHER PROTECTION IS REQUIRED FOR ALL CONCRETE PLACED WHERE IT IS FORECASTED THAT THE TEMPERATURE WILL DROP BELOW 5°C WITHIN 24 HOURS OF PLACEMENT. PROTECTION PROVIDED, INCLUDING INSULATED TARPS, POLY COVERED STRAW, SUPPLEMENTAL HEAT AND/OR CHEMICAL ADMIXTURES, IS TO BE SUFFICIENT TO MAINTAIN A MINIMUM CURING TEMPERATURE OF 10°C FOR 3 DAYS.
9. INSTALL V-NOTCH CONTROL JOINTS AT A MAXIMUM SPACING OF 24 TIMES THE WALL THICKNESS, IN BOTH SIDES OF ALL WALLS. CUT 50% OF THE HORIZONTAL REINFORCEMENT AT CONTROL JOINT LOCATIONS.
10. FINISH EXPOSED CONCRETE WORK AS PER ARCHITECTURAL DRAWINGS.
11. DO NOT ADD WATER TO CONCRETE ON SITE.
12. FOR UNREINFORCED WALLS, PROVIDE 2-15M BARS AROUND ALL WINDOWS AND DOOR OPENINGS EXTENDING 600mm (2') BEYOND THE CORNERS OF THE OPENINGS.
13. CALCIUM CHLORIDE OR ANY ADMIXTURE FORMULATION CONTAINING CHLORIDE SHALL NOT BE USED IN CONCRETE CONTAINING REINFORCEMENT, OR IN CONCRETE CLASSIFICATIONS S-1, S-2, OR C-1, C-2, OR FOR PARKING STRUCTURES, FLOORS RECEIVING DRY-SHAKE METALLIC HARDENERS, OR CONCRETE CONTAINING EMBEDDED ALUMINUM. USE ONLY IN DOSAGES LESS THAN 2% BY WEIGHT OF CEMENT.
14. REBAR CHAIRS (BAR SUPPORTS) ARE TO BE OF PRECAST CONCRETE, PLASTIC OR STEEL. WOOD, CLAY BRICK AND CONCRETE BLOCK IS NOT ACCEPTABLE. STEEL CHAIRS MAY NOT BE USED IN CORROSIVE ENVIRONMENTS, INCLUDING PARKING GARAGES.

REINFORCING STEEL

1. ALL REBAR SHALL BE DEFORMED BARS CONFORMING TO G30.18 WITH A MINIMUM YIELD STRENGTH OF 400 MPa.
2. REINFORCING STEEL SHALL BE FABRICATED BY A SUPPLIER EXPERIENCED IN BAR BENDING. ALL BEND DIAMETERS SHALL CONFORM TO CAN/CSA-A23.1.
3. ALL REBAR SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH REINFORCING STEEL MANUAL OF STANDARD PRACTICE, BY R.S.I.O., 4TH EDITION (2004).
4. MAINTAIN THE FOLLOWING CLEAR CONCRETE COVER TO REINFORCEMENT (U.N.O.):
- A) 40 mm (1.5") FOR CONCRETE PLACED IN FORMWORK FOR 15M OR SMALLER BARS.
- B) 50 mm (2") FOR CONCRETE PLACED IN FORMWORK FOR 20M OR LARGER BARS.
- C) 65 mm (2.5") FOR SLAB ON GRADE, TOP OF SLAB TO TOP LAYER OF STEEL.
- D) 75 mm (3") FOR CONCRETE PLACED AGAINST THE EARTH (BOTTOM OF FOOTINGS).
- CHAIRS SHALL BE USED TO MAINTAIN THE SPECIFIED CONCRETE COVER.
5. MINIMUM REBAR TENSION LAP LENGTH (25 MPa, NORMAL DENSITY, NON COATED BARS) SHALL BE:
- A) 450 mm (18") FOR 10M BARS
- B) 600 mm (24") FOR 15M BARS
- C) 750 mm (30") FOR 20M BARS
6. LAP ALL HORIZONTAL BARS AT CORNERS WITH BENT DOWELS MEETING THE MINIMUM LAP REQUIREMENTS IN BOTH DIRECTIONS

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL ELEMENTS ARE DESIGNED USING THE LIMIT STATES DESIGN METHOD IN ACCORDANCE WITH CAN/CSA-S16.
2. STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM TO CAN/CSA G40.21 GRADE 350W UNLESS NOTED.
3. ALL STEEL PLATE TO BE A36 (250W MPa) MATERIAL (MINIMUM).
4. BOLTED CONNECTIONS SHALL BE MADE USING GRADE A325 BOLTS, UNLESS NOTED OTHERWISE.
5. ANCHOR RODS SHALL CONFORM TO ASTM F1554 (FORMERLY ASTM A307). MATERIAL SHALL BE MINIMUM GRADE 36 (Fu=414 MPa) (FORMERLY ASTM A307 GRADE C), OR CSA G40.21 300W (Fu=450 MPa).
6. ALL STRUCTURAL STEEL SHALL RECEIVE A MINIMUM OF ONE COAT OF APPROVED SHOP PRIMER, TOUCHED UP AS REQUIRED ON SITE, EXCEPT THAT STEEL WHICH IS TO RECEIVE SPRAY-ON FIREPROOFING SHALL NOT BE PRIMED.

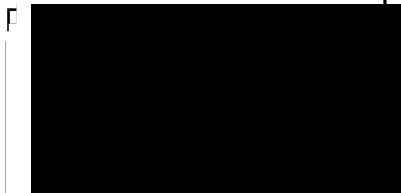
WOOD CONSTRUCTION

1. WOOD FRAMING DESIGN AND CONSTRUCTION SHALL CONFORM TO CAN/CSA-086 "ENGINEERING DESIGN IN WOOD".
2. WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER FOR THE LOADS AND CONDITIONS INDICATED ON THE DRAWINGS.
3. PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS.
4. FRAMED WALLS ARE TO BE WIND BRACED AT ALL CORNERS IN BOTH DIRECTIONS.
5. LUMBER SHALL BE SPF No. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS.
6. LUMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION OF TACOMA ENGINEERS.
7. ENGINEERED LUMBER (TJI, LVL) MAY BE DRILLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DETAILS.
8. WALL SHEATHING SHALL BE 12.7mm (1/2") PLYWOOD TO CSA O151 "CANADIAN SOFTWOOD PLYWOOD" OR 11mm (7/16") OSB TO CSA O325 "CONSTRUCTION SHEATHING" OR CSA 0437.0 "OSB AND WAFERBOARD", U.N.O.
9. BOLTED CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS NOTED OTHERWISE.
10. WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE OR 6 MIL (0.152mm) POLYETHYLENE SHEET.
11. PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 3.0m (10'-0") O.C. FOR ALL FRAMED WALLS. INSTALL MORE FREQUENTLY WHEN SO NOTED ON THE ARCHITECTURAL OR STRUCTURAL WALL DRAWINGS (EG. FOR BLOCKING OF SHEAR WALLS, OR FOR LATERAL STUD SUPPORT).
12. ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERWISE.
13. LATERALLY SUPPORT ALL STEEL BEAMS BY PRE-DRILLING FLANGES FOR 13mm (1/2") BOLTED ATTACHMENTS OF WOOD NAILERS WITH 15mm (9/16") HOLES STAGGERED AT 600mm (24") O.C. WHEN TOP MOUNTED HANGERS ARE USED, WOOD NAILERS ARE TO MATCH THE WIDTH OF THE STEEL BEAM TOP FLANGE AND NOT OVERHANG BY MORE THAN 6mm (1/4").
14. USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS.
15. ALL STEEL CONNECTORS (UPLIFT CLIPS, BRACKETS, JOIST HANGERS etc.) SHALL BE SIMPSON STRONG TIE CONNECTORS UNLESS NOTED OTHERWISE.
16. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL.
17. FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILT UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS.
18. ALL BUILT UP MEMBERS TO BE FASTENED TOGETHER WITH TWO 75mm (3") SPIRAL NAILS AT 200mm (8") O.C. FOR EVERY PLY UNLESS NOTED OTHERWISE.
19. ALL PRE-ENGINEERED STEEL CONNECTORS (EG. SIMPSON STRONG TIE) ARE TO HAVE THE CORRECT NUMBER AND SIZE OF FASTENERS, AS PER THE MANUFACTURER'S PRODUCT CATALOGUE.
20. PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOMS OF BEAMS AT BEARING POINTS TO PREVENT MOVEMENT OR ROTATION.

STRUCTURAL COMPOSITE LUMBER BEAMS - LSL, LVL AND PSL

1. LSL = WEYERHAUSER 1.55E TIMBERSTRAND LSL, WITH MINIMUM VALUES:
- E = 1.55 x 10⁶, fb = 4,296 psi, fv = 575 psi, G = 96,875 psi
- APPROVED EQUIVALENTS: NONE
2. LVL = WEYERHAUSER 2.0E MICROLAM LVL, WITH MINIMUM VALUES:
- E = 2.0 x 10⁶, fb = 4,805 psi, fv = 530 psi, G = 125,000 psi
- APPROVED EQUIVALENTS: WEST FRASER LVL 3100 Fb 2.0E; LP SOLID START LVL 2900 Fb 2.0E; INTERNATIONAL BEAMS LVL 2.0E; BOISE CASCADE VERSA-LAM 3100 2.0E; BOISE CASCADE GP-LVL 2.0E (FORMERLY GP LAM LVL 2.0E)
3. PSL = WEYERHAUSER 2.0E PARALLAM PSL, WITH MINIMUM VALUES:
- E = 2.0 x 10⁶, fb = 5,360 psi, fv = 540 psi, G = 125,000 psi
- APPROVED EQUIVALENTS: WEST FRASER LVL 3100 Fb 2.0E; INTERNATIONAL BEAMS LVL 2.0E; BOISE CASCADE VERSA-LAM 3100 2.0E; BOISE CASCADE GP-LVL 2.0E (FORMERLY GP LAM LVL 2.0E)
4. DO NOT DRILL HOLES THROUGH LSL, LVL OR PSL BEAMS WITHOUT THE APPROVAL OF TACOMA ENGINEERS.
5. FOLLOW THE MANUFACTURER'S GUIDE FOR ALL INSTALLATIONS.
6. TOP-LOADED BEAMS: FASTEN PLIES TOGETHER AS PER MANUFACTURER'S INSTRUCTIONS UNO.

No.	DATE	REVISION
1	20.02.12	ISSUED FOR CLIENT REVIEW
2	20.05.11	REISSUED FOR CLIENT REVIEW
3	20.05.25	ISSUED FOR PERMIT

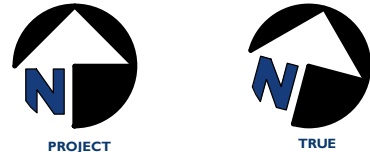


ML QUALITY CONTRACTING
PROPOSED GARAGE

6644 FORESTELL ROAD
RR6, PUNSLING, ON. N1H 6J3

STRUCTURAL NOTES

DRAWN BY: J. KELLY PROJECT No.: 20TC007



No.	DATE	REVISION
1	20.02.12	ISSUED FOR CLIENT REVIEW
2	20.05.11	REISSUED FOR CLIENT REVIEW
3	20.05.25	ISSUED FOR PERMIT

PROPOSED SITE PLAN

NOTE:
- INFORMATION TAKEN FROM BLACK, SHOEMAKER, ROBINSON
AND DONALDSON, LAND SURVEYORS OFFICAL SITE PLAN

SITE INFORMATION	
02. TOTAL EXISTING COVERAGE:	367.92 m ² (3690.25 ft ²)
03. PROPOSED ADDITION COVERAGE:	297.29 m ² (3200.00 ft ²)
04. TOTAL PROPOSED COVERAGE:	665.21 m ² (7160.25 ft ²)
05. TOTAL SITE AREA:	4872.46 m ² (52446.76 ft ²)
06. PROPOSED COVERAGE	13.65%

PROVINCE OF ONTARIO
MAY 25 2020
FOR STRUCTURAL ONLY
TACOMA ENGINEERS

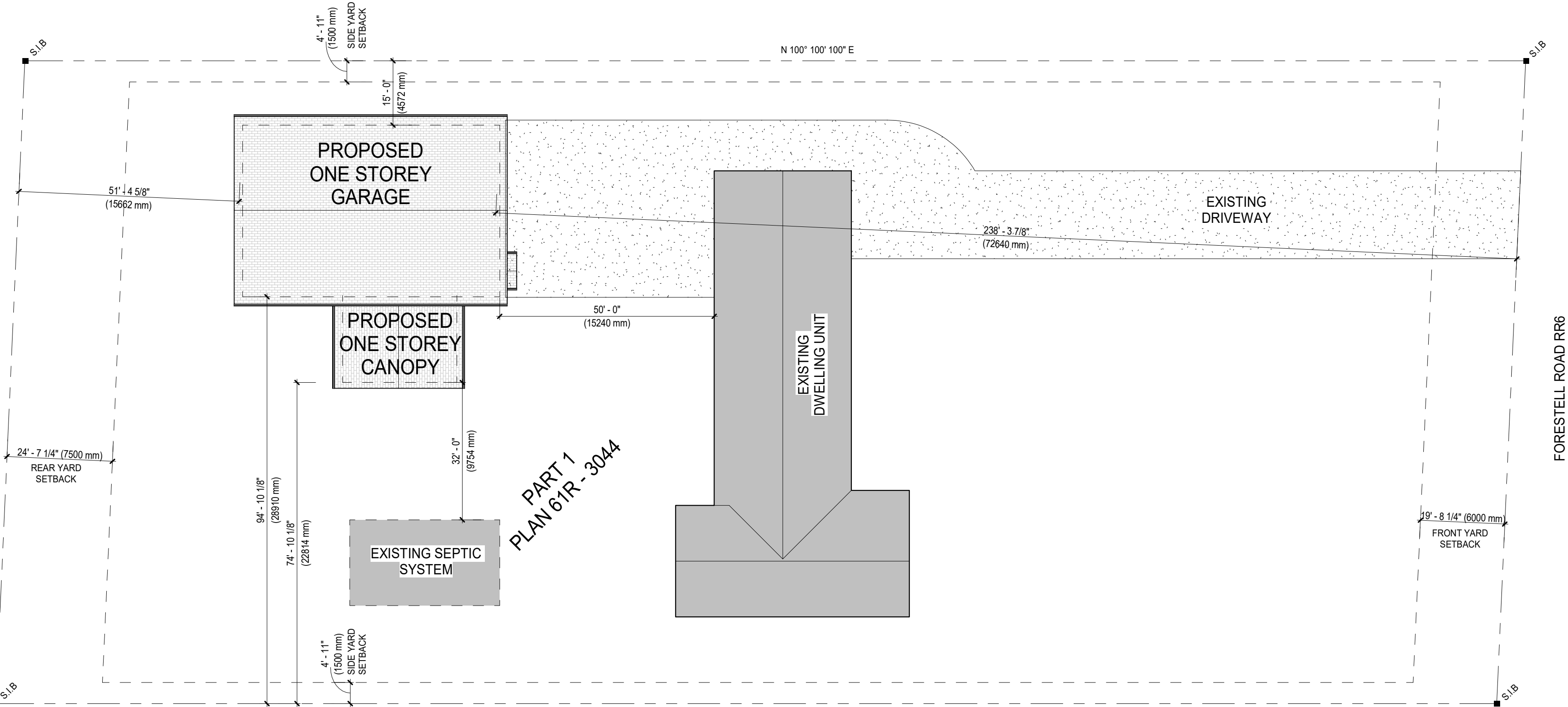
ML QUALITY CONTRACTING

TRI-CITY
DRAFTING AND DESIGN
SERVICES
11 KENT STREET GUELPH, ONTARIO N1H 3B6
SERVICES@TRICITYDRAFTING.COM
778-240-0393

ML QUALITY CONTRACTING
PROPOSED GARAGE
6644 FORESTELL ROAD
RR6, PUSLINCH, ON. N1H 6J3

SITE PLAN

DRAWN BY: J.KELLY PROJECT No.: 20TC007



1
SP1.0
PROPOSED SITE PLAN
1" = 20'-0"



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: July 6, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Zach Prince, Planner
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/DOU (Trevor Douglas)**
6644 Forestell Road
Rear Part Lot 7, Concession 4
ATTACHMENTS: Attachment 1 – Location of proposed structure

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

Planning Opinion

The applicant is proposing to construct an accessory building on the subject property. The variance requested would provide relief from Section 4.4.2 to exceed the height permitted in the by-law for an accessory structure and to provide relief from Section 4.1 to exceed the lot coverage required for accessory buildings in the by-law.

Planning Staff have no concerns subject to the Committee being satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor. In addition, the Committee should be satisfied that the proposed accessory building is intended for personal use and not for commercial purposes. Planning Staff recommend that the Committee apply the following condition if the application is approved:

1. That the accessory structure cannot be used for commercial/industrial business purposes or habitation.

The details of the minor variance application are included in the table below.

Regulation	By-law Section	Required	Proposed	Relief
Accessory Buildings and Structures - Height	4.4.2	5m	8.1m	3.1m
Accessory Buildings and Structures – Lot Coverage	4.4.2	5%	5.1%	0.1%

Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• The subject property is approximately 0.48ha (1.18ac) in size and surrounded by farmland and some rural residential lots. We consider the variance minor in terms of impact on neighbouring properties.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none">• The subject property is zoned Agricultural (A).• Accessory dwelling units are permitted within the A zone in accordance with Section 4.2 of the Zoning By-law.• The proposed building height is measured to the peak of the roof which will be the tallest point of the structure.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none">• The property is designated Secondary Agricultural within the County Official Plan.• Accessory structures are permitted in the Secondary Agricultural designation
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none">• The intent of the accessory structures regulations is to remain secondary and compatible to the main dwelling.• The structure appears to meet all other requirements within the zoning and therefore is desirable and appropriate.

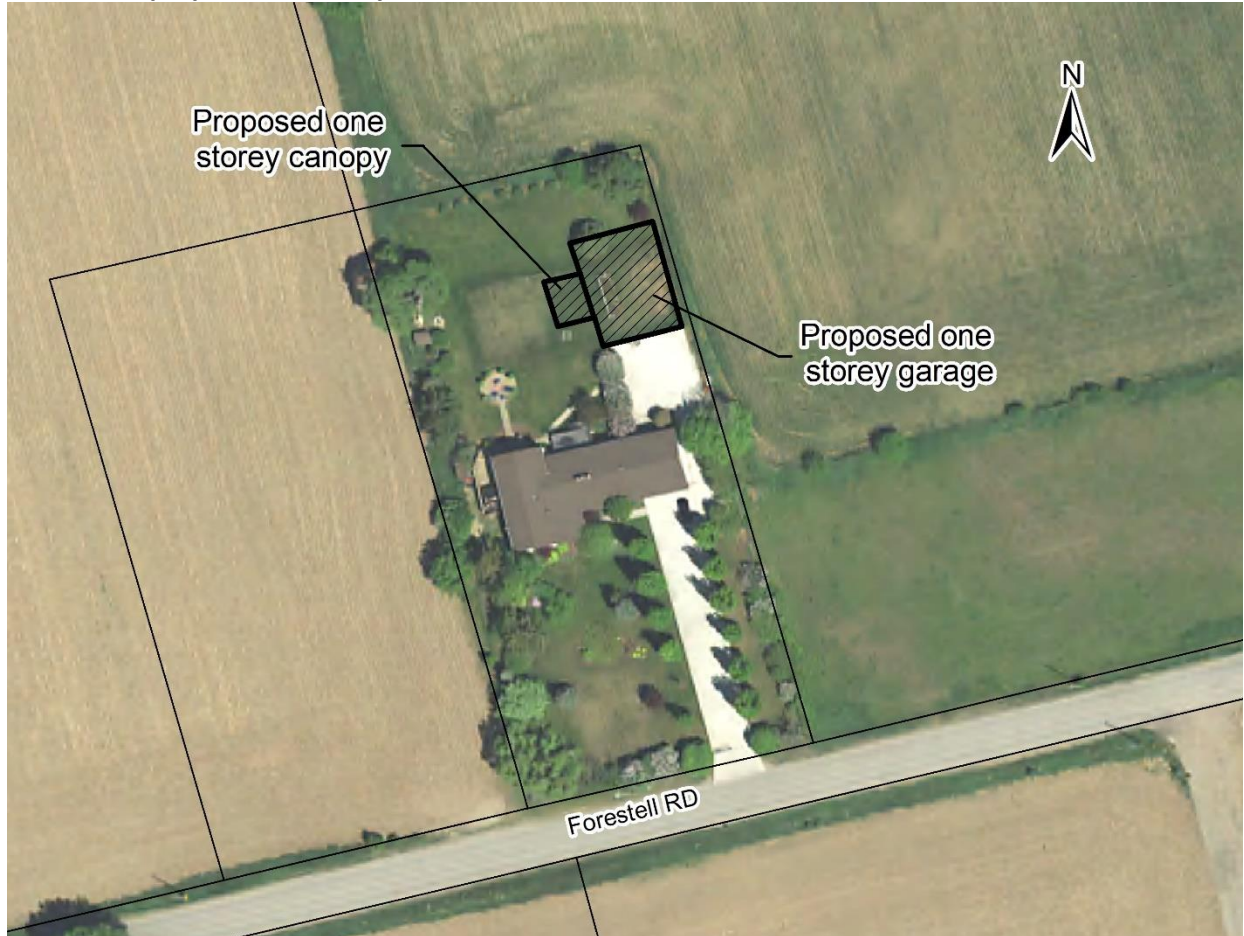
In conclusion, planning staff is of the opinion that the requested variance application **does meet the four tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department



Planner

ATTACHMENT 1:
Location of proposed accessory structure





RECEIVED

JAN 24 2020

Township of Puslinch

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON, N0B 2J0
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:


1. Applicant Information:


Registered Owner's Name(s): Roman Walizad

Address: 4781 Wellington Rd 32

City: Puslinch

Postal Code: N1H 6T3

E-mail Address: 

Telephone Number: 

Fax: _____

Applicant (Agent) Name(s): _____

Address: _____

City: _____

Postal Code: _____

E-mail Address: _____

Telephone Number: _____

Fax: _____

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property.

Roman Walizad
Wagma Walizad
Zarghona Karimzad } 4781 Wellington Rd 32
Puslinch ONT. N1H 6J3

Send correspondence to: Owner: ☒ Agent: ☐ Other: _____

2. Provide a description of the “entire” property:

Municipal address: 4781 Wellington Rd 32.

Concession: _____ Lot: _____

Registered Plan Number: _____

Area: _____ ha Depth: _____ m Frontage: _____ m
 _____ ac _____ ft _____ ft

Width of road allowance (if known): _____

Reason for Application:

3. Please indicate the Section of the Planning Act under which this application is being made. Select one:

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

**4. What is the nature and extent of the relief that is being applied for?
(please specifically indicate on sketch).**

For a finished basement in law suite.
Requesting 52% accessory unit
Relief for 12% increase.

**5. Why is it not possible to comply with the provisions of the by-law?
(please specifically indicate on sketch).**

Due to the shape and size of the basement
I am unable to get with-in the 40 % of the
total sq. ft.

6. What is the current Official Plan and zoning status?

Official Plan Designation: _____

Zoning Designation: _____

7. What is the access to the subject property?

Provincial Highway: ☐

Continually maintained municipal road: ☒

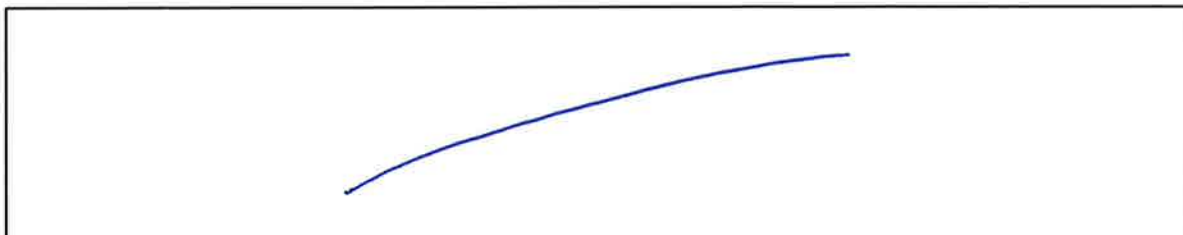
Seasonally maintained municipal road: ☐

Other: ☐ (please specify below)

**8. What is the name of the road or street that provides access to the
subject property?**

Wellington Road 32.

**9. 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:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Existing:	Proposed:
Municipal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Water:	<input type="checkbox"/>	<input type="checkbox"/>
Private Well:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Water Supply:	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Communal Sewers:	<input type="checkbox"/>	<input type="checkbox"/>
Private Septic:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Sewage Disposal:	<input type="checkbox"/>	<input type="checkbox"/>

11. How is storm drainage provided?

Storm Sewers: ☐

Ditches: ☐

Swales: ☐

Other means: ☐ (explain below)

Existing Subject and Abutting Property Land Uses, Buildings and their Locations:

12. What is the existing use of:

The subject property? A dwelling

The abutting properties? _____

13. Provide the following details for all buildings on or proposed for the subject land: (please use a separate page if necessary)

Type of Building(s)/ structures				
Main Building height	m	ft.	m	ft.
*Percentage lot coverage	m	ft.	m	ft.
*Number of parking spaces				
*Number of loading spaces				
Number of floors				
Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²

14. 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	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

15. What are the dates of acquisition and construction of subject property and building property?

Date of acquisition of subject property: house constructed in 2018.

Date of construction of buildings property: 2018.

16. How long have the existing uses continued on the subject property? 2 years

17. Has the owner previously applied for relief in respect of the subject property?

Yes ☐ No ☒

If the answer is yes, please indicate the file number and describe briefly:

--

Other Related Planning Applications:

18. Has an application for any of the following on the subject lands?

Planning Application:	Yes:	No:	File Number:	Approval Authority:	Subject Lands	Purpose:	Status:
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

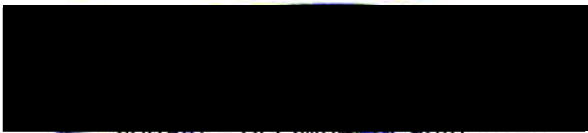
I (we) _____ of the
_____ of _____ County/Region of
_____ do hereby authorize
_____ to act as my agent in this application.

Signature of Owner(s)

Date

Affidavit:

I (we) Roman Walizad of the
Township of Paslinch County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), 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. DECLARED
before me at the Township of Paslinch in the
County/Region of Wellington this 24 day of
Jan, 2020.



Signature of Owner or authorized
solicitor or agent

24th Jan 2020
Date

Signature of Commissioner

Date

Agreement to Post Sign and Permit Site Visits:

A form is included in the Zoning By-law Amendment application to agree to erect a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits.

The applicant is required to erect and maintain a sign on the proposed lands within one week of the application being deemed complete by staff and to remove the sign when the application has been given final approval. The sign shall be a minimum of 1.2 x 1.2 metres on posts 0.5 metres above grade and include the following wording to be approved by Township staff:

A PROPOSAL HAS BEEN MADE
ON THIS SITE FOR: (50 mm text height)
A ZONING BY-LAW AMENDMENT TO xxx (100 mm text height)
FOR FURTHER INFORMATION
PLEASE CONTACT THE TOWNSHIP OF PUSLINCH 7404 WELLINGTON ROAD 34
(519) 763 - 1226 (30-50 mm text height)

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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.



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: February 28, 2020
TO: Lynne Banks, Secretary-Treasurer
Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
Curtis Marshall, Manager of Development Planning
County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13/WAL (Roman Walizad)**
4781 Wellington Road 32
Concession 5, Part Lot 6

We have reviewed the application for minor variance and provide the following comments. These comments are offered with the benefit of a site visit on February 20, 2020.

Planning Opinion

The applicant is proposing to convert a portion of the basement of the existing dwelling it to an accessory apartment on the subject property. The following variances are requested:

- 1) To provide relief from Section 4.2(a)(i) to exceed the maximum floor area permitted for an accessory dwelling unit within the single detached dwelling on the lot. The proposed floor area is 157.2m² (1,692 ft²), which exceeds the permitted size of 130 m² (1,399.3 ft²) by 27.2 m² (292.8 ft²).

Planning staff generally have no concerns with this proposal provided the Township of Puslinch Building Department have no concerns with the application. It is our opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan.

The details of the minor variance application are included in the table below.

Regulation	By-law Section	Required	Proposed	Relief
Accessory Dwelling Unit Maximum Floor Area	4.2(a)(i)	130 m ² (1,399.2 ft ²)	157.2 m ² (1,692 ft ²)	27.2 m ² (292.8 ft ²)

Our discussion of this application relative to the four tests under the *Planning Act* is as follows:

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none">• The subject property is approximately 0.42 ha (1.03 ac) in size and surrounded by farmland and rural residential lots. We consider the variance minor in terms of impact on neighbouring properties.

That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A). • Accessory dwelling units are permitted within the A zone in accordance with Section 4.2 of the Zoning By-law. • The proposed building addition will facilitate the creation of a 157.2 m² accessory dwelling unit on the subject property. This exceeds the permitted size by 27.2 m². Given the size of the primary dwelling, the proposed accessory dwelling unit will function secondary to the main dwelling unit.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural within the County Official Plan. • One second unit may be allowed in a single detached dwelling on a property.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the maximum floor area is to ensure the accessory unit remains secondary to the main dwelling. • The dwelling appears to meet all other requirements within the zoning and therefore is desirable and appropriate.



Figure 1 – Aerial Photo

In conclusion, planning staff is of the opinion that the requested variance application **meets all tests** of the *Planning Act*. I trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted

County of Wellington Planning and Development Department


M. [Redacted] nner


Curtis Marshall, MCIP, RPP
Manager of Development Planning



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

PLAN REVIEW REPORT:	Township of Puslinch Lynne Banks
----------------------------	---

DATE: March 10, 2020 **YOUR FILE:** D13/WAL
GRCA FILE: D13-WAL – 4781 Wellington Road 32

RE: **Application for Minor Variance D13/WAL**
4781 Wellington Road 32
Roman Walizad

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the subject property is within the regulated allowance adjacent to a wetland.

2. Legislative/Policy Requirements and Implications:

The applicant is requesting an increased maximum floor area for a proposed second dwelling unit within the basement of the existing dwelling.

Due to the presence of the above-noted features, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Plan Review Fees:

This application is considered a 'minor' minor variance and the applicable plan review fee is \$275.00. The applicant will be invoiced in the amount of \$275.00 with a copy of this correspondence.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228.

Yours truly,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

c.c. Roman Walizad – 4781 Wellington Road 32, Puslinch, ON N1H 6J3

**** These comments are respectfully submitted as advice and reflect resource concerns within the scope and mandate of the Grand River Conservation Authority.***

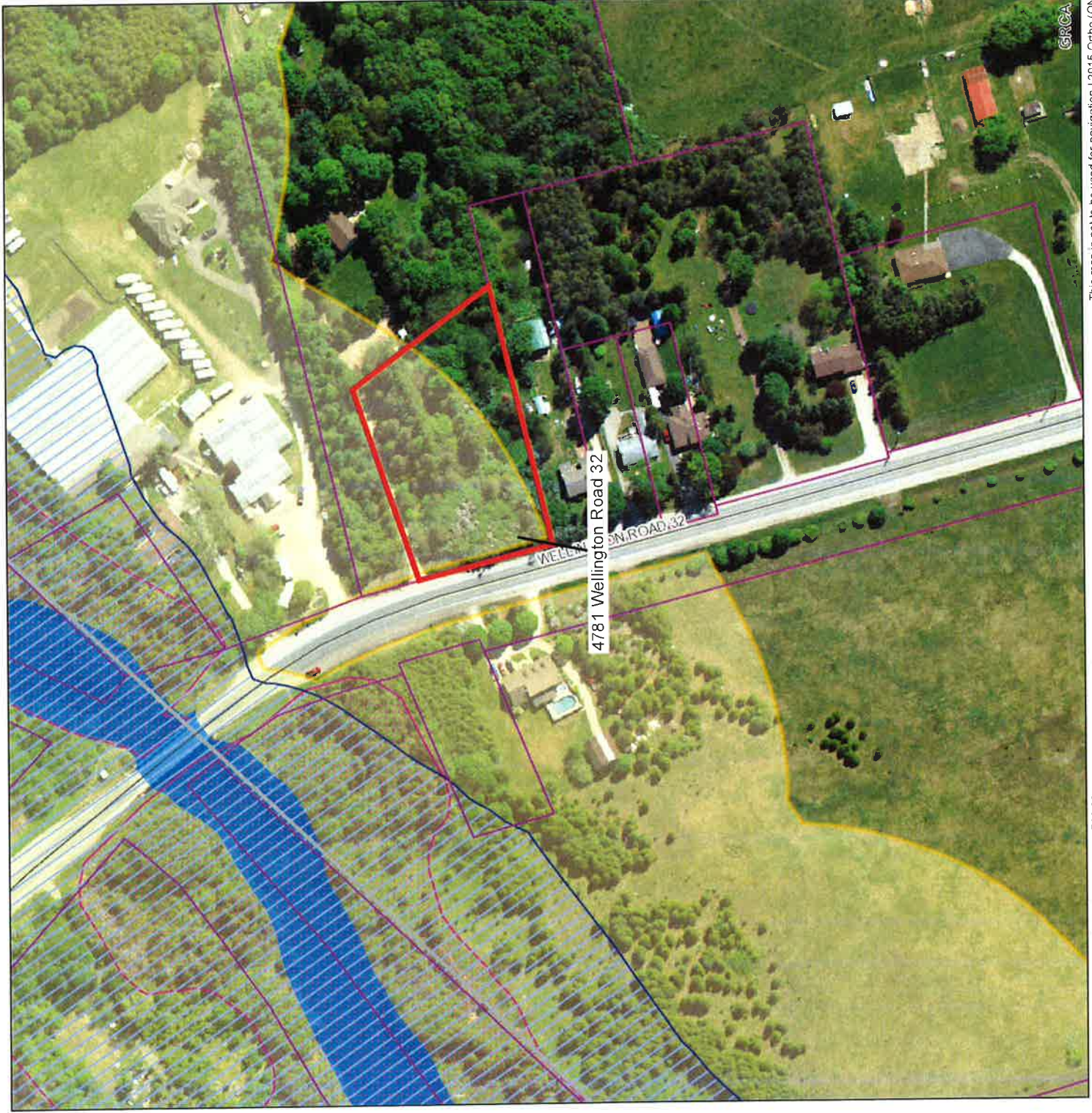


D13/WAL 4781 Wellington
Road 32

Legend

- Regulation Limit (GRCA)
 - Regulated Watercourse (GRCA)
 - Regulated Waterbody (GRCA)
 - Wetland (GRCA)
 - Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
 - Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Slope
 - Slope Erosion (GRCA)
 - Oversteep
 - Toe
 - Lake Erie Flood (GRCA)
 - Lake Erie Shoreline Reach (GRCA)
 - Lake Erie Dynamic Beach (GRCA)
 - Lake Erie Erosion (GRCA)
 - Parcel - Assessment (MPAC/MNRFP)
- This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority 2020.
Disclaimer: This map is for illustrative purposes only. Information contained herein is not intended to be used for a professional review or a site survey. The map is subject to change without notice. The Grand River Conservation Authority takes no responsibility for not guaranteeing the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

March 13, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 20, 2020

FILE NO. B24-20

APPLICANT

Joseph Addeo
4331 Watson Road South
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 27
Concession 10

Proposed severance is 0.68 hectares with 27.57m frontage, existing and proposed rural residential use with existing house, well & septic system.

Retained parcel is 1.95 hectares with 111.21m frontage, existing and proposed rural residential use with existing storage building.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

April 22, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA
Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4430
Fee Received: Feb 20/20File No. B24-20
Accepted as Complete on: Feb 20/20**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Joseph AddeoAddress 4331 Watson Road SouthPuslinch, Ontario N0B 2J0Phone No. [REDACTED]Email: [REDACTED](b) Name and Address of Applicant (as authorized by Owner) Black, Shoemaker, Robinson & Donaldson Ltd.257 Woodlawn Road West, Unit 101Guelph, Ontario N1H 8J1Phone No. 519-822-4031Email: nancy@bsrd.com

(c) Name and Address of Owner's Authorized Agent:

Phone No. _____

Email: _____

(d) All Communication to be directed to:REGISTERED OWNER ☒ [x]APPLICANT ☒ [x]AGENT ☐ []

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ []APPLICANT ☒ [x]AGENT ☐ []

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL ☒ [x] AGRICULTURAL ☐ [] URBAN RESIDENTIAL ☐ [] COMMERCIAL/INDUSTRIAL ☐ []OREASEMENT ☐ [] RIGHT OF WAY ☐ [] CORRECTION OF TITLE ☐ [] LEASE ☐ []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch
Concession Concession 10 Lot No. Part Lot 27
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 4331 Watson Road South

(b) When was property acquired: February 25, 1999 Registered Instrument No. Lt12545

5. Description of Land intended to be SEVERED:

Metric ☒ [x]

Imperial ☐ []

Frontage/Width 27.57 AREA 0.68 ha
Depth 176.6 Existing Use(s) rural residential
Existing Buildings or structures: house, well and septic system
Proposed Uses (s): Residential - no changes proposed

Type of access (Check appropriate space)

Existing ☒ [x]

Proposed ☐ []

- | | |
|---|--|
| <input type="checkbox"/> [] Provincial Highway | <input type="checkbox"/> [] Right-of-way |
| <input type="checkbox"/> [] County Road | <input type="checkbox"/> [] Private road |
| <input checked="" type="checkbox"/> [x] Municipal road, maintained year round | <input type="checkbox"/> [] Crown access road |
| <input type="checkbox"/> [] Municipal road, seasonally maintained | <input type="checkbox"/> [] Water access |
| <input type="checkbox"/> [] Easement | <input type="checkbox"/> [] Other |

Type of water supply - Existing ☒ [x] Proposed ☐ [] (check appropriate space)

- ☐ [] Municipally owned and operated piped water system
☒ [x] Well ☒ [x] individual ☐ [] communal
☐ [] Lake
☐ [] Other _____

Type of sewage disposal - Existing ☒ [x] Proposed ☐ [] (check appropriate space)

- ☐ [] Municipally owned and operated sanitary sewers
☒ [x] Septic Tank (specify whether individual or communal): Individual
☐ [] Pit Privy
☐ [] Other (Specify): _____

6. Description of Land intended to be RETAINED:Metric ☒Imperial ☐Frontage/Width 111.21 mAREA 1.95 haDepth 192.5Existing Use(s) Part of rural residential propertyExisting Buildings or structures: storage buildingProposed Uses (s): Residential with storage building

Type of access (Check appropriate space)

Existing ☐Proposed ☒☐ Provincial Highway☐ Right-of-way☐ County Road☐ Private road☒ Municipal road, maintained year round☐ Crown access road☐ Municipal road, seasonally maintained☐ Water access☐ Easement☐ OtherType of water supply - Existing ☐ Proposed ☒ (check appropriate space)☐ Municipally owned and operated piped water system☒ Well ☒ individual ☐ communal☐ Lake☐ OtherType of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)☐ Municipally owned and operated sanitary sewers☒ Septic Tank (specify whether individual or communal): individual☐ Pit Privy☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☒ NO ☐

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☐ NO ☒

15. Is there a noxious industrial use within 500 meters [1640']? YES ☐ NO ☒

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [x]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [x]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [x] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [x] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)?

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [x] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [x] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a **resubmission** of a previous application? YES [] NO [x]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [x]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [x] NO [] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [x]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

Rural consents are allowed on non prime agricultural lands. This property is designated as a Prime Agricultural under the new Provincial Agricultural land base but the County Official Plan designates the land as Secondary Agricultural.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. These lands are considered Rural in the Growth Plan and severances are not prohibited within this designation.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).
Secondary Agricultural. Consents are permitted within this designation.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Puslinch relies on County Official Plan.

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?*

YES [] NO [x]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural with Environmental Protection Overlay

29. Does the proposal for the subject lands conform to the existing zoning?

YES [] NO [x]

- If NO, a) has an application been made for re-zoning?

YES [] NO [] File Number _____

- b) has an application been made for a minor variance?

YES [] NO [x] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges?

YES [x] NO []

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

The National Bank of Canada, 500 place d'armes, 5th floor, Montreal, Quebec, H2Y 2W3

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

33. **Manure Storage Facilities** on these lands:

DRY		SEMI-SOLID		LIQUID	
Open Pile []		Open Pile []		Covered Tank []	
Covered Pile []		Storage with Buck Walls []		Aboveground Uncovered Tank []	
				Belowground Uncovered Tank []	
				Open Earth-sided Pit []	

February 19, 2020

Project: 20-14-096

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Dear Ms. Turchet:

**Re: Proposed Consent– Joseph Addeo
4331 Watson Road South
Part of Lot 27, Concession 10, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,430.00 payable to the County of Wellington to cover the County's application fee. Joseph Addeo is the current owner of the subject lands. Copies of his deeds are attached (WC23303 and WC468310).

The subject lands are occupied by a single detached residential dwelling, well, septic and storage shed as well as a small pond. It is the owner's intention to sever the existing residential dwelling, well and septic from the remainder of the property. The new lot will have a frontage of approximately 27 metres and an overall lot area of 0.68 hectares.

The retained lands will have a frontage of approximately 111 metres and an overall lot area of 1.95 hectares. A new residential dwelling will be constructed on this property along with the existing storage building.

There is one barn within 500 metres and we have included the Farm Data Sheet for this barn.

The property is designated as "Secondary Agriculture" and "Greenlands" in the County Official Plan. A portion of the northerly part of the proposed severance parcel is within the Regulation Limit of the Grand River Conservation Area, however, no new development is proposed for this property and the existing house, well and septic are located outside of the Regulated area. The retained parcel is located entirely outside of the GRCA Regulation Limit.

The application satisfies Official Plan policies regarding consent as follows:

- No severance has occurred on the property since March 1, 2005;
- The lot generally meets a 0.4 ha minimum lot size and is adequate size to accommodate residential dwelling, well and septic;
- The lot has access to an open public road and the consent sketch confirms there is no issue with respect to sightlines;
- The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- The residential use is compatible with surrounding development;
- The use is well removed from any settlement area boundary; and
- The lands have been owned by the applicant for at least 5 years.

Also enclosed with this application is the following:

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com

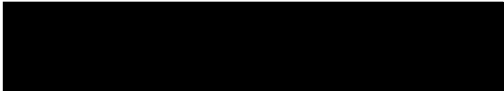
- Cheque in the amount of \$443.00 payable to the Grand River Conservation Authority to cover the Conservation Review fee.
- Nine (9) full sized copies of the Severance Sketch.
- Two (2) 11" x 17" reduced copies of the Severance Sketch.
- Copy of Plans 61R-4674 and 61R-9310

We have requested the Township prepare the circulation list of property owners within 60 metres of the application.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: Joseph Addeo

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com

34. Are there any drainage systems on the retained and severed lands?

YES [] NO [x]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES [] NO [x]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [x] NO []

If yes, please indicate the person you have met/spoken to: Zachary Prince

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Joseph Addeo the Registered Owners of
4331 Watson Road South Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Black, Shoemaker, Robinson & Donaldson Limited

Is authorized to submit an application for consent on my (our) behalf.

Signature _____ n's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker of the
City of Guelph In the County/Region of
Wellington
Solemnly declare that all
the statements contained in this application for consent for (property description) 4331 Watson Road South

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City _____ Of _____
Guelph _____ In the _____

County/Region of Wellington

This 19th day of February 2020

(Owner or Applicant)

**Kerry Francis Hillis, a Commissioner of the
Province of Ontario, for Black, S
Robinson & Donaldson L
Expires March 28, 200**

Commissioner of Oaths

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Si

February 19, 2020
Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
County of Wellington

NOTE TO FARM OWNER(S)
By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility ALLAN R. McFEE

Contact Information

Email [REDACTED]
Civic Address 4315 KATSON RD S. Municipality PUSLINCH
Lot 27 Concession 10 Division
Lot Size (where livestock facility is located) hectares 90 acres

Signature of Livestock Facility Owner [REDACTED] Date Feb. 7, 2020

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 450 m² ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- | | |
|--|---|
| V1 Solid, inside, bedded pack | L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage |
| V2 Solid, outside, covered | L2 Liquid, outside, with a permanent floating cover |
| V3 Solid, outside, no cover, ≥30% dry matter | M1 Liquid, outside, no cover, straight-walled storage |
| V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 Liquid, outside, roof, but with open sides |
| V5 Liquid, inside, underneath slatted floor | H1 Liquid, outside, no cover, sloped-sided storage |
| V6 Liquid, outside, with a permanent, tight-fitting cover | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
	Medium-framed; 39 – 148 kg (e.g. Guernseys)		
	Small-framed; 30 – 125 kg (e.g. Jerseys)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
Veal	Turkeys at any other weights, or if unknown (by floor area)		
Other	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.*		

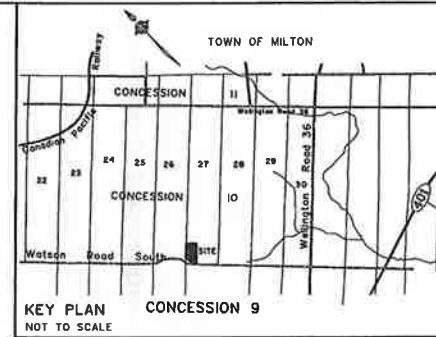
*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible
(see Implementation Guideline 20 for more information).

* THIS DESCRIBES MY BARN VERY WELL. THIS BARN MAY BE USED
TO HOUSE LIVESTOCK IN THE FUTURE - [REDACTED] [REDACTED] [REDACTED].
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

Township of Puslinch



PLAN
PREPARED FOR CONSENT APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1:1000

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

PARCEL TO BE RETAINED: GREENLANDS
PARCEL TO BE SEVERED: GREENLANDS

THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORaine POLICY AREA
THIS PROPERTY IS NOT SITUATED WITHIN A WELLHEAD PROTECTION AREA
THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION PLAN

TOWNSHIP ZONING DESIGNATION:

PARCEL TO BE SEVERED: AGRICULTURAL (A)
PARCEL TO BE RETAINED: AGRICULTURAL (A) AND NATURAL ENVIRONMENT (NE)

LEGEND:

- 5671 DENOTES MUNICIPAL ADDRESS
- DENOTES WETLANDS (FROM ERCA MAPPOD)
- DENOTES APPROXIMATE EDGE OF TREE CANOPY

THIS PLAN WAS PREPARED FOR
JOSEPH ADDEO
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

© COPYRIGHT 2020: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

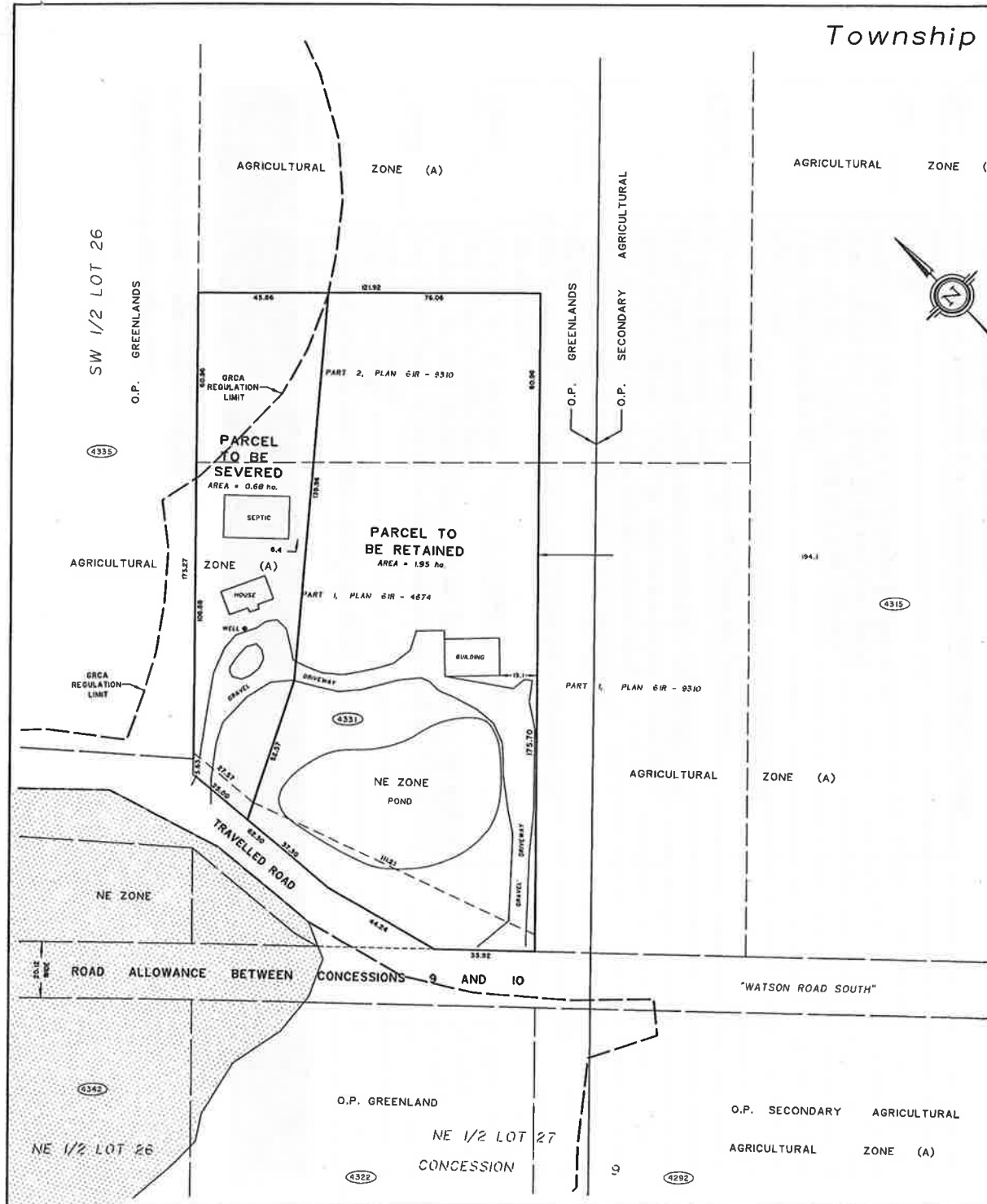
BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSRD Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.

WWW.BSRD.COM

101-257 Woodlawn Rd. W. Guelph, Ontario N1H 6J1
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: FEBRUARY 18, 2020 KS PROJECT 20-14-096-00-B



March 13, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: March 02, 2020

FILE NO. B27-20

APPLICANT

George & Dorothy Harris
7182 Concession 1
Puslinch NOB 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 27
Concession 1

Proposed severance is 45.27m fr x 148m = 0.66 hectares, existing and proposed rural residential use with existing house, detached garage, quonset hut, swimming pool and storage building.

Retained parcel is 12.3 hectares with 19.5m frontage, existing vacant land with tile field, for proposed rural residential use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

April 22, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Township of Puslinch

County Planning

Conservation Authority – Hamilton Conservation

Conservation Authority – GRCA

Bell Canada (email)

County Clerk

Roads/Solid Waste

Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4430
Fee Received: Mar 2/20
File No. B27-20
Accepted as Complete on: Mar 2/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) Dorothy Lois Harris and George Howard HarrisAddress 7182 Concession 1Puslinch, Ontario N0B 2J0Phone No. [REDACTED](b) Name and Address of Applicant (as authorized by Owner) Black, Shoemaker, Robinson & Donaldson Ltd.257 Woodlawn Road West, Unit 101Guelph, Ontario N1H 8J1Phone No. 519-822-4031Email: nancy@bsrd.com

(c) Name and Address of Owner's Authorized Agent: _____

Phone No. _____

Email: _____

(d) All Communication to be directed to:REGISTERED OWNER ☒APPLICANT ☒AGENT ☐

(e) Notice Cards Posted by:

REGISTERED OWNER ☐APPLICANT ☒AGENT ☐

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL ☒ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☐OREASEMENT ☐RIGHT OF WAY ☐CORRECTION OF TITLE ☐LEASE ☐

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

unknown

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession Concession 1 Lot No. S 1/2 Lot 27

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 7182 Concession 1

(b) When was property acquired: June 1, 1972 Registered Instrument No. MS11604

5. Description of Land intended to be SEVERED:

Metric [☒] Imperial [☐]

Frontage/Width 45.27 m AREA 0.66 ha

Depth 148 m Existing Use(s) residential

Existing Buildings or structures: house, detached garage, quonset hut, swimming pool & storage building

Proposed Uses (s): Residential

Type of access (Check appropriate space)

Existing [☒]

Proposed [☐]

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other

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

☐ Municipally owned and operated piped water system

☒ Well [☒] individual [☐] communal

☐ Lake

☐ Other

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

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): Individual

☐ Pit Privy

☐ Other (Specify): _____

6. Description of Land intended to be **RETAINED**:
Metric [X] Imperial []
Frontage/Width 19.5 m AREA 12.3 ha
Depth 1.030 m Existing Use(s) vacant land - part of rural residential lot.
Existing Buildings or structures: Tile field
Proposed Uses (s): residential

Type of access (Check appropriate space) Existing [] Proposed [X]

- | | |
|---|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> Right-of-way |
| <input type="checkbox"/> County Road | <input type="checkbox"/> Private road |
| <input checked="" type="checkbox"/> Municipal road, maintained year round | <input type="checkbox"/> Crown access road |
| <input type="checkbox"/> Municipal road, seasonally maintained | <input type="checkbox"/> Water access |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Other |

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

- ☐ Municipally owned and operated piped water system
☒ Well ☒ individual ☐ communal
☐ Lake
☐ Other

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

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): individual
☐ Pit Privy
☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO []
*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [X] NO [] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

Rural consents are allowed on non prime agricultural lands. The new Provincial Agricultural Land Base designates this property as a Candidate Prime Agricultural area but the County Official Plan designates the land as Secondary Agricultural.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans. **The Greenbelt Plan designates these lands as Protected Countryside. While severances are not permitted on Prime Agricultural or Specialty Crop areas, they are not prohibited from Rural Areas. These lands are considered Rural in both the Growth Plan and Greenbelt Plan and severances are not prohibited within this designation.**

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Secondary Agricultural. Consents are permitted within this designation.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

Puslinch relies on County Official Plan.

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling? YES [] NO [x]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural with Environmental Protection Overlay on part of retained lands.

29. Does the proposal for the subject lands conform to the existing zoning? YES [] NO [x]

If NO, a) has an application been made for re-zoning?

YES [] NO [x] File Number _____

b) has an application been made for a minor variance?

YES [] NO [x] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [] NO [x]

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Severed</u>	Width _____ Length _____ Area _____ Use _____
	Width _____ Length _____ Area _____ Use _____
<u>Retained</u>	Width _____ Length _____ Area _____ Use _____
	Width _____ Length _____ Area _____ Use _____

33. Manure Storage Facilities on these lands:

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]

March 1, 2020
Project: 20-14-102

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario N1H 3T9

Dear Ms. Turchet:

Re: Proposed Consent- 7182 Concession 1
South Half of Lot 27, Concession 1, Township of Puslinch

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,430.00 payable to the County of Wellington to cover the County's application fee and a cheque in the amount of \$805.00 to the Hamilton Conservation Authority to cover their processing fees. Dorothy Lois Harris and George Howard Harris are the current owners of the subject lands. A copy of their deed is attached (MS116014).

The parcel to be severed from this property will have a frontage of 45.27 metres along the north side of Concession 1 and an overall lot area of 0.66 hectares. This parcel contains a house, separate garage, two sheds, a pool, Quonset hut and storage building. The retained parcel contains no buildings, although the tile field for the house at 7182 Concession 1 is located on this property. The retained parcel includes an overall lot area of 12.3 hectares. Farm Data sheets have been included with this application.

This property is zoned Agricultural and the severed parcel will meet the requirements set out in the Township of Puslinch Zoning By-law. The subject lands are designated Secondary Agricultural in the County's Official Plan. The application satisfies Official Plan policies regarding consent as follows:

- No severance has occurred on the property since March 1, 2005;
- The lot generally meets a 0.4 ha minimum lot size and is adequate size to accommodate residential dwelling, well and septic;
- The lot has access to an open public road and the Supervisor of Public Works and Parks from the Township has confirmed there is no issue with respect to sightlines;
- The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- The residential use is compatible with surrounding development;
- The use is well removed from any settlement area boundary; and
- The lands have been owned by the applicant for at least 5 years. Residential lots in the Secondary

I have asked the Township to prepare the list of property owners within 60 metres of the application.

Finally I have attached 8 copies of the sketch, plus a reduction to 11 x 17 of same.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED



Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Dorothy Lois Harris and George Howard Harris

RECEIVED

MAR 02 2020

**SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE**

Surveying | Mapping | GIS

Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1

T: [519] 822-4031 | F: [519] 822-1220

www.jdbarnes.com

34. Are there any drainage systems on the retained and severed lands?

YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? (www.wellingtonwater.ca)

YES [] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO []

If yes, please indicate the person you have met/spoken to: Meagan Ferris

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Generally, regular severance application forms are also available at the local municipal office.
6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION:


The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), George & Dorothy Harris the Registered Owners of
7182 Concession Road 1 Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that
Black, Shoemaker, Robinson & Donaldson Limited

Is authorized to submit an application for consent on my (our) behalf


Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Nancy Shoemaker of the
City of Guelph In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) 7182 Concession 1

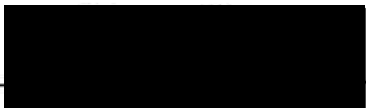
And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the


City Of
Guelph In the

County/Region of Wellington

This 2nd day of March 20 20


Commissioner of Oaths


(Owner or Applicant)


(Owner or Applicant)

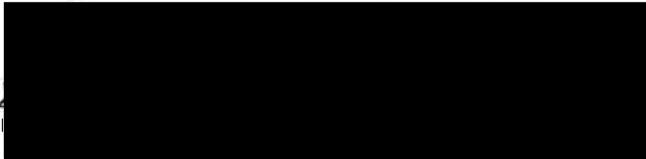
Kerry Francis Hillis, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited
Expires March 28, 2022

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Sig



March 2nd, 2020

Date

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160



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 LAURA JACOBUCCI

Contact Information

Email [REDACTED]

Civic Address RR #2 Municipality PUSLINCH

Lot 27 Concession 11 Division

Lot Size (where livestock facility is located) hectares 20 acres

Signature of Livestock Facility Owner [Signature] Date FEB 19/20

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 30' x 60' - 1800 ft²/m² ft²/m²

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

Liquid manure: <18% dry matter

N/A

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)	<u>14</u>	<u>V3</u>
	Feeders (7 – 16 months)	<u>N/A</u>	
	Backgrounders (7 – 12.5 months)	<u>↓</u>	
	Shortkeepers (12.5 – 17.5 months)	<u>↓</u>	
Dairy Cattle	Milking-age cows (dry or milking)	<u>N/A</u>	
	Large-framed; 545 – 658 kg (e.g. Holsteins)	<u>↓</u>	
	Medium-framed; 455 – 545 kg (e.g. Guernseys)	<u>↓</u>	
	Small-framed; 364 – 455 kg (e.g. Jerseys)	<u>↓</u>	
	Heifers (5 months to freshening)	<u>↓</u>	
	Large-framed; 182 – 545 kg (e.g. Holsteins)	<u>↓</u>	
	Medium-framed; 148 – 455 kg (e.g. Guernseys)	<u>↓</u>	
	Small-framed; 125 – 364 kg (e.g. Jerseys)	<u>↓</u>	
	Calves (0 – 5 months)	<u>↓</u>	
	Large-framed; 45 – 182 kg (e.g. Holsteins)	<u>↓</u>	
Horses	Medium-framed; 39 – 148 kg (e.g. Guernseys)	<u>↓</u>	
	Small-framed; 30 – 125 kg (e.g. Jerseys)	<u>↓</u>	
	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	<u>N/A</u>	
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	<u>↓</u>	
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)	<u>↓</u>	

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	N/A	N/A
	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.*	N/A	✓

*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



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 Sohail Choudhry

Contact Information

Email [REDACTED]

Civic Address RR# Puslinch Municipality PUSLINCH

Lot 26 Concession 1 Division

Lot Size (where livestock facility is located) 0.0 hectares 75 acres

Signature of Livestock Facility Owner [REDACTED]

23/Feb/2020

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

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

- | | | | |
|----|---|----|---|
| V1 | Solid, inside, bedded pack | L1 | Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage |
| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
| V4 | Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage | M2 | Liquid, outside, roof, but with open sides |
| V5 | Liquid, inside, underneath slatted floor | H1 | Liquid, outside, no cover, sloped-sided storage |
| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	no animals housed on property	
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)		
Swine	Sows with litter, dry sows or boars	no animals			
	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



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

ANDREW DAY

Contact Information

Email

Civic Address

Lot

Lot Size (where livestock facility is located)

Municipality

Concession

hectares

acres

Division

Signature of Livestock Facility Owner

Date

FEB 22/2020

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

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

Liquid manure: <18% dry matter

None

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

- L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
L2 Liquid, outside, with a permanent floating cover
M1 Liquid, outside, no cover, straight-walled storage
M2 Liquid, outside, roof, but with open sides
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Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	no animals housed on property	
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	no animals	15
	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)	S	
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
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	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		
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*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

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

RETAINED PARCEL: SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS
SEVERED PARCEL: SECONDARY AGRICULTURAL
THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORAINÉ POLICY AREA
THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION
PLAN AND THE HALTON-HAMILTON SOURCE PROTECTION PLAN.

TOWNSHIP ZONING DESIGNATION:

SEVERED PARCEL: AGRICULTURAL (A)
RETAINED PARCEL: AGRICULTURAL (A) & NATURAL ENVIRONMENT (NE)

SCALE 1:2500

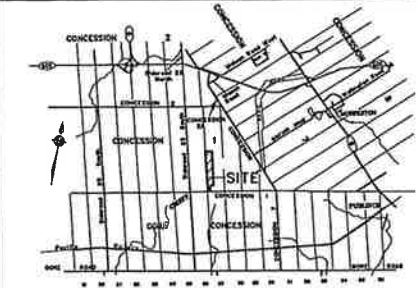


METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

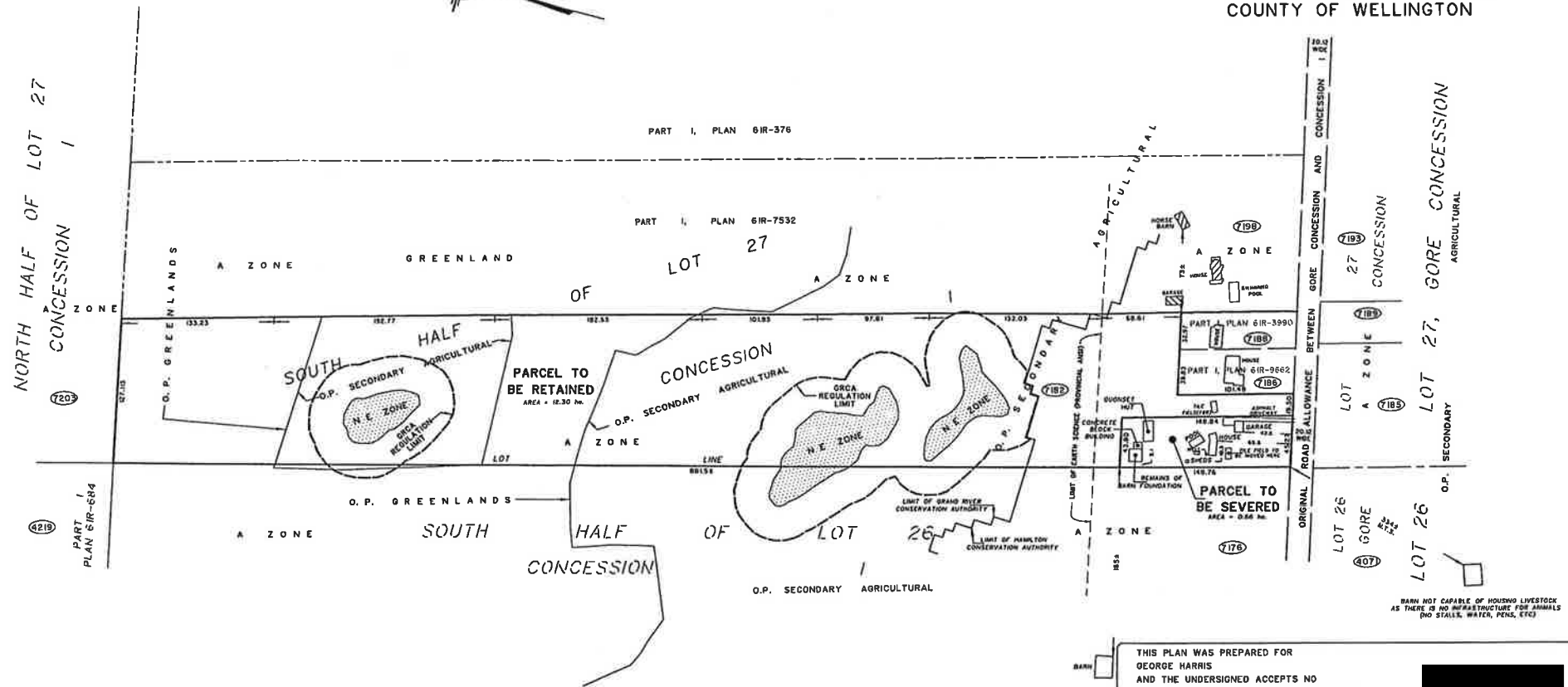
NOTES:

1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS PLAN HAVE BEEN COMPILED
FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS
AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.



KEY PLAN
CITY OF HAMILTON
(Formerly Town of Flamborough)
NOT TO SCALE

PLAN
PREPARED FOR CONSENT APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



BARN NOT CAPABLE OF HOUSING LIVESTOCK
AS THERE IS NO INFRASTRUCTURE FOR ANIMALS
(NO STALLS, WATER, PENS, ETC)

LEGEND:

- 3674 DENOTES MUNICIPAL ADDRESS
- DENOTES WETLANDS (FROM ORCA MAPPING) & CORE GREENLANDS

THIS PLAN WAS PREPARED FOR
GEORGE HARRIS
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

LEO LIU
ONTARIO LAND SURVEYOR

© COPYRIGHT 2020: REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART, WITHOUT
THE WRITTEN PERMISSION OF BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED IS STRICTLY PROHIBITED.

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D. Barnes Ltd.

WWW.BSRD.COM

101-257 Woodlawn Rd. W. Guelph, Ontario N1H 8J1
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: FEBRUARY 24, 2020 KS PROJECT 20-14-102-00-A

March 13, 2020

NOTICE OF A REVISED APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

REVISED APPLICATION SUBMITTED ON: March 5, 2020

FILE NO. B72-19

APPLICANT

Gari Ingertsa & Stacey Kall
7258 Concession 1
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 29 & 30
Concession 1

Proposed revised severance is 2.357 hectares with 144.5m frontage, vacant land for proposed rural residential use. (See additional lot line adjustment B30-20).

Retained parcel is 20.3 hectares with 192m frontage on Concession 7 Road and 304m frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling & shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

APRIL 22, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4340
Fee Received: Oct 3/19File No. 372-19Accepted as Complete on: Oct 3/19

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. (a) Name of Registered Owner(s) Gari INGERTSA & Stacey Elizabeth KALLAddress 7258 Concession 1, Puslinch, ON, N0B 2J0Phone No. [REDACTED](b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new lot for rural residential purposes

OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 1 Lot No. Part of Lots 29 & 30

Registered Plan No. _____ Lot No. _____

Reference Plan No. 61R-10971 Part No. 1-7

Civic Address 7258 Concession Road 1

(b) When was property acquired: January 2014 Registered Instrument No. WC395220

5. Description of Land intended to be SEVERED:

Frontage/Width	<u>144 ±</u>	Metric []	Imperial []
Depth	<u>138 to 200 ±</u>	AREA	<u>2.3 ha ±</u>
Existing Buildings or structures:	<u>None</u>	Existing Use(s)	<u>Vacant Land</u>
Proposed Uses (s):	<u>Rural Residential – Proposed Dwelling</u>		

Type of access (Check appropriate space)	Existing []	Proposed [X]
[] Provincial Highway	[] Right-of-way	
[] County Road	[] Private road	
[X] Municipal road, maintained year round	[] Crown access road	
[] Municipal road, seasonally maintained	[] Water access	
[] Easement	[] Other	

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify): _____

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 304 ±

AREA 20.3 ha ±

Depth 726 ±

Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling and Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] County Road

[X] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [] NO [X]

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [] NO [X]

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [X] NO []

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [] NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [] NO [X]

15. Is there a noxious industrial use within 500 meters [1640']? YES [] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS is met.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The the rear portion of the subject property is within the Greenbelt Plan, however the severance is outside of this area and it adheres to the policies.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands and Earth Science ANSI in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural and Natural Environment

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

- Easement for Hydro One as in INST No. IS12163
- Easement for Driveway to Pond and to Concession Road 7 as in INST No. IS12931
- Mortgage as in INST No. WC395221 with The Bank of Nova Scotia located at 611 Third Line at Speers Road, Oakville, ON, L6L 4A8

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area – Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands

<u>Retained</u>	Width	<u>12±m</u>	Length	<u>20±m</u>	Area	<u>240±m²</u>	Use	<u>Shed</u>
	Width		Length		Area		Use	
<u>Severed</u>	Width		Length		Area		Use	
	Width		Length		Area		Use	



LAND SURVEYORS and ENGINEERS

March 5, 2020

27577-19

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application & Sketch
Deferred Severance Application B72-19
7258 Concession 1 & 4238 Concession 1
Part of Lot 29, Concession 1
PIN 71202-0097 & 71202-0076
Township of Puslinch**

RECEIVED

MAR 05 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deed, addresses of neighbouring properties, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal of this lot line adjustment is to sever a 1.38± ha parcel from the northern portion of 7258 Concession 1 (PIN 71202-0097) along Concession 7 Road and merge it with the abutting agricultural parcel to the west known as 4238 Concession 7 (PIN 71202-0076). The lands to be severed are part of proposed Severance Application B72-19 and therefore, we are also asking that B72-19 be amended to reflect a reduced size.

The purpose of the lot line adjustment is to allow the residential portion of the 4238 Concession 7 property to have frontage along Concession 7. Currently PIN 71202-0076 has frontage on Concession 1 Road, but the residential area is at the north end of the parcel and the existing driveway encroaches over the parcel to the north (PIN 71202-0107). The owner would like to have the opportunity to construct a new driveway on his own parcel. The new location of the driveway will also be safer (better sight lines) than the current driveway.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



LAND SURVEYORS and ENGINEERS

The severed parcel has a frontage of $136.1\pm$ m, depth of 79 to $138.5\pm$ m, for an area of 1.38 ha. The lands to be added to have a frontage of $122\pm$ m along Concession 1 Road with an area of $19.3\pm$ ha. The new south limit of the lands to be severed for this lot line adjustment is set a few metres north of the hydro high tension tower and run on an "angle" that is 10 m south of the existing dwelling on 4238 Concession 7. This will allow for a safe entrance just north of this new limit.

The parcel being added to has a rural residential area with a dwelling and garage at the north end; a large area of bush in the "middle" and two agricultural fields at the south end along the Concession Road 1 frontage.

There is a high tension hydro tower and corresponding easement along the Concession 7 limit. Similar to a previous severance in 2004 (shown as PIN 71202-0096 on the sketch), this hydro line and easement will not impede the proposed severance.

The property is subject to two additional easements which are old and not being used as easements for decades. One easement is described in Instrument No. IS12931 (Part 3, 61R-10971) is for driveway access for the lands to be added to (#4238).

The second old easement, as described in Instrument No. IS12931 (Part 7, 61R-10971) is for access to a pond on the retained parcel of 7258 Concession 7). I understand that this was to allow animals to access the pond for water. This easement has not been used as such for decades.

Pending Severance Application B72-19

The Lot Line Adjustment proposal discussed above was agreed to by the respective owners a day or two prior the scheduled Severance Hearing for Application B72-19. Application B72-19 was deferred at the December 2019 Land Division Committee meeting to allow for proper reconsideration with the proposed lot line adjustment.

Application B72-19 is proposing to create a new rural residential parcel along Concession Road 7 at the north end of the property. The County Planning Staff had concerns regarding the large size of the severed parcel. The new Lot Line Adjustment will help to address this concern, however, more importantly; the extent of B72-19 incorporates the open area north of a large bush area that separates this severance from the residential and farm area south of the bush.

Severance Application B72-19 is now proposing to have a frontage of $144.5\pm$ m, depth of 138.5 to $200\pm$ m for an area of $2.35\pm$ ha. The retained parcel will have an area of $20.3\pm$ ha where an existing dwelling and shed will remain with access along Concession Road 1.

We request that Application B72-19 be processed and scheduled at the same hearing as this application.

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

County Official Plan

The proposed lot line adjustment follows the guidelines outlined in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as the land use will not change.

In summary, the lot line adjustment addresses a safe driveway issue for 4238 Concession 7. Application B72-19 will recognize the existing character of the parcel and allow for one rural residential severance in the open area of the north end of the lot.

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 Stacey Kall & Gari Ingertsa
cc Bill & Dale Sims

33. Manure Storage Facilities on these lands: None

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES [] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Gari INGERTSA & Stacey Elizabeth KALL the Registered Owners of
Part of Lots 29 & 30, Concession 1, Parts 1-7, 61R-10971 S/T IS12163 Of the Township of Puslinch
in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf
X [Redacted] X [Redacted]
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION
This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) Part of Lots 29 & 30, Concession 1, Parts 1-7, 61R-10971 S/T IS12163 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

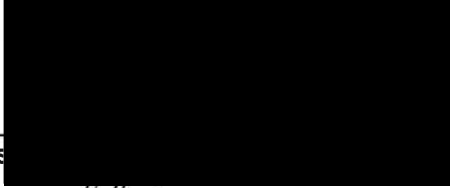
DECLARED before me at the [Redacted]
City Of [Redacted]
Guelph In the
County/-Region of Wellington
This 3 day of October 20 19
[Redacted] (Owner or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario.
for Van Harten Surveying Inc.
Expires May 1, 2021
Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)



Date

Oct 3, 2014

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160

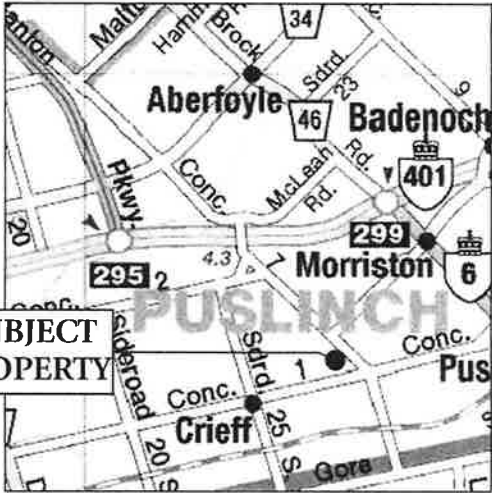
SEVERANCE SKETCH

PART OF LOTS 29 & 30, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

0 30 60 120 180 meters
VAN HARTEN SURVEYING INC.

KEYMAP



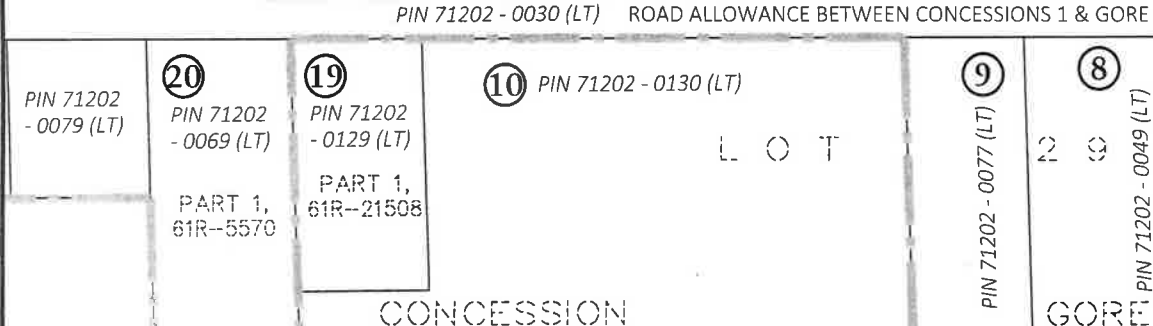
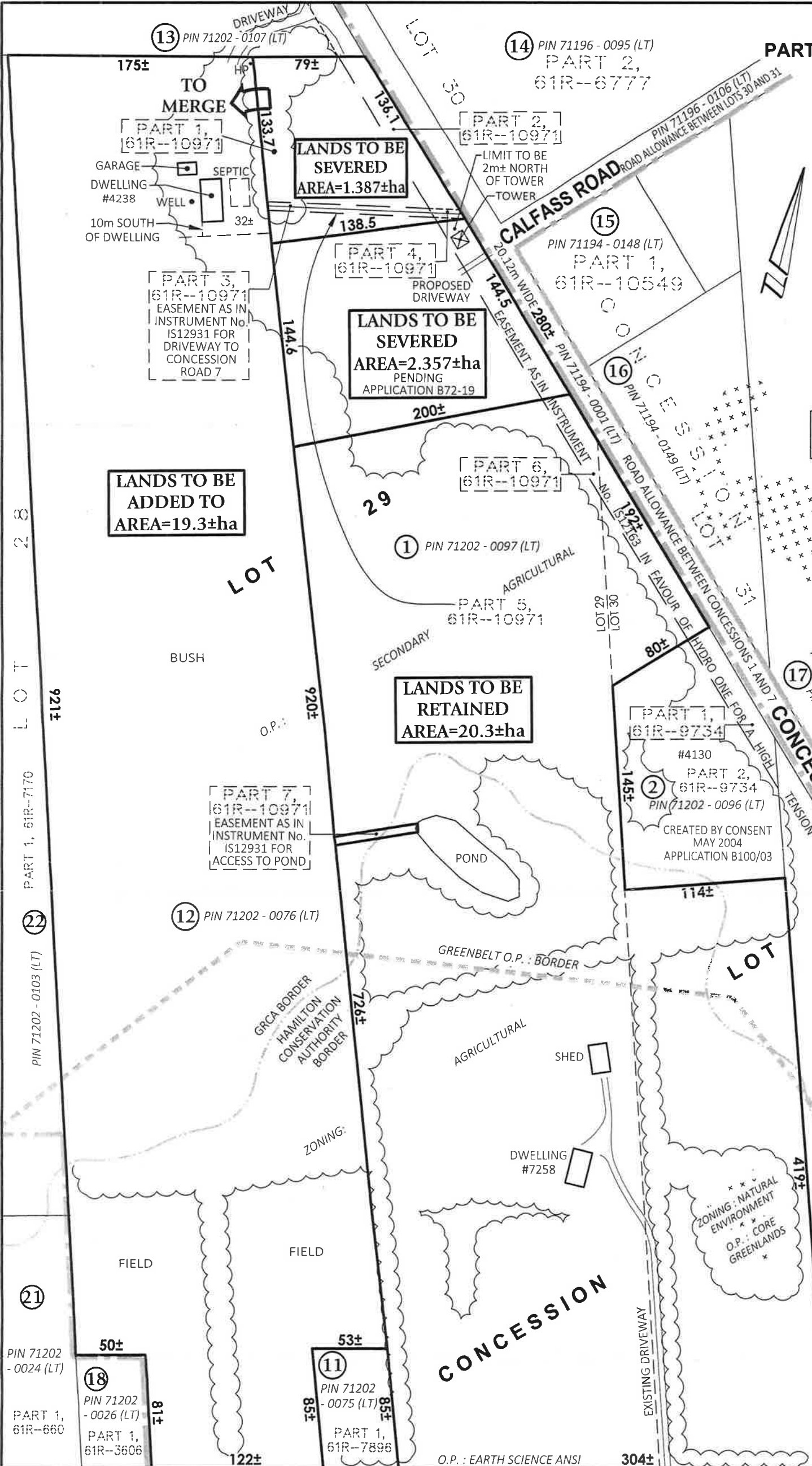
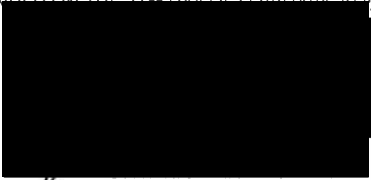
SUBJECT
PROPERTY

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, & EARTH SCIENCE ANSI.
4. SUBJECT LANDS HAVE A GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE & NATURAL HERITAGE SYSTEMS.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

PARTS A
TO H, J
TO L,
61R-1693

THIS SKETCH WAS PREPARED
ON THE 3rd DAY OF OCTOBER 2019
AMENDED ON THE 31st DAY OF FEBRUARY 2020





Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 27577-19
Feb 21, 2020-4:05:31 PM		
G:\PUSLINCH\Con1\ACAD\SEV LOT 29 (INGERTSA) 3 UTM.dwg		

GREENBELT O.P. BORDER
O.P. : EARTH SCIENCE ANSI
O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

March 13, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: March 05, 2020

FILE NO. B30-20

APPLICANT

Gari Ingertsa & Stacey Kall
7258 Concession 1
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 29 & 30
Concession 1

Proposed lot line adjustment is 1.387 hectares with 136.1m frontage, vacant land to be added to abutting agricultural parcel – William & Margaret Sims.

Retained parcel is 20.3 hectares with 192m frontage on Concession 7 Road and 304m frontage on Concession 1 Road, existing and proposed agricultural use with existing dwelling & shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

APRIL 22, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Township of Puslinch County Planning Conservation Authority - GRCA

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION B

Required Fee: \$ 4430
Fee Received: Mar 5/20

File No. B30-20

Accepted as Complete on: Mar 5/20

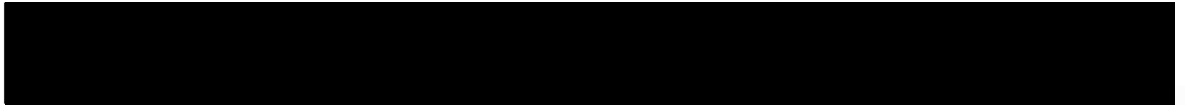
A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Gari INGERTSA & Stacey Elizabeth KALL

Address 7258 Concession 1, Puslinch, ON, N0B 2J0

Phone No.



(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____ **Email:** _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

(e) Notice Cards Posted by:

REGISTERED OWNER ☐

APPLICANT ☐

AGENT ☒

3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

☒ **Conveyance to effect an addition to a lot**

☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 29, Concession 1 as in INST No. ROS196164 (PIN 71202-0076)

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 29 & 30

Registered Plan No.

Lot No.

Reference Plan No. 61R-10971

Part No. 1-7

Civic Address 7258 Concession 1

(b) When was property acquired: January 2014

Registered Instrument No. WC395220

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 136.1 / 133.7 ±

AREA 1.38 ha ±

Depth 79 to 138.5 ±

Existing Use(s) Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part of Lot 29, Concession 1 as in INST No. ROS196164 (PIN 71202-0076) for continued agricultural purposes

Type of access (Check appropriate space)

Existing ☐

Proposed ☐

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

- ☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access
☒ Other Existing access on adjacent parcel

Type of water supply - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated piped water system
☐ Well ☐ individual ☐ communal
☐ Lake

☒ Other (specify): Well exists on lands to be added to

Type of sewage disposal - Existing ☐ Proposed ☒ (check appropriate space)

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank ☐ individual ☐ communal
☐ Pit Privy

☒ Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial ☐

Frontage/Width 304 / 200 ±

AREA 20.3 ha ±

Depth 726 ±

Existing Use(s) Agricultural

Existing Buildings or structures: Dwelling and Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other (specify) _____

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

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

YES ☐

NO ☒

*If yes, see sketch requirements and the application must be accompanied by a:

MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☐

NO ☒
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐

NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☒

NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐

NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐

NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐

NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☐

NO ☒
15. Is there a noxious industrial use within 500 meters [1640']?

YES ☐

NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES ☐

NO ☒

Name of Rail Line Company:
17. Is there an airport or aircraft landing strip nearby?

YES ☐

NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES ☐

NO ☒
19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site?

YES ☐

NO ☒

UNKNOWN ☐

If YES, what was the nature and type of industrial use(s)?
- b) Has there been a commercial use(s) on the site?

YES ☐

NO ☒

UNKNOWN ☐
- County of Wellington

LAND DIVISION FORM – LOT LINE ADJUSTMENT

Revised April 2018

If YES, what was the nature and type of the commercial use(s)

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [X] NO []

- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

PIN 71202-0097 – Pending Severance Application B72-19

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [X] NO [] UNKNOWN []

Previously submitted and pending severance application B72-19

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The rear portion of the subject property is within the Greenbelt Plan, however the severance is outside of this area and it adheres to the policies.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands and Earth Science ANSI in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 that states lot line adjustments are permitted for boundary adjustments as long as there is no adverse effect on agriculture will occur.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

27. What is the zoning of the subject lands? **Agricultural and Natural Environment**

28. Does the proposal for the subject lands conform to the existing zoning? YES ☒ NO ☐

If NO,

a) has an application been made for re-zoning?

YES ☐ NO ☐ File Number

b) has an application been made for a minor variance?

YES ☐ NO ☐ File Number

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES ☒ NO ☐

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee

- Easement for Hydro One as in INST No. IS12163
- Easement for Access to Pond and to Concession Road 7 as in INST No. IS12931
- Mortgage as in INST No. WC395221 with The Bank of Nova Scotia located at 611 Third Line at Speers Road, Oakville, ON, L6L 4A8

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

30. **Type of Farm Operation** conducted on these subject lands: **None**

Type:

Dairy ☐

Beef Cattle ☐

Swine ☐

Poultry ☐

Other ☐

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

Retained	Width	12±m	Length	20±m	Area	240±m ²	Use	Shed
	Width		Length		Area		Use	
Severed	Width		Length		Area		Use	
	Width		Length		Area		Use	

32. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

33. Are there any drainage systems on the retained and severed lands? YES ☐ NO ☒

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>		Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>



LAND SURVEYORS and ENGINEERS

March 5, 2020
27577-19

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application & Sketch
Deferred Severance Application B72-19
7258 Concession 1 & 4238 Concession 1
Part of Lot 29, Concession 1
PIN 71202-0097 & 71202-0076
Township of Puslinch**

RECEIVED

MAR 05 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deed, addresses of neighbouring properties, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal of this lot line adjustment is to sever a 1.38± ha parcel from the northern portion of 7258 Concession 1 (PIN 71202-0097) along Concession 7 Road and merge it with the abutting agricultural parcel to the west known as 4238 Concession 7 (PIN 71202-0076). The lands to be severed are part of proposed Severance Application B72-19 and therefore, we are also asking that B72-19 be amended to reflect a reduced size.

The purpose of the lot line adjustment is to allow the residential portion of the 4238 Concession 7 property to have frontage along Concession 7. Currently PIN 71202-0076 has frontage on Concession 1 Road, but the residential area is at the north end of the parcel and the existing driveway encroaches over the parcel to the north (PIN 71202-0107). The owner would like to have the opportunity to construct a new driveway on his own parcel. The new location of the driveway will also be safer (better sight lines) than the current driveway.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

The severed parcel has a frontage of $136.1\pm$ m, depth of 79 to $138.5\pm$ m, for an area of 1.38 ha. The lands to be added to have a frontage of $122\pm$ m along Concession 1 Road with an area of $19.3\pm$ ha. The new south limit of the lands to be severed for this lot line adjustment is set a few metres north of the hydro high tension tower and run on an "angle" that is 10 m south of the existing dwelling on 4238 Concession 7. This will allow for a safe entrance just north of this new limit.

The parcel being added to has a rural residential area with a dwelling and garage at the north end; a large area of bush in the "middle" and two agricultural fields at the south end along the Concession Road 1 frontage.

There is a high tension hydro tower and corresponding easement along the Concession 7 limit. Similar to a previous severance in 2004 (shown as PIN 71202-0096 on the sketch), this hydro line and easement will not impede the proposed severance.

The property is subject to two additional easements which are old and not being used as easements for decades. One easement is described in Instrument No. IS12931 (Part 3, 61R-10971) is for driveway access for the lands to be added to (#4238).

The second old easement, as described in Instrument No. IS12931 (Part 7, 61R-10971) is for access to a pond on the retained parcel of 7258 Concession 7). I understand that this was to allow animals to access the pond for water. This easement has not been used as such for decades.

Pending Severance Application B72-19

The Lot Line Adjustment proposal discussed above was agreed to by the respective owners a day or two prior the scheduled Severance Hearing for Application B72-19. Application B72-19 was deferred at the December 2019 Land Division Committee meeting to allow for proper reconsideration with the proposed lot line adjustment.

Application B72-19 is proposing to create a new rural residential parcel along Concession Road 7 at the north end of the property. The County Planning Staff had concerns regarding the large size of the severed parcel. The new Lot Line Adjustment will help to address this concern, however, more importantly; the extent of B72-19 incorporates the open area north of a large bush area that separates this severance from the residential and farm area south of the bush.

Severance Application B72-19 is now proposing to have a frontage of $144.5\pm$ m, depth of 138.5 to $200\pm$ m for an area of $2.35\pm$ ha. The retained parcel will have an area of $20.3\pm$ ha where an existing dwelling and shed will remain with access along Concession Road 1.

We request that Application B72-19 be processed and scheduled at the same hearing as this application.



LAND SURVEYORS and ENGINEERS

County Official Plan

The proposed lot line adjustment follows the guidelines outlined in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as the land use will not change.

In summary, the lot line adjustment addresses a safe driveway issue for 4238 Concession 7. Application B72-19 will recognize the existing character of the parcel and allow for one rural residential severance in the open area of the north end of the lot.

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 Stacey Kall & Gari Ingertsa
cc Bill & Dale Sims

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

34. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? YES [] NO [X]

If YES, please complete the Source Water Protection Form and submit with your application.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

36. If a new farm operation, or new crops, or new farm buildings are being proposed for the severed and/or retained lands. Please provide some details:

None

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Gari INGERTSA & Stacey Elizabeth KALL the Registered Owners of
Part of Lots 29 & 30, Concession 1, Parts 1-7, 61R-10971 S/T IS12163 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X

X

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all

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

Part of Lots 29 & 30, Concession 1, Parts 1-7, 61R-10971 S/T IS12163 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City

of

(cant)

Guelph

In the

County/-Region of Wellington

This 4 day of March 20 20

Commissioner of Oaths

(Owner or Applicant)

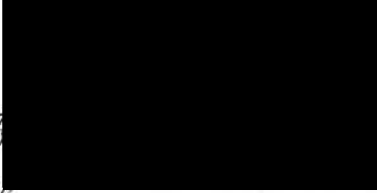
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner



Date

March 4, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION A

Fee Received: Mar 5/20
File No. B30-20
Accepted as Complete on: Mar 5/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) William Alexander SIMS & Margaret Dale SIMS

Address 4238 Concession 7, Puslinch, ON, N0B 2J0

Phone No. [REDACTED] Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225 Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 1

Lot No. Part of Lot 29

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 4238 Concession 7

(b) When was property acquired: December 1977 Registered Instrument No. ROS196164

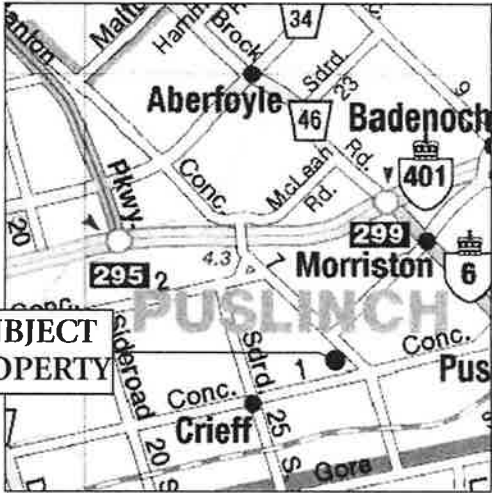
SEVERANCE SKETCH

PART OF LOTS 29 & 30, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

0 30 60 120 180 meters
VAN HARTEN SURVEYING INC.

KEYMAP



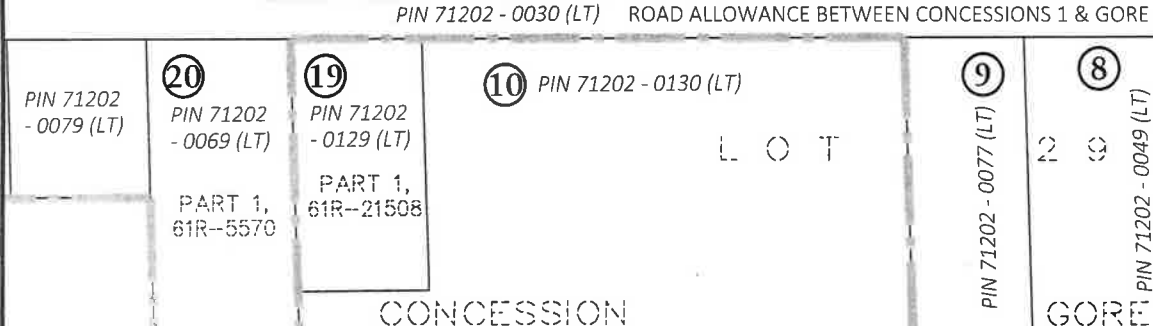
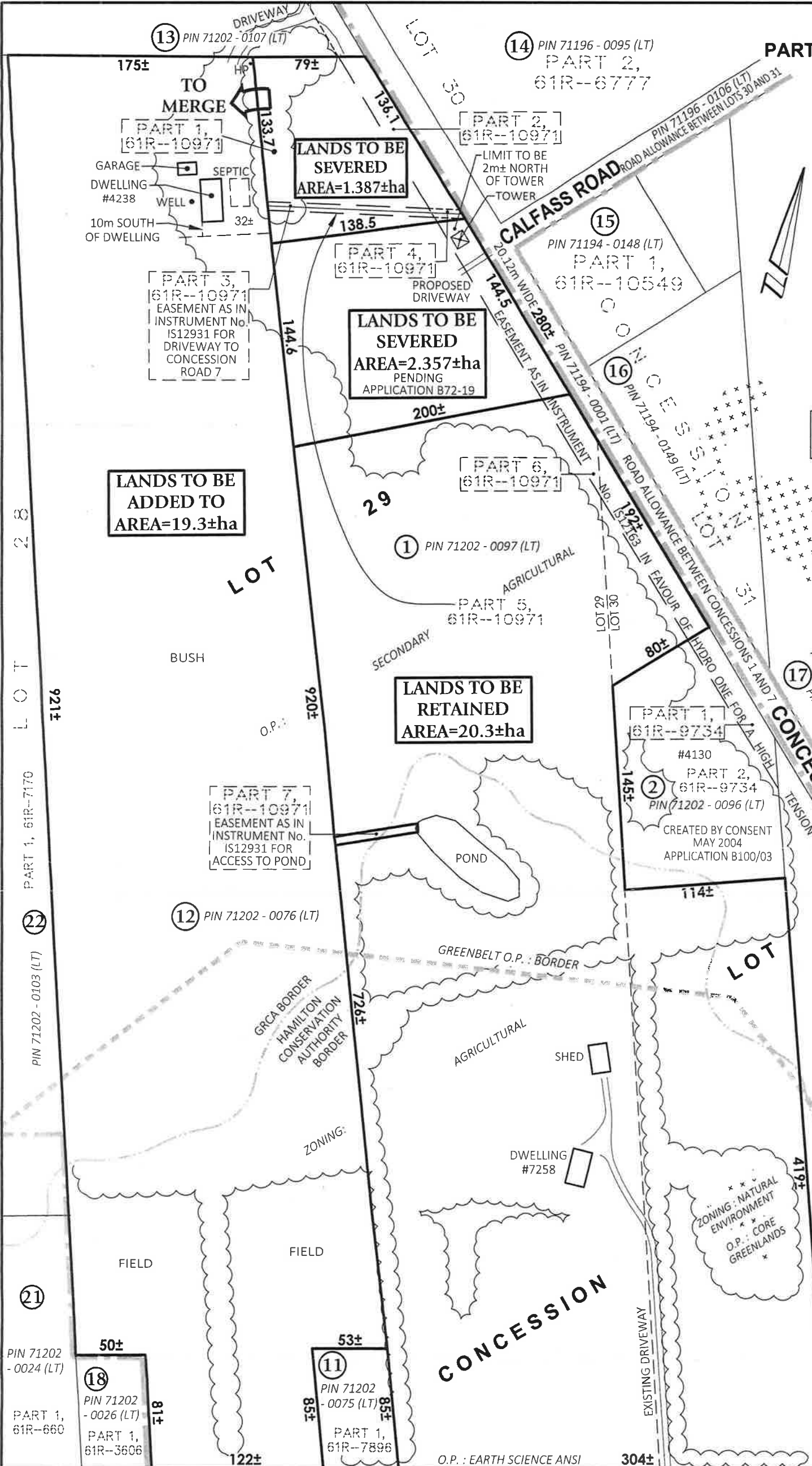
SUBJECT
PROPERTY

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 & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, & EARTH SCIENCE ANSI.
4. SUBJECT LANDS HAVE A GREENBELT OFFICIAL PLAN DESIGNATION OF PROTECTED COUNTRYSIDE & NATURAL HERITAGE SYSTEMS.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

PARTS A
TO H, J
TO L,
61R-1693

THIS SKETCH WAS PREPARED
ON THE 3rd DAY OF OCTOBER 2019
AMENDED ON THE 31st DAY OF FEBRUARY 2020



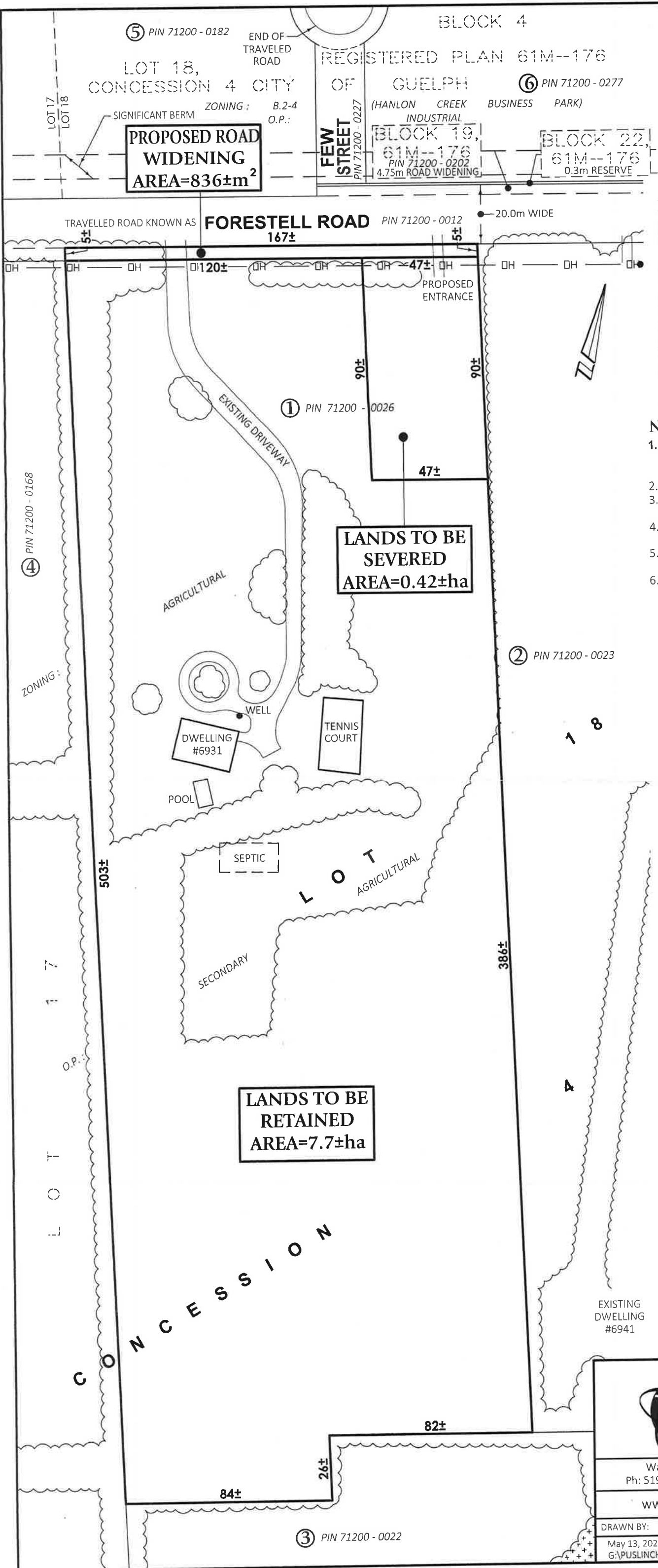


Van Harten

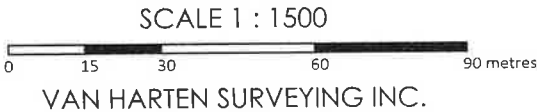
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 27577-19
Feb 21, 2020-4:05:31 PM		
G:\PUSLINCH\Con1\ACAD\SEV LOT 29 (INGERTSA) 3 UTM.dwg		

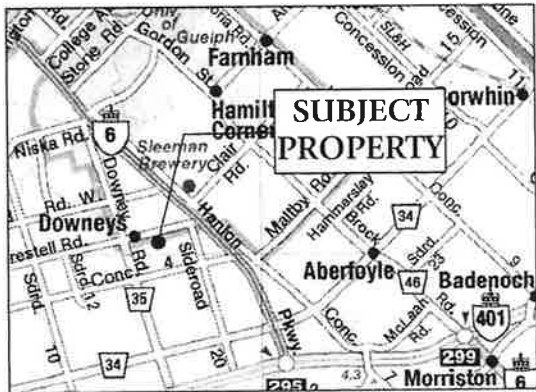
GREENBELT O.P. BORDER
O.P. : EARTH SCIENCE ANSI
O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



SEVERANCE SKETCH
PART OF LOT 18, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



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.
 6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED
ON THE 13th DAY OF MAY 2020

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 28125-20

May 13, 2020-10:41:44 AM
G:\PUSLINCH\Con4\ACAD\SEV LOT 18 (HOFSTRA) UTM.dwg

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

May 22, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: May 13, 2020

FILE NO. B33-20

APPLICANT
Janet Hofstra
6931 Forestell Raod
Guelph N1H 6J3

LOCATION OF SUBJECT LANDS
Township of Puslinch
Part Lot 18
Concession 4

Proposed severance is 47m fr x 90m = 0.42 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.7 hectares with 120m frontage, existing and proposed rural residential use with existing dwelling, pool & tennis court.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

June 30, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION of this application - please make your request in writing to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be NOTIFIED OF THE DECISION of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, you must make a request in writing to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

- Local Municipality - Puslinch County Planning Conservation Authority - GRCA
- Neighbouring Municipality – City of Guelph Source Water Protection
- Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing
- Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4430
Fee Received: May 13/20
File No. 833-20
Accepted as Complete on: May 13/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION2. (a) Name of Registered Owner(s) Janet Theresa HOFSTRAAddress 6931 Forestell Road, Guelph, ON, N1H 6J3Phone No. [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.423 Woolwich Street, Guelph, ON, N1H 3X3Phone No. 519-821-2763 x225Email: Jeff.Buisman@vanharten.com(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[X] AGRICULTURAL[] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To create a new parcel for rural residential purposes.OR

EASEMENT []

RIGHT OF WAY []

CORRECTION OF TITLE []

LEASE []

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 4

Lot No. Part of Lot 18

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 6931 Forestell Road

(b) When was property acquired: March 2009

Registered Instrument No. WC239845

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 47 ±

AREA

0.42 ha ±

Depth 90 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): A new rural residential dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[] Pit Privy

[] Other (Specify):

6. Description of Land intended to be RETAINED:

Metric ☒Imperial ☐

Frontage/Width120 / 166 ±AREA7.7 ha ±

Depth503 ±Existing Use(s)Rural Residential

Existing Buildings or structures: Dwelling, pool, tennis court

Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal):

☐ Pit Privy

☐ Other (Specify):

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

YES ☐ NO ☒

*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☒ NO ☐
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☒ NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☐ NO ☒
15. Is there a noxious industrial use within 500 meters [1640']?

YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES ☐ NO ☒

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES [] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [] NO [X] UNKNOWN []

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s)

20. Is this a **resubmission** of a previous application? YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [] NO [X]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide:
Transferee's Name, Date of the Transfer and Use of Parcel Transferred.

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula.

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

There are no Natural Heritage System features on the property.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural in the Official Plan. Section 10.4.4 of the Official Plan that states that lot creation for residential uses is permitted in lands designated as Secondary Agricultural provided the criteria is met.

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. Is the subject land a proposed surplus farm dwelling?* YES [] NO [X]

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? Agricultural

29. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____

b) has an application been made for a minor variance?
YES [] NO [] File Number _____

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.

- **Mortgage as in Instrument No. WC417260 with the Bank of Nova Scotia located at 10 Wright Blvd., Stratford, ON, N5A 7X9**

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

31. Type of Farm Operation conducted on these subject lands: None

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []

32. Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands None

<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use



LAND SURVEYORS and ENGINEERS

May 13, 2020

28125-20

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application & Sketch
6931 Forestell Road
Part of Lot 18, Concession 4
PIN 71200-0026
Township of Puslinch

RECEIVED

MAY 14 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN report and map, the required deeds, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal is to create a new rural residential parcel along Forestell Road with a frontage of $47\pm$ m and a depth of $90\pm$ m, for an area of $0.42\pm$ ha. A road widening has been presented along the entire frontage of the subject property as this requirement is expected from the City of Guelph. The road widening is 5 m deep and 167 m long with an area of $836\pm$ m². The retained parcel will have a frontage of $120\pm$ m, depth $503\pm$ m, for an area of $7.7\pm$ ha where the existing dwelling will remain.

The severed parcel consists of field grass and was configured to ensure the minimum 120 m lot frontage zoning requirement of the retained parcel could be met. The sight lines for the proposed driveway were evaluated and safe sight lines are available for the proposed driveway as shown on the sketch.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for both the severed and retained parcels.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



LAND SURVEYORS and ENGINEERS

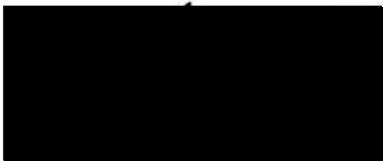
The parcel has a designation of Secondary Agricultural in the County of Wellington Official Plan which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot.
- MDS requirements are met
- Zoning requirements are met for the severed parcel.

In summary, this severance is a very practical and follows the relevant criteria for severances.

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 Janet & Peter Hofstra

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

33. **Manure Storage Facilities** on these lands: **None**

DRY	SEMI-SOLID	LIQUID
Open Pile []	Open Pile []	Covered Tank []
Covered Pile []	Storage with Buck Walls []	Aboveground Uncovered Tank []
		Belowground Uncovered Tank []
		Open Earth-sided Pit []

34. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

35. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? YES [X] NO []

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [] NO [X]

If yes, please indicate the person you have met/spoken to:

37. **If you wish to provide some further information** that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

OWNER'S AUTHORIZATION:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Janet Theresa HOFSTRA the Registered Owners of
Part of Lot 18, Concession 4, as in INST No. RO757464 Of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf,

X

[Redacted Signature]

(Signature of Registered Owner(s) or Corporation's Officer)

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description)
Part of Lot 18, Concession 4, as in INST No. RO757464 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of [Redacted] (Owner or Applicant)

Guelph In the

County/-Region of Wellington

This 13 day of May 20 20

[Redacted Signature]

(Owner or Applicant)

Commissioner of Oaths

Printed Commissioner's, etc. Name
James Michael
a Commissi
Province of
for Van Harten
Expires May 11, 2011.

County of Wellington

LAND DIVISION FORM

Revised April 2018

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)

Date

May 13, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

**Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Friday, May 15, 2020 10:10 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B33-20 - Screening Form
Attachments: WHPA_Map_Forestell_6931.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Good to hear from you. Our people are all good. Hope the same for you.

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), 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*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

In the midst of a rapidly changing situation, the Township of Centre Wellington has closed all Township facilities to the public to limit the spread of COVID-19. The Township of Centre Wellington will continue to deliver minimal operations and essential services to our community. We know this is a difficult time for many people and thank you for your patience. Wellington Source Water Protection's offices are located within the Township of Centre Wellington offices. Please note that I am currently working remotely, and available to communicate by phone or email.

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: May 14, 2020 10:35 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B33-20 - Screening Form

Good Morning.

I hope you and your loved ones are doing well.

Please see the attached application for your review. We plan to circulate May 22nd if possible.

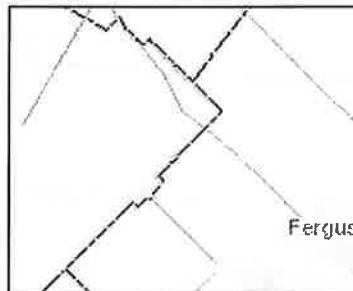
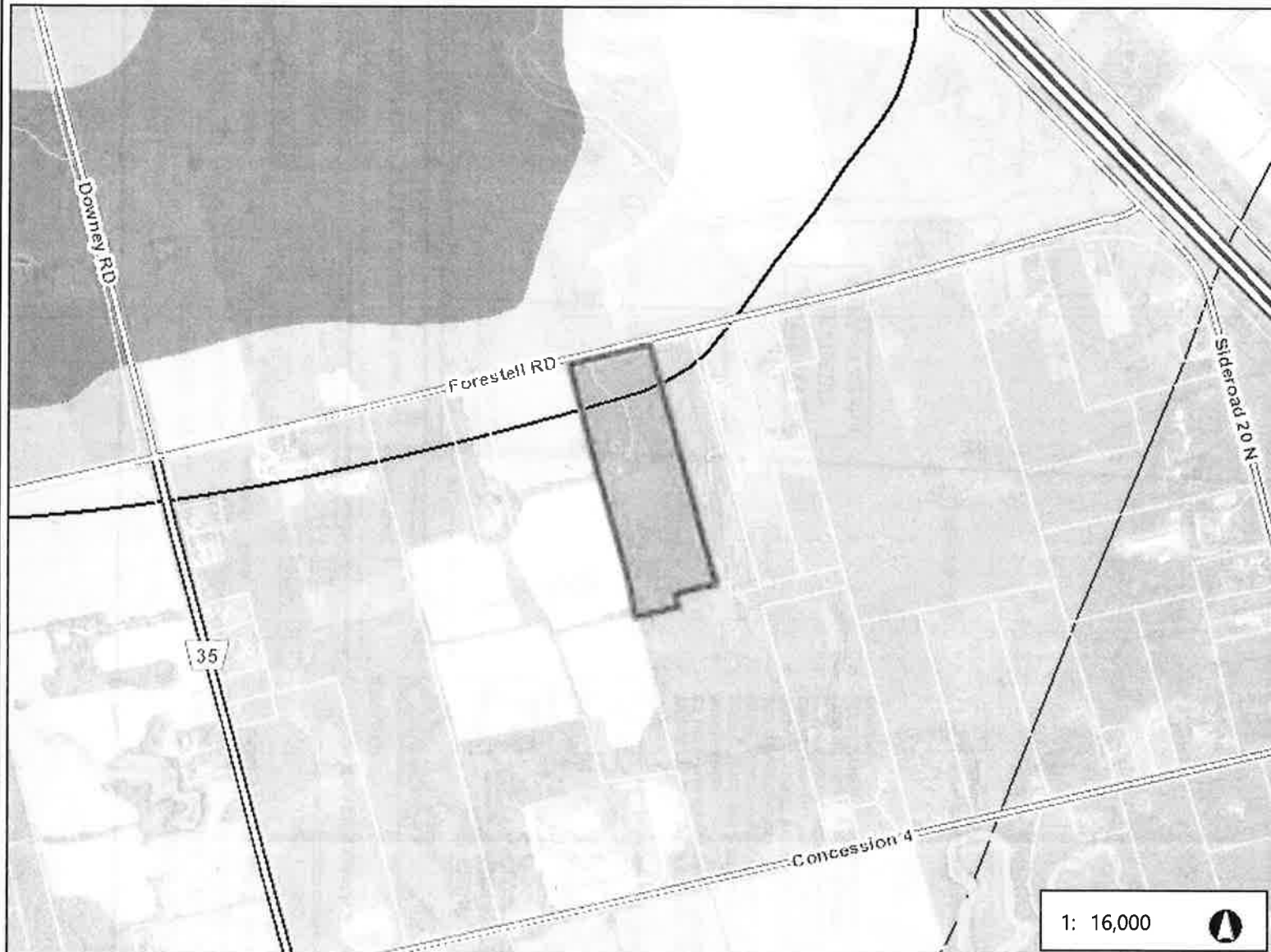
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Explore
Wellington

Wellington Road, Pushtich



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Urban Centres and Hamlets

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup

0.8 0 0.41 0.8 Kilometers

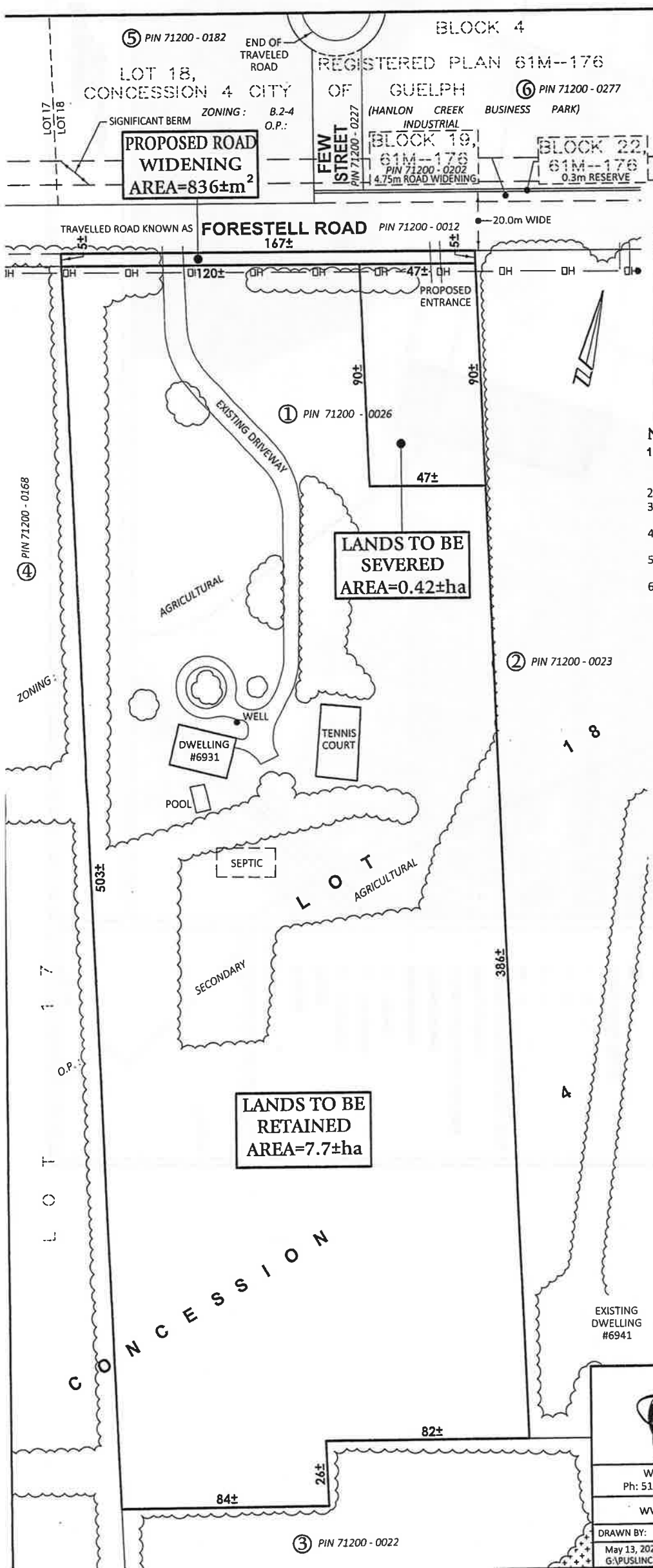
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

WGS_1984_Web_Mercator_Auxiliary_Sphere
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Notes

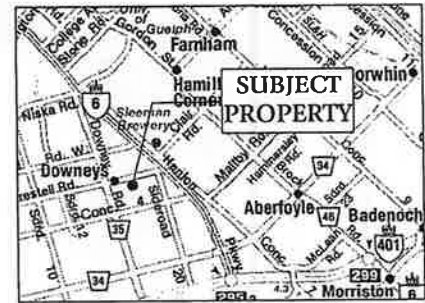


SEVERANCE SKETCH
PART OF LOT 18, CONCESSION 4
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500
0 15 30 60 90 metres

VAN HARTEN SURVEYING INC.

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.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED
ON THE 13th DAY OF MAY 2020

EXISTING
DWELLING
#6941



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 28125-20

May 13, 2020-10:41:44 AM
G:\PUSLINCH\Con4\ACAD\SEV LOT 18 (HOFSTRA) UTM.dwg

May 22, 2020

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: May 13, 2020

FILE NO. B37-20

APPLICANT

Rolf & Jennifer Deter
4604 Sideroad 12 North
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 1, 2 & 3
Concession Gore

Proposed lot line adjustment is 14m fr x 76m = 0.1 hectares, vacant land to be added to abutting parcel for rural residential use – Brandon, Rebecca, Hugh & Janice MacDonald.

Retained parcel is 72.6 hectares with 520m frontage, existing and proposed agricultural and residential use with existing dwelling, barn, drive shed & shed.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

June 30, 2020

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION B

Required Fee: \$ 4430
Fee Received: May 15/20

File No. B37-20
Accepted as Complete on: May 15/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Rolf Paul DETER & Jennifer Jayne DETER

Address 4604 Sideroad 12 North, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____ Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER ☐]

APPLICANT ☐]

AGENT ☒]

(e) Notice Cards Posted by:

REGISTERED OWNER ☐]

APPLICANT ☐]

AGENT ☒]

3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

☒ **Conveyance to effect an addition to a lot**

☐ **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:

Part of Lot 3, Concession GORE, Part 1, 61R-20788 (PIN 71206-0134)

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lots 1, 2, 3

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 6525 Concession 1

(b) When was property acquired: November 2019 Registered Instrument No. WC585152

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 14 ±

AREA

0.1 ha ±

Depth 76 ±

Existing Use(s)

Field

Existing Buildings or structures: None

Proposed Uses (s): To be added to 6529 Concession 1 (PIN 71206-0134) for continued rural residential side yard.

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other Access on Lands to be Added to

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other (specify): Well on Lands to be Added to

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

[] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [] communal

[] Pit Privy

[] Other (specify): Septic on Lands to be Added to

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 520 / 788 ±

AREA

72.6 ha ±

Depth 1130 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Dwelling, Barn, Drive Shed, Shed

Proposed Uses (s): No Change

Type of access (Check appropriate space)

☐ Provincial Highway

☐ County Road

☒ Municipal road, maintained year round

☐ Municipal road, seasonally maintained

☐ Easement

☐ Right-of-way

☐ Private road

☐ Crown access road

☐ Water access

☐ Other (specify) _____

Type of water supply - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated piped water system

☒ Well ☒ individual ☐ communal

☐ Lake

☐ Other (specify): _____

Type of sewage disposal - Existing ☒ Proposed ☐ (check appropriate space)

☐ Municipally owned and operated sanitary sewers

☒ Septic Tank ☒ individual ☐ communal

☐ Pit Privy

☐ Other (specify): _____

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

YES ☒ NO ☐

*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]?

YES ☐ NO ☒
9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']?

YES ☐ NO ☒
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]?

YES ☒ NO ☐
11. Is there any portion of the land to be severed or to be retained located within a floodplain?

YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']?

YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site?

YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']?

YES ☒ NO ☐
15. Is there a noxious industrial use within 500 meteres [1640']?

YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']?

YES ☐ NO ☒

Name of Rail Line Company:
17. Is there an airport or aircraft landing strip nearby?

YES ☐ NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands?

YES ☐ NO ☒
19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site?

YES ☐ NO ☒ UNKNOWN ☐

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site?

YES ☐ NO ☒ UNKNOWN ☐

If YES, what was the nature and type of the commercial use(s) _____

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [] NO [X] UNKNOWN []

- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding?

YES [] NO [X] UNKNOWN []

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application?

YES [] NO [X]

If YES, is it identical [] or changed [] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office?

YES [X] NO []

- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

- PIN 71206-0060 on sketch created by consent December 1997 by Instrument 788230
- PIN 71206-0126 on sketch created by consent May 2003 by Instrument WC27152 and expanded by lot line adjustment consent August 2012 by Instrument WC353300
- PIN 71206-0134 on sketch created by consent May 2016 by Instrument WC468726
- Application B109-17 - Withdrawn

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [] NO [X] UNKNOWN []

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application?

YES [] NO [X]

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

The Natural Heritage System mapping indicates that there are wetland areas on the subject property, however no development is proposed within the wetland area and the boundary is outside of this feature.

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

The subject property is designated as Secondary Agricultural, Core Greenlands, and Greenland in the Official Plan. This proposal follows the guidelines set out in Section 10.4.6 for Secondary Agricultural parcels that states that lot line adjustments are permitted where no adverse effect on agriculture will occur and where an undersized lot is made useable.

- b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ File Number(s): _____

27. What is the zoning of the subject lands? **Agricultural, Site Specific Agricultural A(SP2), Natural Environment and Environmental Protection Overlay**

28. Does the proposal for the subject lands conform to the existing zoning? YES [X] NO []

If NO, a) has an application been made for re-zoning?
YES [] NO [] File Number _____
b) has an application been made for a minor variance?
YES [] NO [] File Number _____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [X] NO []

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee _____

- **Severed/Retained Parcel: Mortgage as in INST No. WC538529 with Glenn Allan FROSCHE & Yvonne FROSCHE located at 1624 Franklin Blvd, Unit C211, Cambridge, ON, N3C 3P4**
- **Lands to be Added to: Mortgage as in INST No. WC515029 with Meridian Credit Union Limited located at 75 Corporate Park Drive, St. Catharines, ON, L2S 3W3**

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”

30. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**
Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other [X]

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area 515±m²	Use Barn
	Width 4±m	Length 7±m	Area 28±m²	Use Shed
	Width 6±m	Length 15±m	Area 90±m²	Use Drive Shed

32. **Manure Storage Facilities** on these lands: **None**

DRY		SEMI-SOLID		LIQUID	
Open Pile	[]	Open Pile	[]	Covered Tank	[]
Covered Pile	[]	Storage with Buck Walls	[]	Aboveground Uncovered Tank	[]
				Belowground Uncovered Tank	[]
				Open Earth-sided Pit	[]



LAND SURVEYORS and ENGINEERS

May 15, 2020

28154-20

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
6525 Concession 1 & 6529 Concession 1
Part of Lot 1, 2, & 3, Concession GORE
PIN 71206-0135 & 71206-0134
Township of Puslinch**

RECEIVED

MAY 15 2020

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, the required deeds, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$420.00 and a cheque to Wellington County for \$4,430.00.

Proposal:

The proposal is to sever a small portion of land from #6525 Concession 1 (PIN 71206-0135) and merge it with the abutting parcel to the north-east at #6529 Concession 1 (PIN 71206-0134) for increased side yard.

The house on #6529 is relatively close to the western property limit and an addition was recently added to the west side of the house to make it even closer to the west limit. The driveway was also expanded with a "turn-around" piece that is slightly over the westerly property line. This lot line adjustment will provide for a more aesthetically-pleasing look of having more balanced space on the west side of the house.

The other motive for this severance is that the farmer of the retained lands, Rolf Deter, does not want to have farming equipment, especially the sprayer, that close to the house.

The Retained Parcel (#6525) will have an area of 72.6±ha where the existing dwelling, barn, accessory buildings and agricultural field and bush will remain. There was a previous zoning amendment for the area surrounding the dwelling and residential area (Site-Specific Agricultural A-SP2) which prohibits the housing of livestock and manure storage in the barn.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.



LAND SURVEYORS and ENGINEERS

After reviewing the Minimum Distance Separation (MDS) Guidelines, it is our interpretation that MDS setbacks are not applicable to this application as this proposal is for a boundary adjustment and not the creation of a new lot which as outlined in MDS Guideline #8.

There is a wetland on the retained parcel, however the proposed boundary adjustment is more than 30m away from this feature.

The proposed lot line adjustment follows the guidelines outlined in Section 10.4.6 of the Wellington County Official Plan for lot line adjustments of lands that are designated Secondary Agricultural. This section states that lot line adjustments are permitted as long as there is no adverse effect on agricultural operations. This severance meets that requirement as the land use will not change

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 Rolf Deter
cc Brandon MacDonald

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

33. Are there any drainage systems on the retained and severed lands? YES [] NO [X]

Type	Drain Name & Area	Outlet Location
Municipal Drain []		Owner's Lands []
Field Drain []		Neighbours Lands []
		River/Stream []

34. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? YES [X] NO []

If YES, please complete the Source Water Protection Form and submit with your application.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form? YES [] NO [X]
If yes, please indicate the person you have met/spoken to:

36. If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

None

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

OWNER'S AUTHORIZATION:

28154-20

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Rolf Paul DETER & Jennifer Jayne DETER the Registered Owners of
Part of Lots 1, 2 & 3, Concession GORE as in RO727742 of the Township of Puslinch in the
County/-Region of Wellington severally and jointly, solemnly declare that
Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X

X

Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the
City of Guelph In the County/-Region of
Wellington Solemnly declare that all

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

Part of Lots 1, 2 & 3, Concession GORE as in RO727742 Of the Township of Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City

of

(Owner or Applicant)

Guelph

In the

County/-Region of Wellington

This 15 day of May 20 20

James Michalos, Applicant
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)

Date

May 15, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

Secretary-Treasurer
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

SECTION A

Fee Received: May 15/20
File No. 337-20
Accepted as Complete on: May 15/20

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION A: Parcel to which land is being added.

2. (a) Name of Registered Owner(s) Brandon MACDONALD, Rebecca MCNABB, Hugh MACDONALD & Janice MACDONALD

Address 6529 Concession 1, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) _____

Phone No. _____

Email: _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of Van Harten Surveying Inc.
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession GORE

Lot No. Part of Lot 3

Registered Plan No.

Lot No.

Reference Plan No. 61R-20788

Part No. 1

Civic Address 6529 Concession 1

(b) When was property acquired: August 2017

Registered Instrument No. WC515028

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Tuesday, May 19, 2020 10:33 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B37-20 - WHPA D
Attachments: WHPA_Map_Concession1_6525.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA –D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

In the midst of a rapidly changing situation, the Township of Centre Wellington has closed all Township facilities to the public to limit the spread of COVID-19. The Township of Centre Wellington will continue to deliver minimal operations and essential services to our community. We know this is a difficult time for many people and thank you for your patience. Wellington Source Water Protection's offices are located within the Township of Centre Wellington offices. Please note that I am currently working remotely, and available to communicate by phone or email.

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: May 15, 2020 4:30 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B37-20 - WHPA D

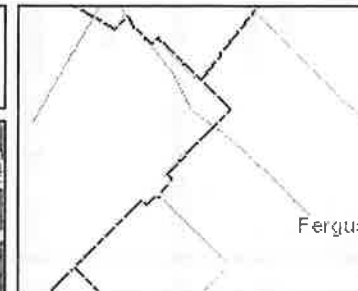
Hello.

Here is another application for your review. This will be the last for the May 22 circulation.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

—
This e-mail message (including attachments, if any) is intended for the use of the individual to whom it is addressed and may contain information that is privileged and confidential. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Well Locations

Wellhead Protection Area Boundaries

- A
- B
- C
- D

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup

0.8 0 0.41 0.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

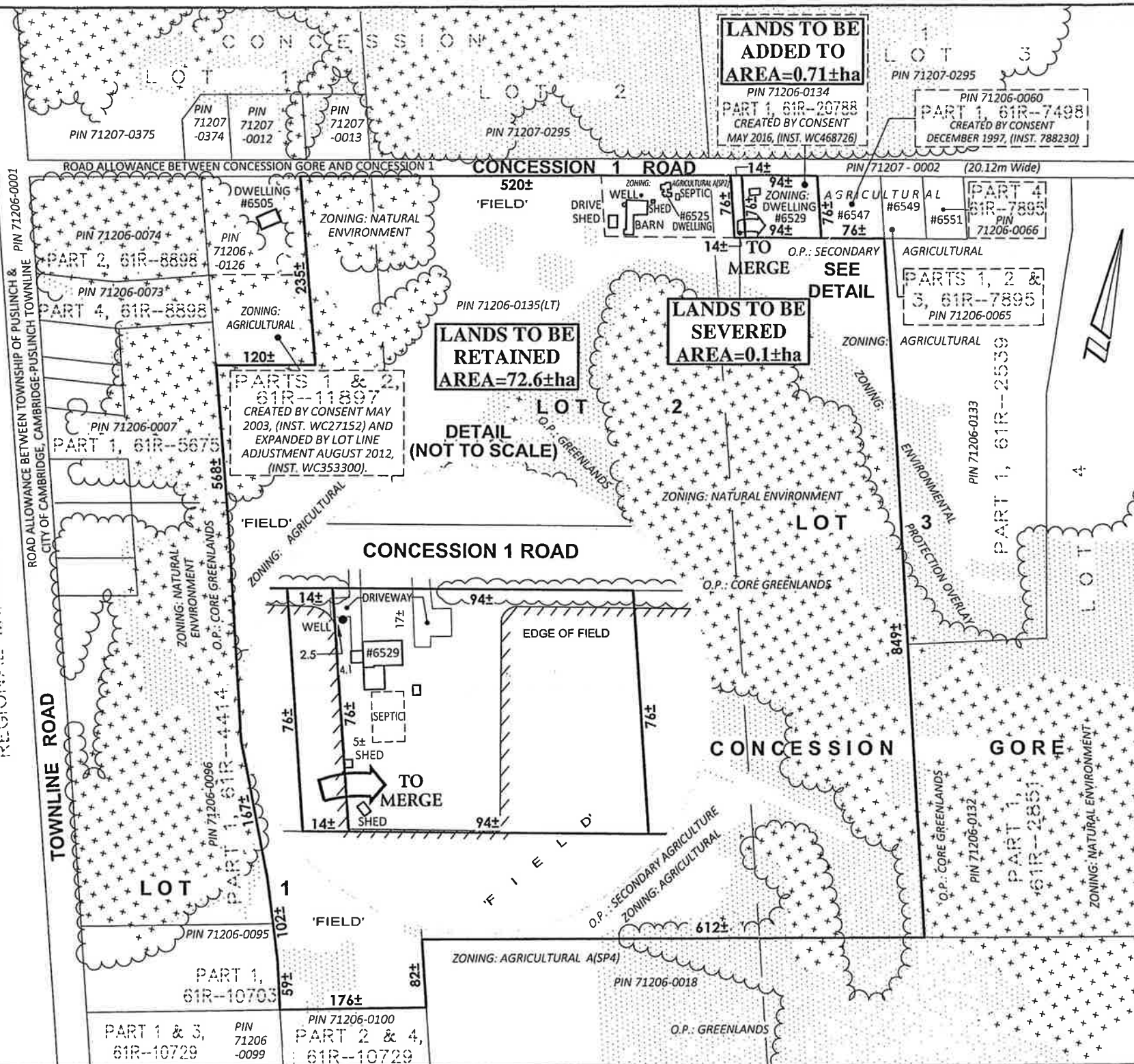
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

CITY OF CAMBRIDGE,
REGIONAL MUNICIPALITY OF WATERLOO



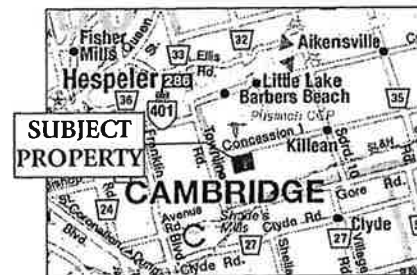
SEVERANCE SKETCH PART OF LOTS 1, 2 & 3, CONCESSION GORE TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 5000



VAN HARTEN SURVEYING INC.

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, AGRICULTURAL A(SP2), NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, CORE GREENLANDS, & GREENLANDS.
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.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. N.T.S. DENOTES NOT TO SCALE.

O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED
ON THE 15th DAY OF MAY 2020

JEFFREY E. BUJMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 28154-20

May 15, 2020-12:19:25 PM

G:\PUSLINCH\ConGore\ACAD\SEVERANCES\SEV LOT 1-3 (DETERCO).dwg