



## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

August 13, 2019

7:00 p.m.

### **A G E N D A**

#### **COMMITTEE OF ADJUSTMENT:**

##### **1. OPENING REMARKS**

##### **2. DISCLOSURE OF PECUNIARY INTEREST**

##### **3. APPROVAL OF MINUTES**

- July 9, 2019

##### **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/SID – SIDHU**

Property described as Part of Lot 1, Concession Gore, 563 Townline Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a new dwelling with a maximum height of 12.5 metres to the midpoint of the roofline.

###### **4(b) Minor Variance Application D13/KUI - KUIPER**

Property described as Front Part lot 8, Concession 1, 6680 Concession 1, Township of Puslinch, County of Wellington.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit:

- An accessory dwelling with a maximum height of 8.0 metres to the midpoint of the roofline.
- An accessory building or structure that exceeds the maximum five per cent permitted lot coverage by 20 square feet.

##### **5. OTHER MATTERS**

- None



## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

August 13, 2019

7:00 p.m.

### 6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

#### PLANNING & DEVELOPMENT ADVISORY COMMITTEE

#### 7. OPENING REMARKS

#### 8. DISCLOSURE OF PECUNIARY INTEREST

#### 9. APPROVAL OF MINUTES

- July 9, 2019

#### 10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

#### 11. ZONING BY-LAW AMENDMENT

- None

#### 12. LAND DIVISION

##### 12(a) **Severance Application B42/19 (D10/HUE)** – Wesley and Sarah Huether, Part Lot 22, Concession 8, municipally known as 26 Old Brock Road, Puslinch.

Proposed severance is 0.591 hectares with 35m frontage (Part 1 on sketch), existing and proposed rural residential use with existing barn and silos. Barn and silos to be removed.

Retained parcel is 0.84 hectares with 32.27m frontage, existing and proposed rural residential use with existing dwelling and garage.

##### 12(b) **Lot Line Adjustment Application B43/19 (D10/HAR)** – William Harrison, Part Lot 15, Concession 9, municipally known as 7644 Maltby Road E, Puslinch.

Proposed lot line adjustment is 5.5m frontage x 228.6m = 0.126 hectares (Parcel 2 on sketch), vacant land with part of driveway to be added to abutting rural residential lot – William & Donna Harrison (Parcel 3 on sketch). Together with an easement from hydro to benefit 7644 Maltby Road East.





## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

August 13, 2019

7:00 p.m.

Retained parcel is 1.898 hectares with 79.973m frontage, vacant land for proposed rural residential use (Parcel 1 on sketch).

- 12(c) Severance Application B44/19 (D10/SAD)** – Rasham and Jasvir Sadhra, Part Lot 20, Concession 3, municipally known as 7000 Wellington Road 34, Cambridge.

Proposed severance is 27m frontage x 152m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.0 hectares with 88m frontage, existing and proposed rural residential use with existing dwelling

- 12(d) Lot Line Adjustment Application B46/19 (D10/IRE)** – Robert Ireland, Part Lot 12, Concession 9, municipally known as 4700 Watson Road S, Puslinch.

Proposed lot line adjustment is 32.9 hectares with no frontage, vacant land to be added to abutting vacant lot – Bradley Ireland.

Retained parcel is 2.8 hectares with 105m frontage, existing and proposed rural residential use with existing dwelling and shop.

### **13. OTHER MATTERS**

- None

### **14. CLOSED MEETING**

- None

### **15. NEXT MEETING** Tuesday, September 10, 2019 @ 7:00 p.m.

### **16. ADJOURNMENT**

## MINUTES

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT**

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### **OTHERS IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Meagan Ferris, Sr. Planner, County of Wellington  
Zach Prince, Planner, County of Wellington  
Hugh Handy, GSP Group  
Shannon Davison, Aboud & Associates  
Dave Wright & Beth Reade  
Karl & Brigitte Strachan  
John Slood

### **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: Paul Sadhra

Seconded by: Dennis O'Connor

That the Minutes of the Committee of Adjustment meetings held Tuesday, June 11, 2019 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:

**4a.) Minor Variance Application D13/WRI – David Wright/Elizabeth Reade** – Property described as Part of Lot 11, Concession 10, 161 Hume Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot width of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

- Lynne Banks outlined the application, advised that the notice requirements for the application had been met and then outlined the comments and objections that were received from the circulated agencies and public.
- Hugh Handy of GSP Group, consultant for the owner, provided an overview of the application, presented a power point presentation and advised that the severance conditions were set by the Township of Puslinch, provisional consent was granted by the County of Wellington Land Division

Committee and that the Consent Application is now under appeal through the LPAT. He also noted that the Minor Variance Application was deferred from the February 26, 2019 and the June 11, 2019 Committee of Adjustment meetings, and that the County is supportive of the minor variance. He further advised that the EIS field work is proceeding to completion on the property and that he and the owners of the property had met with Mr. & Mrs. Strachan to try to work towards a solution regarding the location of the proposed driveway, noting that the proposed driveway location cannot be changed due to provincially significant wetlands located on the west side of the property. He also noted that the grade of the proposed driveway will drop a bit to stay below the retaining wall and that the owners will keep the proposed driveway away from their property and as far from the retaining wall as possible.

- Karl Strachan comments: the main issue is the location of the proposed driveway and would like the proposed driveway location to be through the middle of the property or the west side of the property, noting that the proposed location of the driveway will affect their privacy.
- Brigitte Strachan comments: they had met with the owners but were unable to come up with a satisfactory solution to the location of the proposed driveway and noted that after looking at the County GIS mapping, the “flagpole” shape was not a common way to sever properties, that the owners of 161 Hume Road park their vehicles at the end of the driveway in the winter due to weather conditions not allowing the vehicles to get up the grade of the proposed driveway to be parked near the house. She also inquired that if they add animals to their property, how will it affect the MDS to the severed land.
- John Sepulis inquired how the proposed location of the driveway was decided.
- Hugh Handy advised that due to the wetlands and the required 30 metre buffer, the proposed driveway cannot be located on the west side of the property.
- Shannon Davison noted that the GRCA requires a 30 metre buffer from the wetlands and that the GRCA attended at the property to review the location of the wetlands in relation to the proposed driveway and that the proposed location of the house is outside the 30 metre buffer.
- Hugh Handy advised that there is a ridge that runs across the front part of the property which is why the proposed driveway is being located where it is shown on the sketch provided.
- John Slood asked what about the animals in the adjacent barn.
- Hugh Handy advised that the County ran the MDS calculations and noted that there are currently no animals located in the barn, however, the location of the proposed dwelling is far enough away from the barn should the abutting landowners ever acquire animals.
- John Slood stated that he doesn’t feel his concerns from the February 26, 2019 meeting have been addressed, is disappointed that no one has reached out to him to satisfy his concerns and that he had contacted Van Harten Surveying Inc. to request a meeting with the owners, but a meeting was never arranged. He also stated that he feels the minor variance application has been “rubber stamped”, that it is not a minor variance but a major variance and is disappointed in the committee for not reaching out to him. He further stated that he asked for a compromise but was not informed of the outcome of the meeting between the owners and the abutting owners, and that he is not opposed to the severance but is opposed to the minor variance and would like to know why can’t the proposed driveway be either relocated or the width of the proposed driveway changed from 10 metres to 20 metres. He also inquired why the property was for sale prior to the severance and what guarantee can be given that the owners won’t sell the retained lands in the property in the future, and why is the proposed location of the house close to the woodlot and wetlands and why it can’t be put somewhere else on the property. He further stated that he would like the fire department to review the revised grading plan and meet with him about it. He advised that he has not been provided with any documents to review and would like a discussion with the Committee to clean up the minor variance process.
- John Sepulis advised that whether or not the owner is selling the property is not germane to the issue. He further inquired as to whether or not the fire department reviewed and commented on the revised grading plan.
- Lynne Banks advised that the revised grading plan was not provided to the Township for review and comment prior to the meeting.
- John Sepulis inquired how the tree cutting on the property will be handled.
- Hugh Handy advised that the County will oversee what type and how many trees will be removed.

- Karl Strachan asked if there is a 30 metre wetland buffer then why is the driveway being allowed to be located at its proposed location.
- Brigitte Strachan inquired as to why the proposed driveway couldn't be located closer to the driveway on the retained parcel.
- Hugh Handy advised that the width of the proposed driveway was selected was not to locate by their property but located due to other issues and was discussed with the County, and further advised that the County confirmed site line issues on the west side.
- Dan Kennedy inquired what will be done to protect the abutting owners retaining wall located beside the proposed driveway.
- Hugh Handy advised that the wall condition and age is not known and that it could be a condition to of the minor variance approval to have it assessed and ensure that it will not be impacted by construction on the severed parcel.
- Dan Kennedy asked if there has been any discussions regarding privacy fencing.
- Hugh Handy advised that there have been discussions with the owner and neighbour but they have been unable to come up with a satisfactory solution.
- Paul Sadhra inquired how would water flow affect the retaining wall and is there a plan in place to address water flow near the retaining wall.
- Hugh Handy stated that the proposed driveway will be engineered prior to the permit application process.
- Paul Sadhra asked how will any possible damage to the retaining wall be dealt with.
- Hugh Handy advised that it would most likely be a civil matter between the owners.
- Paul Sadhra asked if the proposed driveway could be moved closer to the existing home on the retained parcel.
- Brigitte Strachan stated that it would still be visible from their property.
- Hugh Handy advised that the intent is to locate the proposed driveway as far as possible from the property line.
- Dennis O'Connor inquired how will the trees on the property be maintained.
- Hugh Handy advised that it is not a condition of the consent.
- John Sepulis asked why can't the proposed driveway be relocated 5 metres to the west.
- Hugh Handy stated that there is no environmental reason but that the parking pad and shed located on the property would have to be moved and that it is already located as far as it possibly can be located.
- John Sepulis inquired if the proposed driveway could be located in the middle of the property.
- Hugh Handy advised that there is a significant ridge across the front of the property.
- Dennis O'Connor asked if the wetlands are provincially significant.
- Shannon Davison advised that it is below 750 metres and could be complexed in due to significant wildlife habitats that would be protected by the Provincial Policy Statement.
- Hugh Handy noted that there could also be locally significant wildlife located there.
- Shannon Davison noted that their recommendation would be that it be classified as provincially significant wetlands.
- Dan Kennedy inquired why the proposed driveway can't be moved 10 metres or moved to the west side of the property.
- John Sepulis stated that it is due to the wildlife migration patterns.
- Dan Kennedy inquired if the migration patterns could be factored in.

There were no more comments or questions and the Committee had a discussion and the following was noted:

- Paul Sadhra stated that it is not a minor variance and that maintaining the integrity of the retaining wall is an issue and that there are too many variables.
- Dennis O'Connor stated that he would like a condition in the minor variance that the vegetative buffer be planted to protect the abutting neighbour's view, otherwise there are too many adverse impacts.
- John Sepulis noted that there were no objections when the severance application was presented to the committee.
- Dennis O'Connor noted that they need a reduced impact to the abutting neighbours.

The Committee voted on the motion with all opposed.

That Application D13/WRI requesting relief from provisions of Zoning By-Law #19/85, as amended, requesting a reduced lot width of the severed parcel to be 10.0 metres instead of 24.3 metres as required.

The request is hereby **Denied** for the following reasons:

1. That the proposed driveway width could be increased to locate the driveway further to the west of the property.
2. That the integrity of the retaining wall would need to be maintained during construction.

**4(b). Minor Variance Application D13/CAL – William Calhoun** - Property described as Rear Part Lot 6, Concession 1, 4 Lake Avenue PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced side yard setback to be 0.74 metres instead of 2.0 metres as required.

- The owner provided an overview of the application.
- There were no public comments or questions.
- There were no comments or questions from the Committee.
- The owner inquired that since there are two building permits, one for the dwelling and one for the deck would he still be able to proceed with the work on the house.
- Lynne Banks advised that since the minor variance is for the deck then the 20 day appeal period will apply to the deck and not the house renovations.

The Committee voted on the motion with all in favour.

That Application D13/CAL, providing relief from provisions of Zoning By-Law #19/85, as amended, requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced side yard setback to be 0.74 metres instead of 2.0 metres as required, is hereby **Approved** with no conditions.

**5. OTHER MATTERS**

- None.

**6. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

The Committee of Adjustment meeting adjourned at 8:11 p.m.

CARRIED



## **MINUTES**

### **MEMBERS PRESENT**

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

### **MEMBERS ABSENT**

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### **OTHERS IN ATTENDANCE**

Lynne Banks, Development and Legislative Coordinator  
Meagan Ferris, Sr. Planner, County of Wellington  
Zach Prince, Planner, County of Wellington  
Megan Geregthy, GSP Group  
Ann Caine, Sunrise Board President

### **1 - 5. COMMITTEE OF ADJUSTMENT**

- See July 9, 2019 Committee of Adjustment minutes.

### **6. OPENING REMARKS**

The meeting was called to order at 8:12 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

### **7. DISCLOSURE OF PECUNIARY INTEREST**

- None

### **8. APPROVAL OF MINUTES**

Moved by: Paul Sadhra

Seconded by: Dennis O'Connor

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, June 11, 2019, be adopted.

CARRIED

### **9. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**

- None

### **10. ZONING BY-LAW AMENDMENT**

**10(a) Zoning By-law Amendment Application D14/SUN – Sunrise Therapeutic Riding & Learning Centre** – Property described as Part of Lot 17 Concession 1 – 6920 Concession 1, Township of Puslinch.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to rezone the lands from Agricultural (A) to Agricultural Site Specific (A- ) to permit a residential building to include 16 residential suites, 6 respite rooms for adults with special needs, office and administration area, kitchen, social gathering areas and multipurpose hall.

- Megan Geregthy provided an overview of the application and some background.
- John Sepulis inquired that if the application is for the entire property, could it not be limited to

the development area.

- Megan Geregthy advised that they worked with the County to come up with the best way to locate the building that will be used for the sleeping quarters.
- John Sepulis asked if there are any plans for future expansion on the property.
- Megan Geregthy advised that the zoning that has been requested allows for other secondary uses and would be limited in height.
- John Sepulis inquired if this would create new jobs in the Township.
- Ann Caine advised that there will be an increase in jobs, specifically because they will be adding a building that will require 24 hour support, life skill training would expand to 5 days per week instead of the current 2-3 days per week, resulting in the hiring of approximately 10 more staff.
- John Sepulis asked that if there are currently 30 parking spaces, will increasing it to 44 parking spaces will be adequate to meet their parking needs.
- Ann Caine responded that since it will mostly be for staff, 44 spaces will be adequate.

Committee Comments:

The Committee supports the undertaking, creating approximately 10 new jobs, and is satisfied that the building envelope is sequestered within the setbacks.

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

CARRIED

**10(b) Zoning By-law Amendment Application D14/ELL – D.J. Ivan Elliot** –Property described as Part Lot 17, Concession 1, municipally known as 6920 Concession 1, RR#2, Township of Puslinch.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to allow for a temporary use over a portion of the property from an Agricultural (A) to a Site Specific Zoning to permit a Garden Suite for an additional ten year period.

- Lynne Banks provided an overview of the application.
- Dennis O'Connor inquired how the Township can guarantee that it is permitted.
- Megan Ferris advised that the *Planning Act* allows for a term of 20 years, and that the owner would have to apply to the Township to renew the zoning for another 10 years.
- Dan Kennedy asked if there is any way to guarantee that the occupants that will be inhabiting the Garden Suite are one and the same as are noted in the agreement and that it is not being rented out to another individual.
- Lynne Banks advised that there is currently no mechanism in place to guarantee who is residing in the Garden Suite, and that the Township is relying on who the owner has listed in the registered agreement as inhabitants of the Garden Suite.

Committee Comments:

The Committee supports the application:

1. With the understanding that it is only to be inhabited by aging in-laws.
2. Subject to the agreement being registered on title.

Moved by: Dennis O'Connor

Seconded by: Paul Sadhra

CARRIED

**11. LAND DIVISION**

- None





THE CORPORATION OF THE TOWNSHIP OF PUSLINCH  
PLANNING & DEVELOPMENT ADVISORY COMMITTEE

JULY 9, 2019

7:00 PM

COUNCIL CHAMBERS

**12. OTHER MATTERS**

- None

**13. CLOSED MEETING**

- None

**14. NEXT MEETING**

- Next Regular Meeting Tuesday, August 13, 2019 @ 7:00 p.m.

**15. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

That the Planning & Development Advisory Committee is adjourned at 8:30 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](http://www.puslinch.ca)

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s): Ravinder Sidhu

Address: 563 Townline Road

City: Puslinch

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

Applicant (Agent) Name(s): Tajinder Kainth

Address: [REDACTED]

City: Guelph

Postal Code: N1K 1T8

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax:

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

Send correspondence to: Owner: ☐ Agent ☒ Other: \_\_\_\_\_

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

Municipal address: 563 Townline Road, Puslinch, NOB 2J0

Concession: GORE Lot: \_\_\_\_\_

Registered Plan Number: 61R - 10703

Area: 1.985 ha      Depth: 225.251 m      Frontage: 87.8 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).**

The relief being applied for is to allow a greater building height for a new home on this property. We wish to be granted a building height of 12.5 meters to the midpoint of the roof-line.

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

It's not possible to comply with bylaw since a proper 2-storey custom-built home with 12 foot ceilings cannot be built to the current building height permitted.

\* **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?**

Townline Road

**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? Rural residential

The abutting properties? Rural residential

**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 <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

**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.

## 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) Ravinder Sidhu of the

\_\_\_\_\_ of \_\_\_\_\_ County/Region of

Wellington do hereby authorize

THANASSA KANTH to act as my agent in this application.

 \_\_\_\_\_  
Owner(s)

June 18, 2019  
Date

## Affidavit:

I (we) \_\_\_\_\_ of the

\_\_\_\_\_ of \_\_\_\_\_ County/Region of

\_\_\_\_\_ 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 \_\_\_\_\_ of \_\_\_\_\_ in the

County/Region of \_\_\_\_\_ this \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature of Owner or authorized  
solicitor or agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Commissioner

\_\_\_\_\_  
Date

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

Date of acquisition of subject property: July 12016

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

## 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.



Subject Property

Townline RD

Cambridge







Grand River

Conservation Authority

Date: Jul 26, 2019

### Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Sleep
- Oversteep
- Sleep
- 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/MNR/F)

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.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, 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>

0 10 20 30 Meters

NAD 1983 UTM Zone 17N

Scale: 1:961

Map Centre (UTM NA D83 217): 559,077.02 4,804,927.52

This map is not to be used for navigation | 2015 Ortho (CN)







## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 13<sup>th</sup>, 2019  
**TO:** Lynne Banks, Secretary-Treasurer  
Township of Puslinch  
**FROM:** Meagan Ferris, Senior Planner  
County of Wellington  
**SUBJECT:** MINOR VARIANCE APPLICATION D13 SID (Ravinder Sidhu)  
563 Townline Road  
Part Lot 1, Concession Gore

We have reviewed the application for minor variance and provide the following comments.

### Planning Opinion

The applicant is proposing to remove the existing dwelling on site and replace it with a new dwelling that will be taller than permitted within the Zoning By-law. The variance requested would provide relief from Section 3 (8) to allow an increase in the building height of a dwelling by 2.5 metres (8.2 feet).

Based on the site location, which is a large residential lot within an agricultural area, the intent to situate the dwelling substantially far from the road, and existing vegetative buffering on site, there are no concerns or objections with this proposal. It is staff's opinion that this variance is minor in nature, maintains the intent and purpose of the Zoning Bylaw and County Official Plan and represents appropriate development.

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

Section of By-law	Required	Proposed
Section 3 General Provisions Requirements (8) Height Restrictions	No building or structure anywhere within the zoned area shall exceed 10 metres in height	Requesting relief to permit a new dwelling with a maximum height of 12.5 m to the midpoint of the roofline

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"><li>The height relief requested is to allow for the construction of a dwelling with a modern architectural design on site</li><li>Staff considers the variance minor in terms of impact due to the context of the area and the existence of natural and spatial buffers (i.e. larger lots, existing, natural buffers). Further, the owner's agent has confirmed that the dwelling is intended to be setback substantially from the road (i.e. approximately 45.7 metres (150 feet)).</li></ul>
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"><li>The subject lands are zoned primarily as Agricultural (A), with a small portion containing the Natural Environment (NE) Zone.</li><li>A single family dwelling is a permitted use within the Agricultural (A).</li></ul>

	Zone. <ul style="list-style-type: none"> <li>• The intent of the subject application is to remove the existing dwelling and construct a new dwelling.</li> </ul>
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> <li>• The subject lands are designated as Secondary Agricultural in the County Official Plan.</li> <li>• Single detached homes are permitted within the Secondary Agricultural area.</li> </ul>
<b>Four Tests</b>	<b>Discussion</b>
That the variance is desirable and appropriate for the development and use of the land, building or structure	<ul style="list-style-type: none"> <li>• The subject lands are approximately 1.96 hectares (4.8 acres) in size and the immediate, adjacent land uses are primarily larger, rural lots with dwellings situated on them.</li> <li>• It is understood the dwelling is proposed to be setback substantially from the road and front lot line.</li> <li>• There is existing natural features on adjacent properties and trees on the subject lands which help to provide a vegetative buffer between uses.</li> <li>• The variance is considered to be appropriate within the context of this area.</li> </ul>

In conclusion, planning staff is of the opinion that the requested variance **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




---

Meagan Ferris, RPP MCIP  
 Senior Planner

## Lynne Banks

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** July-02-19 10:54 AM  
**To:** Lynne Banks; Mike Fowler; Luis Gomes; Building; Source Water; Heritage Committee; Curtis Marshall  
**Subject:** RE: Notice of Public Hearing - Minor Variance File D13/SID - 563 Townline Road  
**Attachments:** WHPA\_Map\_563TownlineRd.pdf

Hi Lynne,

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, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

---

**From:** Lynne Banks [<mailto:lbanks@puslinch.ca>]  
**Sent:** Wednesday, June 26, 2019 3:00 PM  
**To:** Mike Fowler <[mfowler@puslinch.ca](mailto:mfowler@puslinch.ca)>; Luis Gomes <[lgomes@puslinch.ca](mailto:lgomes@puslinch.ca)>; Building <[building@puslinch.ca](mailto:building@puslinch.ca)>; Source Water <[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)>; Heritage Committee <[Heritage@puslinch.ca](mailto:Heritage@puslinch.ca)>; Curtis Marshall <[curtism@wellington.ca](mailto:curtism@wellington.ca)>  
**Subject:** Notice of Public Hearing - Minor Variance File D13/SID - 563 Townline Road

Attached please find a Notice of Public Hearing with respect to the above matter, for your review and comment. Please provide your comments by **July 3, 2019**.

Thanks –

Lynne



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

## Lynne Banks

---

**From:** Mary Tivy [REDACTED]  
**Sent:** June-26-19 3:34 PM  
**To:** Lynne Banks; Barbara J Jefferson; J.M. Arnold; John Levak; Matthew Bulmer  
**Subject:** Re: Notice of Public Hearing - Minor Variance File D13/SID - 563 Townline Road

Hi Lynne:

Is this Lot 1, Rear Gore? If so, the historic Milroy property - Lots 1,2,3 Rear Gore is in our inventory. If this is the same lot, I can't tell if any of the heritage buildings are affected by this application.

Mary

On Wed, Jun 26, 2019 at 2:56 PM Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)> wrote:

Attached please find a Notice of Public Hearing with respect to the above matter, for your review and comment. Please provide your comments by **July 3, 2019**.

Thanks –

Lynne



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

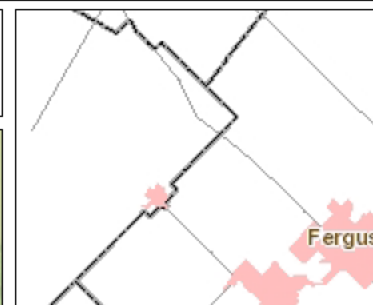
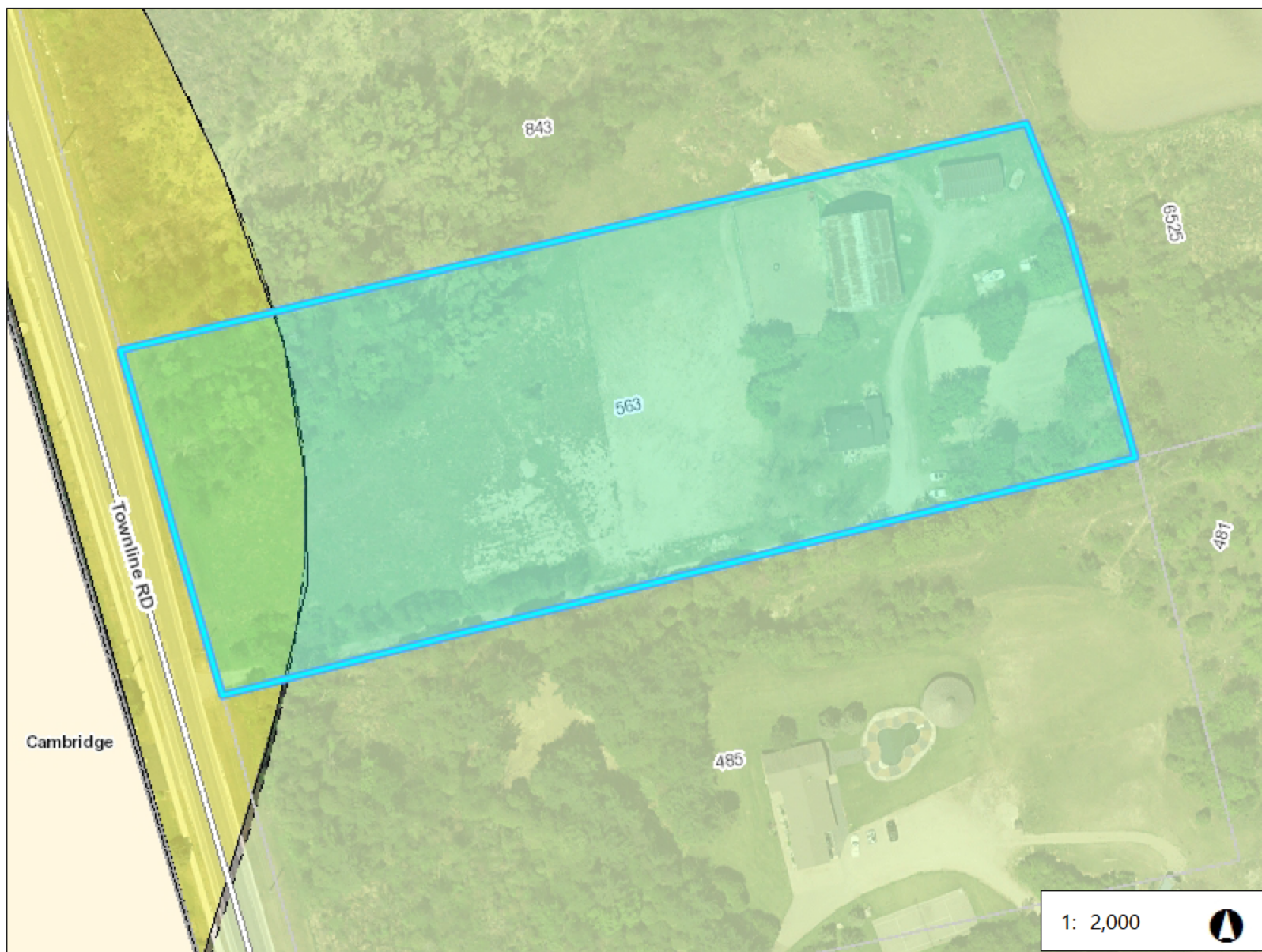
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recorded and the content may be required to be disclosed by the Township to a third party in certain circumstances). Thank you.

--

Mary Tivy, PhD





### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- Ontario - Municipalities
- Well Locations
- Q1 and Q2 Boundary
- WHPA E**
  - 6.3
  - 7.2
  - 8.1
  - 9
- Wellhead Protection Area Boundary**
  - A
  - B
  - C
  - D
- Vulnerability Score**
  - 10
  - 8
  - 2, 4, 6 (A, B or C)
  - 2, 4, 6 (D)
- Q1 and Q2**
  - Approved
  - Draft

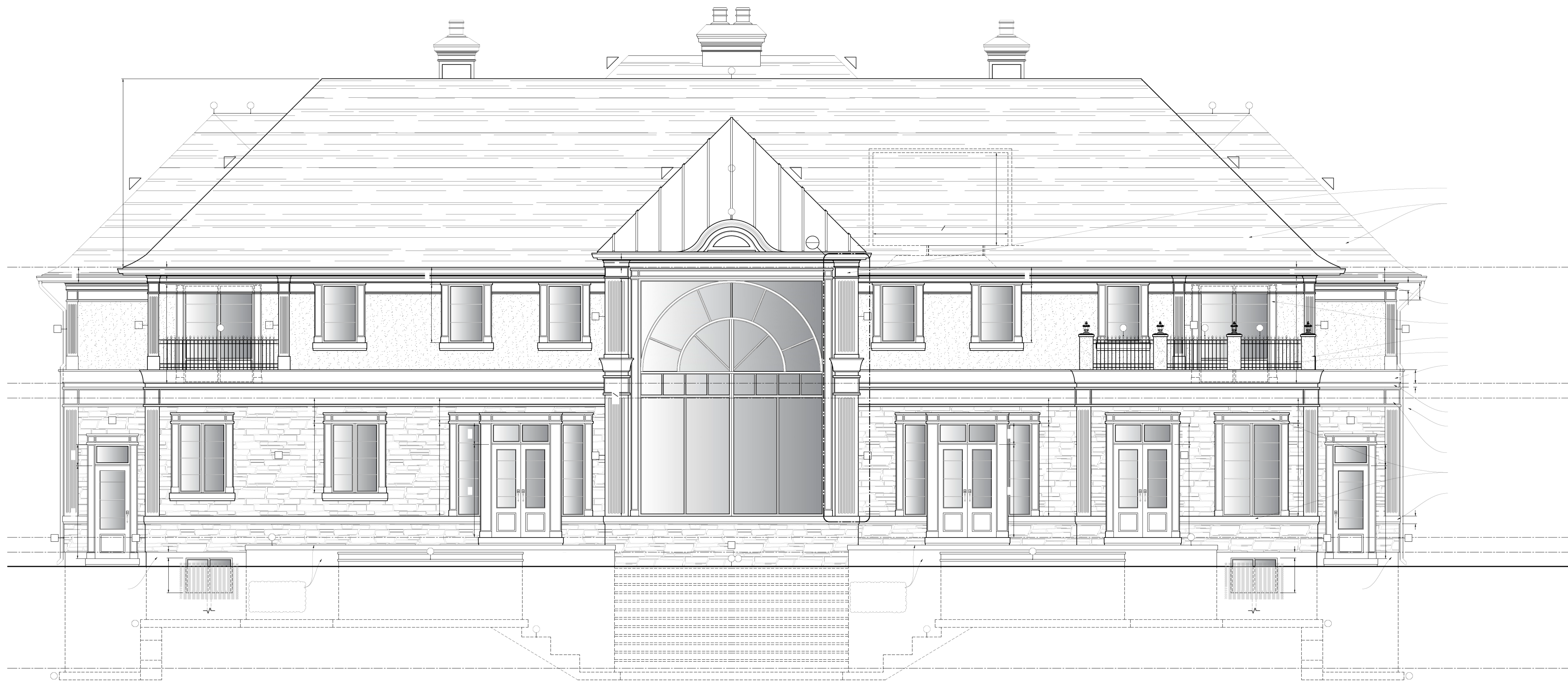
0.1 0 0.05 0.1 Kilometers

### Notes









CITY OF BRAMPTON  
LANDSCAPE PLAN  
APPROVED  
subject to an agreement ☐  
On This \_\_\_\_ Day of \_\_\_\_\_  
\_\_\_\_\_  
Allan Parsons  
Director, Development Services





CITY OF BRAMPTON  
LANDSCAPE PLAN  
APPROVED  
subject to an agreement ☐  
On This \_\_\_\_ Day of \_\_\_\_\_  
Allan Parsons  
Director, Development Services

M RR UR R MP ON N P G  
P

**HUIS**  
DESIGN STUDIO

R

V



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

## Minor Variance or Permission Application

### General Information:

#### 1. Applicant Information:

Registered Owner's Name(s):

JON KUIPER

Address:

6680 CONCESSION 1

City:

PUSLINCH

Postal Code:

N0B 2J0

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.

JON KUIPER 6680 CONCESSION /  
PUSLINCT ON NOB 250

Send correspondence to: Owner: ☒ Agent ☐ Other: \_\_\_\_\_

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

Municipal address: 6680

Concession: 1 Lot: \_\_\_\_\_

Registered Plan Number: \_\_\_\_\_

Area: \_\_\_\_\_ ha Depth: \_\_\_\_\_ m Frontage: \_\_\_\_\_ m  
\_\_\_\_\_ ac \_\_\_\_\_ ft \_\_\_\_\_ ft

Width of road allowance (if known): \_\_\_\_\_

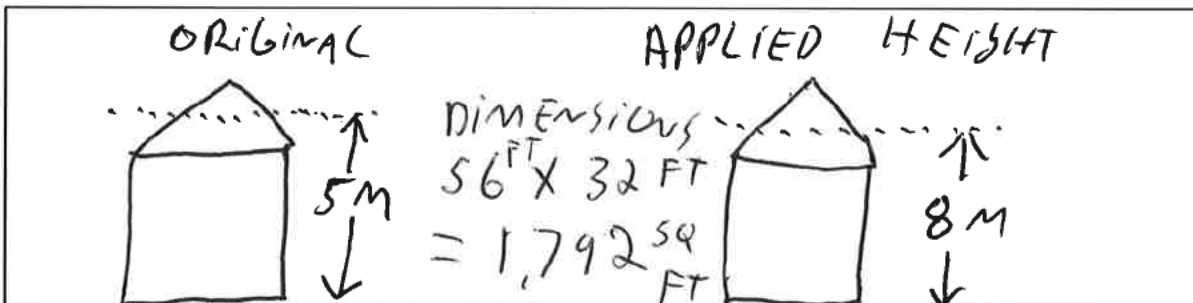
**Reason for Application:**

**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.

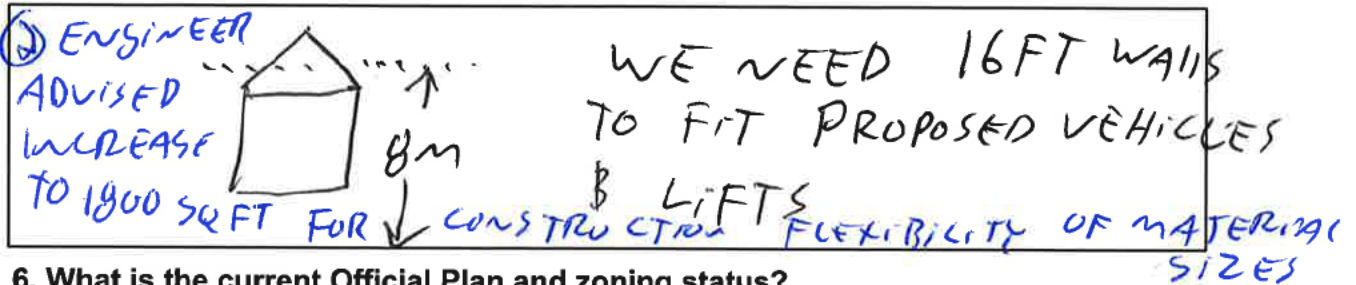
**4. What is the nature and extent of the relief that is being applied for? (please specifically indicate on sketch).**



① APPLYING FOR 3M RELIEF TO CENTRE LINE

OF THE ROOF  
② RELIEF - IF ADDITIONAL 20 SQFT NEEDED.

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



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

Official Plan Designation: WAITING ON GRCA APPROVAL

Zoning Designation: AGRICULTURAL

7. What is the access to the subject property?

Provincial Highway:

☐

Continually maintained municipal road:

☒

Seasonally maintained municipal road:

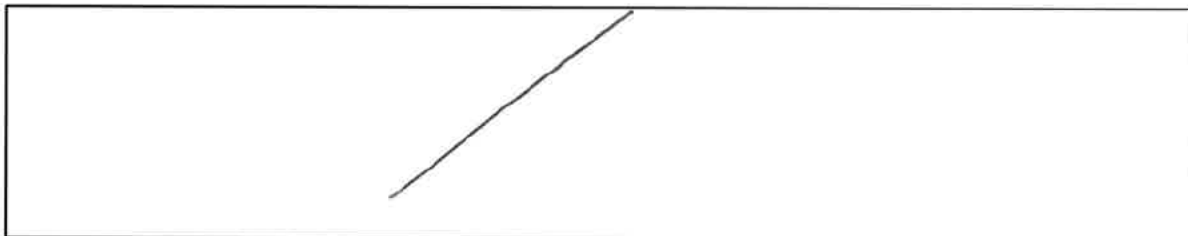
☐

Other: ☐ (please specify below)

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

CONCESSION / BUSLIN CH

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)

weeping tiles

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

**12. What is the existing use of:**

The subject property? DRIVEWAY

The abutting properties? NONE Ag with residential use.

**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 <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>
Ground floor area (exclude basement)	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>

**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: OCT 1, 2018

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 type="checkbox"/>					
Zoning By-Law Amendment	<input type="checkbox"/>	<input type="checkbox"/>					
Plan of Subdivision	<input type="checkbox"/>	<input type="checkbox"/>					
Consent (Severance)							
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input 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) \_\_\_\_\_ of the  
Township of Ruslinch Wellington County/Region of  
\_\_\_\_\_ 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 Ruslinch in the  
County/Region of Wellington this 12 day of  
July, 2019.

\_\_\_\_\_  
Signature of \_\_\_\_\_ or authorized  
solicitor

\_\_\_\_\_  
Signature of Commissioner

July 12/2019.  
Date

\_\_\_\_\_  
Date



# SITE MAP

6680 CONCESSION / PUSLINCH

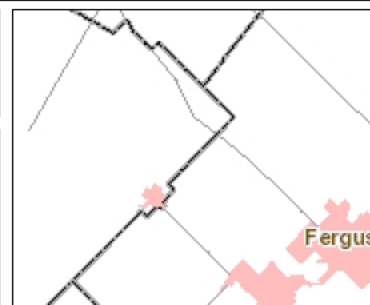
JON KUIPER







## Map of Wellington County



1: 8,000



0.4 0 0.20 0.4 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.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

### Legend

-  Municipal Offices
-  OPP Stations
-  Hospitals
-  Fire Stations
-  Information Centres
-  Schools
-  Post Offices
-  Arenas
-  Community Centres
-  Curling Rinks
-  Libraries
-  Museums
-  Park Parking Lots
-  County Garages
-  Parcels
-  Roads
  -  Local Road
  -  County Road
  -  Highway
-  Railways
-  Trails
-  Waterbodies
-  Watercourses
-  Parks
-  Urban Centres and Hamlets
-  Municipalities

## Notes



## PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 2<sup>nd</sup>, 2019  
**TO:** Lynne Banks, Development and Legislative Coordinator  
Township of Puslinch  
**FROM:** Zach Prince, Planner  
County of Wellington  
**SUBJECT:** MINOR VARIANCE APPLICATION D13 KUI (Jon Kuiper)  
6680 Concession 1

We have reviewed the application for minor variance and provide the following comments. Please be advised that staff visited the site on July 31<sup>st</sup>, 2019.

### Planning Opinion

The applicant is proposing to construct a new accessory structure on the property. The variance requested would provide relief from Section 3 (1)(c) to allow an increase in the building height of a dwelling by 3 metres (9.8 ft) and relief from Section 3 (1)(b) to allow an increase in the total lot coverage of five per cent by 1.85m<sup>2</sup> (20ft<sup>2</sup>).

Based on the site location, which is a large residential lot within an agricultural area with some adjacent residential dwellings, the accessory structure is setback from the road, and there is existing mature vegetative buffer on site, there are no major objections with this proposal.

The Committee should be 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.

Section of By-law	Required	Proposed
Section 3.1(c) General Provisions, Accessory Uses, Height Restrictions	No accessory building or structure in any zone shall exceed 5 metres in height.	Requesting a 3m (9.8ft) relief for proposed accessory structure height. For a total height of 8 m (26ft) on a property less than 1ha
Section 3.1 (b) General Provisions, Accessory Uses, Lot Coverage	No accessory building or structures on a lot shall not exceed five per cent of the lot area of the said lot	Requesting relief to permit an accessory building or structure that exceeds five per cent lot coverage by 1.85m <sup>2</sup> (20ft <sup>2</sup> )



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 <b>minor</b> in nature	<ul style="list-style-type: none"><li>• The height relief requested is to allow for the construction of an accessory building for the storage of personal vehicles</li><li>• Staff has evaluated the application in terms of impact to the context of the area and the existence of natural and spatial buffers (i.e. larger lots, existing, natural buffers), and the setback of the structure from the road.</li></ul>
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"><li>• The subject lands are zoned primarily as Agricultural (A)</li><li>• An accessory building is a permitted use within the Agricultural (A) Zone.</li><li>• The intent of the subject application is to build an accessory building for personal use.</li></ul>
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"><li>• The subject lands are designated as Secondary Agricultural in the County Official Plan.</li><li>• Accessory buildings are allowed in the Secondary Agriculture designation</li></ul>
That the variance is <b>desirable</b> and appropriate for the development and use of the land, building or structure	<ul style="list-style-type: none"><li>• The subject lands are approximately 0.4 hectares (0.99 acres) in size and the immediate, adjacent land uses are primarily larger, rural lots with dwellings situated on them.</li><li>• It is understood the structure is proposed to be setback from the road and front lot line by roughly 27m (88.5ft).</li><li>• There is sufficient vegetative buffing on the property lone and along the roadway to screen the building. The building generally should not be visible to the neighbours.</li></ul>

In conclusion, planning staff is of the opinion that the requested variance **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.

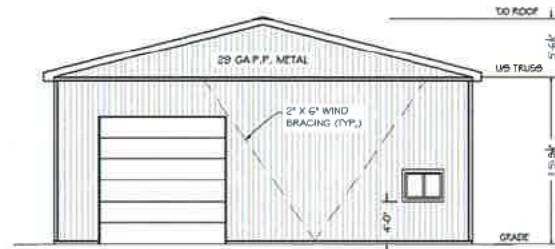
Respectfully submitted

County of Wellington Planning and Development Department

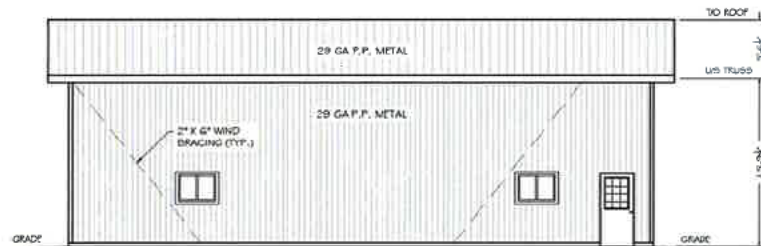


Zach Prince, RPP MCIP  
Planner

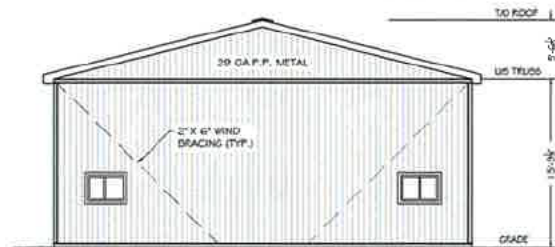
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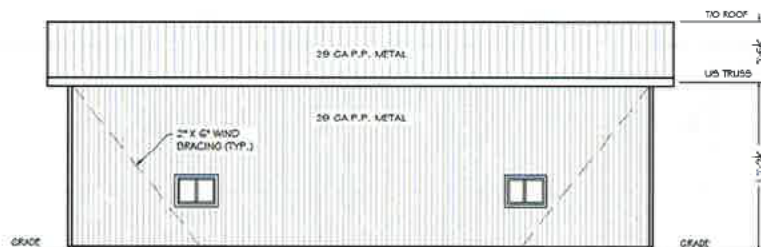
ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



ELEVATION - SOUTH  
SCALE: 1/8" = 1'-0"



ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



## DRAWING LIST

Sheet Title	Sheet Number
ELEVATIONS / NOTES	S-1
FOUNDATION / FLOOR PLAN	S-2
DETAILS	S-3

### GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR.
- ANY EXISTING CONDITIONS TO BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION.
- ALL WORK TO CONFORM TO O.B.C. 2012.
- PRE STOP IN CONCEALED ATTIC SPACE NOT TO EXCEED 88-0" O.C.
- NOTIFY ENGINEER 48 HRS. IN ADVANCE FOR INSPECTION OF FOOTING EXCAVATION AND FORMING.
- REMOVE ALL TOP SOIL AND ORGANIC MATERIAL.
- ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND MIN. OF 4" BELOW LINE OF FINISHED GRADE.
- SOIL BFG. CAPACITY TO SUSTAIN A MIN. 3000 P.S.F.

### CONCRETE NOTES:

- ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS
- 32 MPa FOR SLAB ON GRADE
- 35 MPa FOR WALLS AND FOOTINGS
- SUMP 3" x 1"
- MAX WATER/CEMENT RATIO 45 (USE WATER REDUCING AGENT TO IMPROVE WORKABILITY NO WATER TO BE ADDED ON SITE) USE VIBRATORY EQUIPMENT TO ACHIEVE UNIFORM DENSITY
- AND ENTRAINMENT 5% - 8%
- REINFORCING STEEL TO HAVE MIN. YIELD STRENGTH OF 400 MPa WITH MIN. 3" COVER
- MINIMUM JOINT LENGTH (10M - 1.5) (15M - 2.4)

### LUMBER NOTES:

- ALL LUMBER TO BE GRADE #2 OR BETTER.
- LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED.
- ALL FOOTINGS IN CONTACT WITH PRESSURE TREATED MATERIAL TO BE COMPLETED WITH PRESSURE TREATED CHANNELS.
- ALL STEEL WORK IN CONTACT WITH PRESSURE TREATED WOOD TO BE ISOLATED WITH A LAYER OF ICE & WATER SHIELD OR TOLUOL.
- SUBMIT ENGINEERED TRUSS DRAWINGS.
- TRUSS BRACING AND STRAPPING AS SPECIFIED BY ENGINEERED TRUSS DRAWING.
- TRUSS TIE DOWN TO SUSTAIN UPLIFT SHOWN ON TRUSS DESIGN AND TO BE CONTINUOUS ON FOUNDATION WALL.
- WALL UNITS TO BE 2" x 10" UNLESS OTHERWISE SPECIFIED.

### SPECIFIED ROOF TOP CHORD LOADS (DUNNVILLE)

- SNOW LOAD = 0.0 kPa (4.1 psf)
- RAIN LOAD = 0.4 kPa (8.4 psf)
- HOURLY WIND PRESSURE (1503) = 0.46 kPa
- WIND LOAD = 0.20 kPa (4.2 psf)



1333 HIGHWAY #3  
DUNNVILLE, ONTARIO  
N1A 2W7  
phone: (905) 774-4307  
fax: (905) 774-1168

THE DRAWINGS AND SPECIFICATIONS  
ARE THE PROPERTY OF THE ENGINEER TO  
BE USED ONLY FOR THE PROJECT FOR  
WHICH THEY WERE ISSUED.

COPYRIGHT 2018

PRELIMINARY  
DRAFT

6			
5			
4			
3			
2			
1	PREL. DRAFT	DES. 5/1/8	ED.
0	PURPOSE OF THIS	DATE OF REVISION	BY

AARON HORTON

STORAGE  
BUILDING

789 BIRD RD.  
DUNNVILLE, ON  
N1A 2W5

DRAWING
ELEVATIONS

Scale	AS NOTED	File Number	H36-18-441
-------	----------	-------------	------------

PROJECT: 18030101, WARD - STORAGE BUILDING - H36-18-441

Drawn By	DALLAS DEAN/IDE	Sheet Number	S-1
Date	DECEMBER 04, 2015		
Sheet	1 OF 3		





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PRELIMINARY  
DRAFT



NAILING/BLOCKING DETAIL  
SCALE: 3/8" = 1'-0"

789 BIRD RD,  
DUNNVILLE, ON  
N1A 2W5

## DETAILS

NAME AS NOTED	FILE NUMBER H36-18-44
------------------	--------------------------

INVEST-2013MORTON, ARROW - STORAGE BUILDING - PG-15-44

DPA#BY DALLAS DEANLUCE	SHEET NUMBER S-3
DATE DECEMBER 04, 2018	
SHEET 3 OF 3	

## Lynne Banks

---

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** July-22-19 4:03 PM  
**To:** Lynne Banks; Source Water  
**Subject:** RE: Minor Variance Application D13/KUI - 6680 Concession 1  
**Attachments:** WHPA\_Map\_6680Concession1.pdf

Hi Lynne,

Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), 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, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

---

**From:** Lynne Banks [<mailto:lbanks@puslinch.ca>]  
**Sent:** Monday, July 22, 2019 2:00 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** Minor Variance Application D13/KUI - 6680 Concession 1

Attached please find a Notice of Public Hearing with respect to the above minor variance. Please review and provide any comments you may have by August 1, 2019.

Thanks –

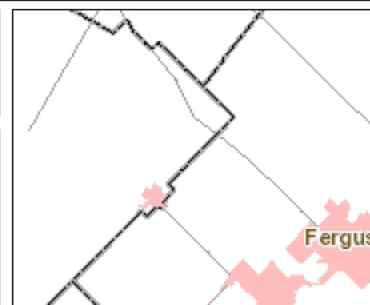
Lynne



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0





### Legend

- ☐ Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
  - Wellhead Protection Area Bou
    - 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

### Notes

## Lynne Banks

---

**From:** Mary Tivy [REDACTED]  
**Sent:** July-30-19 12:07 PM  
**To:** Lynne Banks; J.M. Arnold; Barbara J Jefferson; John Levak; Matthew Bulmer  
**Subject:** Re: Minor Variance Application D13/KUI - 6680 Concession 1

I believe that this property is plaqued. However, I cannot determine from the application where the accessory building will be located and whether it will negatively impact the heritage structures.

On Mon, Jul 22, 2019 at 1:55 PM Lynne Banks <[lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)> wrote:

Attached please find a Notice of Public Hearing with respect to the above minor variance. Please review and provide any comments you may have by August 1, 2019.

Thanks –

Lynne



Lynne Banks  
Development and Legislative Coordinator  
Township of Puslinch  
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0  
P: 519-763-1226 ext. 226/Fax: 519-763-5846 [www.puslinch.ca](http://www.puslinch.ca)  
Email: [lbanks@puslinch.ca](mailto:lbanks@puslinch.ca)

Township of Puslinch  
7404 Wellington Rd 34, Puslinch, ON N0B 2J0  
P 519 763-1226 F 519-763-5846  
[www.puslinch.ca](http://www.puslinch.ca)

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July 12, 2019

## 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: July 03, 2019*

**FILE NO. B42-19**

**APPLICANT**

Wesley & Sarah Huether  
26 Old Brock Road  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch (Aberfoyle)  
Part Lot 22  
Concession 8

Proposed severance is 0.591 hectares with 35m frontage (Part 1 on sketch), existing and proposed rural residential use with existing barn and silos. Barn and silos to be removed.

Retained parcel is 0.84 hectares with 32.27m frontage, existing and proposed rural residential use with existing dwelling & garage.

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

**August 21, 2019**

**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

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: \$ [REDACTED]

Fee Received: June 11/19File No. 342-19Accepted as Complete on: July 3/19**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) WESLEY + SARAH HUETHLER

Address [REDACTED]

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) N/A

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

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

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 &amp; provide short explanation)

RURAL RESIDENTIAL ☐ AGRICULTURAL ☐ URBAN RESIDENTIAL ☒ COMMERCIAL/INDUSTRIAL ☐ORHAMLET RESIDENTIAL, SEVERANCE FOR SALE OF LANDEASEMENT ☐ 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.

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

Local Municipality: PUSLINCH.  
Concession 8 Lot No. 22  
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_  
Civic Address 26 Old Brock Rd. Puslinch ON N6B 2J0.

(b) When was property acquired: JUNE 2009 Registered Instrument No. 2501334564

5. Description of Land intended to be SEVERED:

Metric ☐

Imperial ☐

Frontage/Width 114' 10" AREA 1.46 ACRES.  
Depth 558' 2" Existing Use(s) SIDE LOT  
Existing Buildings or structures: BARN + WELL  
Proposed Uses (s): SEVERANCE FOR PURPOSE OF SALE

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

EXISTING WELL IS ON PROPOSED SEVERANCE.

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

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

6. Description of Land intended to be **RETAINED**:

Metric [ ]

Imperial [ ]

Frontage/Width 105' 10" AREA 2.1 ACRES  
 Depth 558' 7" Existing Use(s) RESIDENTIAL HOME  
 Existing Buildings or structures: HOME + GARAGE  
 Proposed Uses (s): RESIDENTIAL HOME

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 NEW WELL TO BE DRILL

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): \_\_\_\_\_

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 metres [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.

*TO PROMOTE RESIDENTIAL GROWTH WITHIN THE COMMUNITY WHILE MAINTAINING A RURAL LIFESTYLE.*

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.

*NO*

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).

*RESIDENTIAL 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).

RESIDENTIAL DESIGNATION

- 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 [☒]

\*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? HAMILT RESIDENTIAL

29. 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 \_\_\_\_\_

30. 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 just provide complete name and address of M

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:

N/A

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

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

Severed Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_  
Retained 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 [ ]



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](http://www.wellingtonwater.ca))

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 [X] NO [ ]

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

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.

THERE IS AN EXISTING VACANT BARN ON THE PROPOSED PROPERTY THAT WILL BE REMOVED. SEVERED LAND WILL RETAIN THE EXISTING WELL. A NEW WELL TO BE CONSTRUCTED ON RETAINED LAND.

- NOTES:
- 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.
  - 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.
  - 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.
  - 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.
  - Generally, regular severance application forms are also available at the local municipal office.
  - 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.
  - 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), \_\_\_\_\_ the Registered Owners of  
\_\_\_\_\_ Of the \_\_\_\_\_ in the  
County/Region of \_\_\_\_\_ severally and jointly, solemnly declare that

\_\_\_\_\_ 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) MURIEL & SARAH MAETHER of the  
TOWNSHIP OF PUSLINCH In the County/Region of  
WELLINGTON Solemnly declare that all

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

26 OLD BRICK ROAD, PUSLINCH, ON N0B 2T0

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

Township Of  
Puslinch In the

County/Region of Wellington

This 26 day of June 20 19

\_\_\_\_\_  
(Owner or Applicant)

\_\_\_\_\_  
(Owner or Applicant)

\_\_\_\_\_  
Commissioner of Oaths

County of Wellington

**COURTENAY HOYTFOX**  
Commissioner

Township of Puslinch  
County of Wellington  
Printed Commissioner's, etc. Name

LAND DIVISION FORM - SEVERANCE

Revised April 2016

**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, \_\_\_\_\_, 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)

*June 11/19*  
\_\_\_\_\_  
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

Township of Puslinch

PART 1 61R - 10899

PART 5 61R - 10899

CONCESSION 8

CONCESSION 9

CONCESSION 10

POND

61R - 10899

NATURAL ENVIRONMENT ZONE (CORE GREENLANDS)

LOT 21

APPROXIMATE LOCATION OF LOT LINE

INSTITUTIONAL ZONE

WETLAND BOUNDARY

LANDS TO BE RETAINED AREA= 0.84± ha (2.1± ac)

LANDS TO BE SEVERED AREA= 0.591 ha (1.46 ac)

PROPOSED PART 1

LANDS TO BE SEVERED

AREA= 0.591 ha (1.46 ac)

CONCRETE POND

1 STOREY HOUSE No. 26

SEPTIC SYSTEM

BARN AND SILOS TO BE REMOVED

SILO

SILO

1 FRAME BARN

WELLS

PIN

71195 - 0212

15.6 (512')

32.1

42.67

46.40

35.00 (114'10")

32.27 (105'10")

ROAD ALLOWANCE BETWEEN CONCESSIONS 7 and 8

OLD BROCK ROAD

RESIDENTIAL

LOT 13

LOT 12

LOT 11

COCKBURN STREET

LOT 22

COMMERCIAL (C 1-3) ZONE

PART 1 61R - 3305

PART 2 61R - 3305

MILL STREET (CLOSED)

PART 3 61R - 8351 (CLOSED)

PART 4 61R - 8351

PART 6 61R - 8351

PARTS 2 & 3 61R - 3894

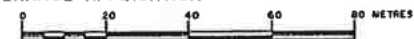
CONCESSION 7

REGISTERED PLAN 119



PREPARED FOR SEVERANCE APPLICATION

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. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR S. AND W. HUETHER  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

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**BLACK, SHOEMAKER, ROBINSON & DONALDSON  
LIMITED**

BSR&amp;

Ontario Land Surveyors  
Urban and Rural Planners

351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6

FAX: (519) 822-1220  
TEL: (519) 822-4031

DATE: DECEMBER 5, 2010

DM	PROJECT	10-8602
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## Jana Poechman

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**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** Friday, July 12, 2019 3:37 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B42-19 - Screening Form (Huether)  
**Attachments:** WHPA\_Map\_26OldBrockRd.pdf

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), 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, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

**From:** Jana Poechman [<mailto:janap@wellington.ca>]  
**Sent:** Wednesday, July 3, 2019 2:11 PM  
**To:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>  
**Cc:** Source Water <[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)>  
**Subject:** B42-19 - Screening Form (Huether)

Hello.  
Here is B42-19 for your review as well.

Thanks.  
Jana

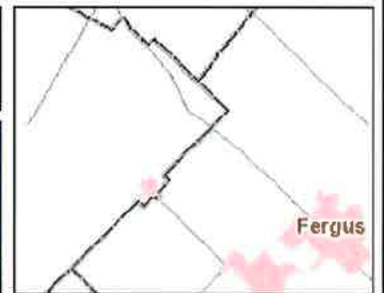
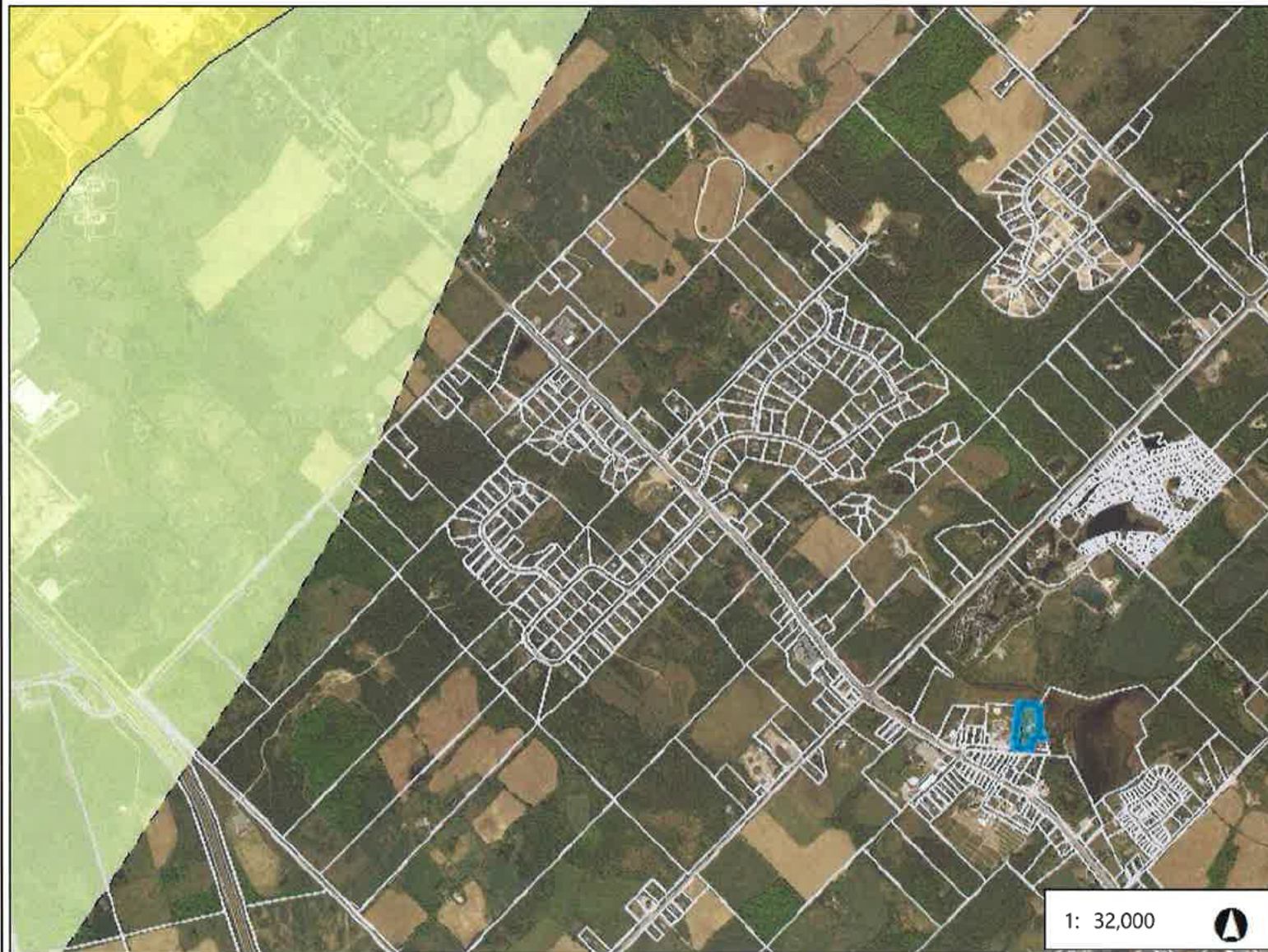
Jana Poechman  
Planning Administrative Clerk  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2170  
E [janap@wellington.ca](mailto:janap@wellington.ca)





Explore  
Wellington

26 Old Brock Rd, Puslinch



#### Legend

- Parcels
- 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

1.6 0 0.81 1.6 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.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

#### Notes



**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee  
Deborah Turchet, Secretary-Treasurer**

**DATE:** July 22, 2019

**YOUR FILE:** B42-19

**RE:** **Application for Consent B42-19**  
26 Old Brock Road, Township of Puslinch  
Wesley & Sarah Huether

**GRCA COMMENT:\***

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

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that both the retained and severed parcel contains floodplain and the lands adjacent to this feature and the Provincially Significant Mill Creek Puslinch Wetland Complex located on the adjacent property.

**2. Legislative/Policy Requirements and Implications:**

The proposed severed and retained parcels contain a natural hazard feature (floodplain) and lands adjacent to a natural heritage features (wetland) as identified by the Provincial Policy Statement (PPS, 2014) and the Core Greenlands in accordance to the County of Wellington Official Plan (2019). Development and site alteration is prohibited on lands adjacent to Provincially Significant Wetlands (PSW) unless it can demonstrated that the proposal would have no negative impacts on the feature and its ecological function. As the severed lot is located further from the PSW than the developed retained lot, it is in the opinion of GRCA staff that an Environmental Impact Study would not be required and do not anticipate a negative impact to the features as a result of the severance application.

Due to the presence of the above-noted features, both the retained and severed parcels are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

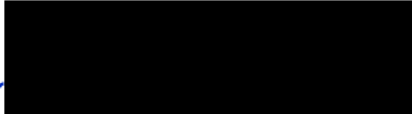
**3. Additional Information/Suggestions provided in an advisory capacity:**

Please note that under Questions 10 & 11 of the application it was indicated that the subject properties are not in proximity to a PSW and that it does not contain floodplain. We wish to clarify that both the severed and retained parcels are within 120 metres from the Provincially Significant Mill Creek Puslinch Wetland Complex and contain a portion of floodplain at the rear of the properties. Please refer to the attached map.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$410.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP  
Supervisor of Resource Planning  
FN/js

Encl. (1)

cc: Township of Puslinch  
Wesley & Sarah Huether, 26 Old Brock Road, Puslinch ON, N0B 2J0

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





# Grand River

Conservation Authority

Date: Jul 17, 2019

Author: mk

26 Old Brock Road, township  
of Puslinch

File no. B42-19

## Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Slope
- Oversteep
- Sleep
- 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/MNRF)

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.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from the 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>

Scale: 1:750

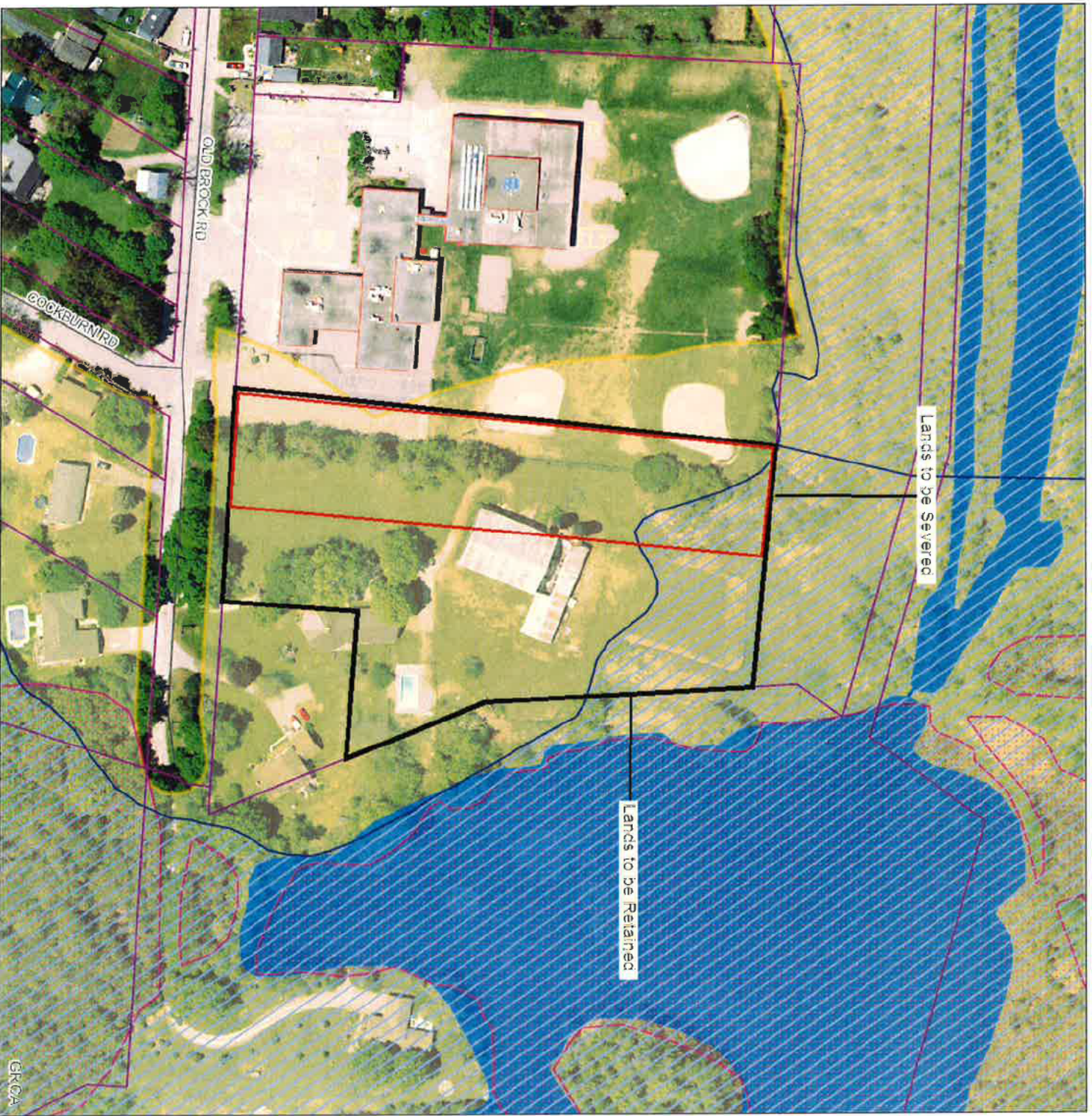
NAD 1983 UTM Zone 17N



0 10 20 30 Meters

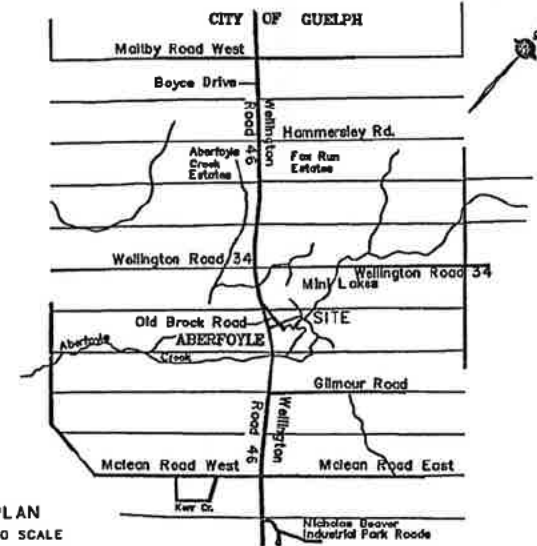
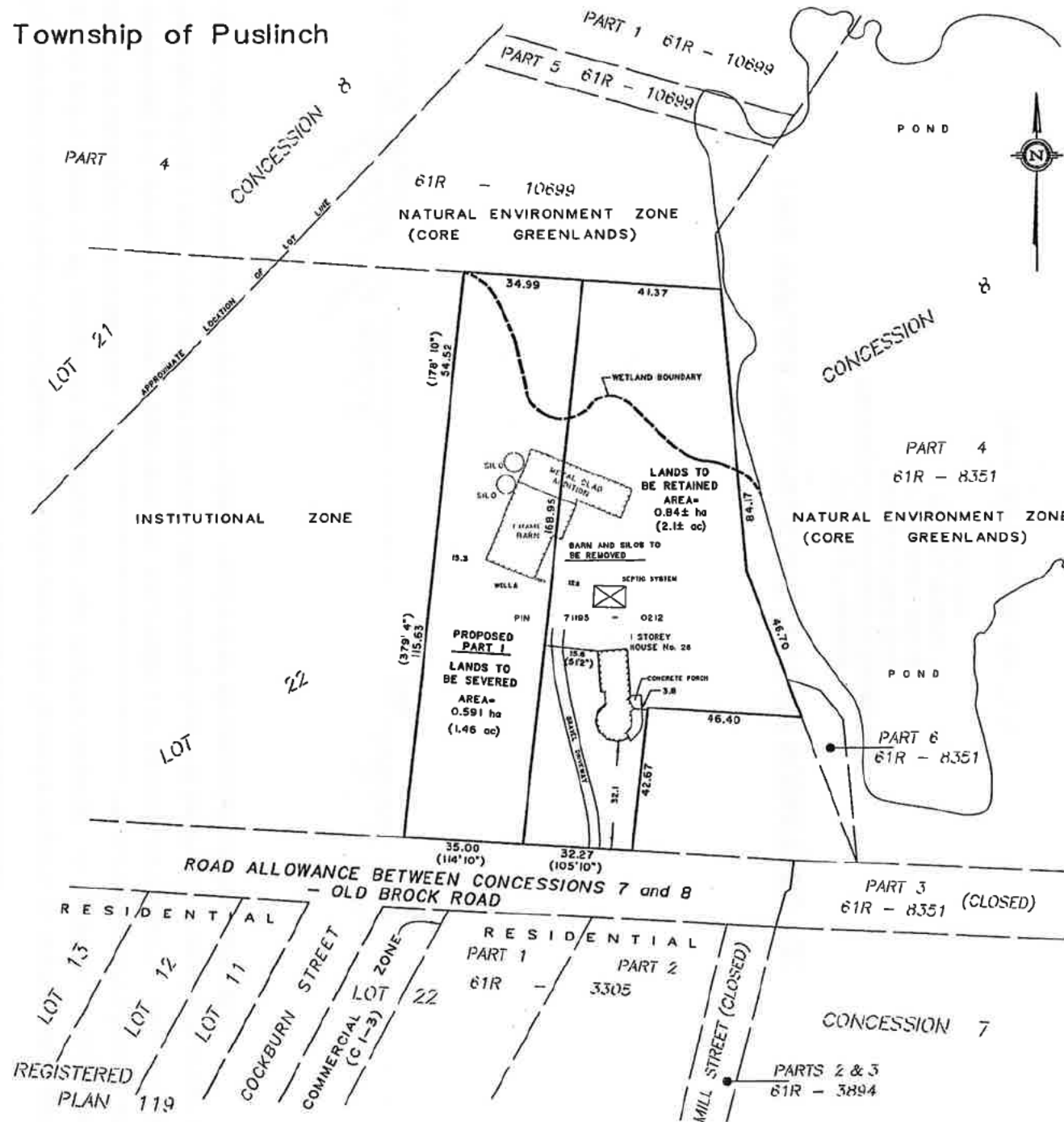
Map Centre (UTM NAD83 217, 569, 055, 08 4 813, 665, 36)

This map is not to be used for navigation | 2015 Ortho (ON)





# Township of Puslinch



## SKETCH

PREPARED FOR SEVERANCE APPLICATION

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. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DEEDS AND DOES NOT REPRESENT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR S. AND W. HUETHER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

*[Signature]*  
KERRY F. HILLIS  
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

**BSRD** Ontario Land Surveyors  
Urban and Rural Planners

351 Speedvale Avenue West  
Guelph, Ontario N1H 1C6  
FAX: (519) 822-1220  
TEL: (519) 822-4031

DATE: DECEMBER 5, 2010 DM PROJECT 10-8602



July 12, 2019

## 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: July 03, 2019**

**FILE NO. B43-19**

**APPLICANT**

William Harrison  
7644 Malby Road E  
RR#1  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 15  
Concession 9

Proposed lot line adjustment is 5.5m fr x 228.61m = 0.126 hectares (Parcel 2 on sketch), vacant land with part of driveway to be added to abutting rural residential lot – William & Donna Harrison (Parcel 3 on sketch). Together with an easement for hydro to benefit 7644 Maltby Road East.

Retained parcel is 1.898 hectares with 79.973m frontage, vacant land for proposed rural residential use (Parcel 1 on sketch).

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

**August 21, 2019**

**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

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

## SECTION B

Required Fee: \$ [REDACTED]  
Fee Received: July 3/19File No. B4B-19Accepted as Complete on: July 3/19A 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) WILLIAM J. HARRISONAddress 7644 MALTBY ROAD EAST, RR#1 PUSLINCH NOB 2J0

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED (ATT.: IAN ROBINSON), 257 WOODLAWN ROAD WEST, UNIT 101, GUELPH N1H 8J1Phone No. 519-822-4031Email: irobinson@jdbarnes.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 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box &amp; provide short explanation)

☒ Conveyance to effect an addition to a lot☒ Other (Specify - e.g. mortgage, lease, easement, Right-of-way, correction of title):HYDRO EASEMENT

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

PART S.W. 1/2 LOT 15, CON. 9, PUSLINCH TWP.  
(PARTS 1 & 2, 61R-11206 & PARTS 2 & 3, 61R-20293)

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

Local Municipality: PUSLINCH TWP.  
 Concession 9 Lot No. PT. SW 1/2 LOT 15  
 Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_  
 Reference Plan No. 61R-11206 Part No. 3  
 Civic Address NONE ASSIGNED YET - VACANT - ADJACENT TO N.E. SIDE OF #7644  
MALBY ROAD EAST,

(b) When was property acquired: 2008 Registered Instrument No. [REDACTED]

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial ☐

Frontage/Width 5.5m AREA 0.126 ha  
 Depth 228.6m Existing Use(s) VACANT WITH PART OF DRIVEWAY TO  
ACCESSORY BUILDING  
 Existing Buildings or structures: NONE  
 Proposed Uses (s): TO PROVIDE VIABLE ACCESS DRIVEWAY TO REAR OF ACCESSORY  
BUILDING

Type of access (Check appropriate space)

Existing ☒

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"/> 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)

N/A -> WELL ON PARCEL TO BE ADDED TO

- ☐ Municipally owned and operated piped water system  
☐ Well ☐ individual ☐ communal  
☐ Lake  
☐ Other (specify): \_\_\_\_\_

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

N/A -> SEPTIC SYSTEM ON PARCEL TO BE ADDED TO

- ☐ Municipally owned and operated sanitary sewers  
☐ Septic Tank ☐ individual ☐ communal  
☐ Pit Privy  
☐ Other (specify): \_\_\_\_\_

6. Description of Land intended to be RETAINED:

Metric ☒ Imperial ☐

Frontage/Width 79.973m AREA 1.898 ha  
 Depth 228.6m Existing Use(s) VACANT  
 Existing Buildings or structures: NONE (EXCEPT FOR A WINDMILL)  
 Proposed Uses (s): SINGLE FAMILY 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 (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]? SHOWN ON SKETCH 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 ☐

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 ☒ 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 ☒ UNKNOWN [ ]

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

20. Is this a resubmission of a previous application?

YES [ ] NO ☒

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 [ ]

- 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. - To BILL & DONNA HARRISON  
LOT LINE ADJUSTMENTS BY B47/05 & B51/09 - RESIDENTIAL USE

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 ☒ UNKNOWN [ ]

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

APPLICATION FOR A RELATED HYDRO EASEMENT ON RETAINED PARCEL YES ☒ NO [ ]

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

THE PROPOSAL IS NOT CREATING A NEW LOT & IS NOT CHANGING THE EXISTING USE OF EITHER PROPERTY.

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.

PROPERTY IS A "CANDIDATE AREA" UNDER THE PROVINCIAL "AGRICULTURAL SYSTEM" MAPPING - LOT LINE ADJUSTMENTS ARE PERMITTED - NOT CREATING A NEW LOT.

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).

O.P. = SECONDARY AGRICULTURAL & A BIT OF CORE GREENLANDS / - LOT LINE ADJUSTMENTS ARE PERMITTED

- 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).

N/A

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_



27. What is the **zoning** of the subject lands? AGRICULTURAL & 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 (WC 419084) &

MORTGAGE (WC 452458) ON "PARCEL TO BE ADDED TO" - NOTHING ON "LANDS TO BE SEVERED" OR "LAND TO BE RETAINED" - NOTHING

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: N/A

Type: Dairy ☐ Beef Cattle ☐ Swine ☐ Poultry ☐ Other ☐

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

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

32. **Manure Storage Facilities** on these lands: N/A

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? N/A 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"/>

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? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca)) YES ☒ NO ☐

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

Project 19-14-868-00

July 2, 2019

County of Wellington, Land Division Office  
74 Woolwich Street  
Administration Centre, 3<sup>rd</sup> Floor  
Guelph, Ontario N1H 3T9

**Attention: Deborah Turchet / Jana Poechman**

Dear Deborah:

**Re: Application for Lot Line Adjustment & Related Easement –  
Bill & Donna Harrison - 7644 Maltby Road East, Puslinch Township**

I represent **Bill & Donna Harrison** who jointly own & live at **7644 Maltby Road East, Puslinch Township** and wish to complete a small "**Lot Line Adjustment**" by acquiring a 5.5m wide strip of land from the abutting vacant property & adding this strip to the northeast side of their existing house parcel. Under separate title, Bill Harrison is the sole owner of the abutting vacant parcel from which the 5.5m strip would be taken. As part of this proposal, the Harrisons are also applying for a "**Consent for Easement**" over that portion of existing underground hydro ducts that cross the southerly corner of the vacant parcel to service the buildings on their existing house parcel @ 7644 Maltby Road East.

The attached "**Sketch for Lot Line Adjustment & Consent for Easement Applications**" illustrates the proposal & relevant features on both the existing house parcel @ #7644 & the abutting vacant parcel lying immediately to the northeast, that are the subject of our request. The Harrisons have a large accessory building whose main loading access & parking area is located on the rear, northeasterly side of the building. While the accessory building sits entirely on the existing house parcel @ #7644, the parking/loading access area and the primary vehicular access driveway for this accessory building are located partly on the existing house parcel and partly on the adjacent vacant parcel. Mr. Harrison is selling the vacant parcel of land, but first needs the "**Lot Line Adjustment**" to keep the parking & loading access areas with accessory building, and to provide sufficient room to permit vehicles to access the parking/loading areas via a re-aligned driveway. To completely separate the existing accesses to each of the 2 properties, part of the existing path & driveway system would be removed & re-aligned as shown by the shaded & hatched areas on the attached "Sketch". Several years ago, the Harrisons had previously completed a Lot Line Adjustment to accommodate the accessory building, but unfortunately the old Lot

...2

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

Line Adjustment doesn't quite encompass enough space to contain the infrastructure (parking area, loading access & access driveway) associated with it. At the very front of the vacant parcel is a pond that is designated as a "Wetland" by the GRCA & which is zoned as a "Natural Environment" area.

The existing house, garage & above mentioned accessory building are all serviced by a hydro transformer located on the existing house parcel, just slightly northeast of the stone garage. The underground hydro ducts connecting this hydro transformer to the main hydro line on Maltby Road, cut diagonally across the southerly corner of the vacant parcel. As part of this proposal, the Harrisons would also need "***Consent for Easement***" over that portion of the underground hydro ducts that lie on the vacant parcel to be sold. The proposed 3.0m wide hydro easement is also shown on the attached "Sketch".

I believe this proposal meets all the necessary Zoning & Official Plan criteria and a "Preliminary Review" conducted by County Senior Planner, Meagan Ferris, seems to indicate that the County is generally supportive of our applications. In support of our applications, the following items are enclosed:

- 1/ Completed "*Lot Line Adjustment Application*" form.
- 2/ Completed "*Consent for Easement Application*" form.
- 3/ Cheque payable to the "*Treasurer of Wellington County*" in the amount of **\$4340** to cover the LDC application fee.
- 4/ Cheque payable to the "*Grand River Conservation Authority*" in the amount of **\$410** to cover the GRCA Basic Review fee.
- 5/ Completed "*Source Water Protection Screening*" form.
- 6/ Our "*Sketch for Lot Line Adjustment & Consent for Easement Applications*" (10 full sized prints & one 11" x 17" reduction). (Registered in 2004) and
- 7/ Original deed **WC74064** (Registered in 2004) and current deed for existing house parcel (to be added to) registered in the name of William & Donna Harrison as instrument **WC419083** on Nov. 10/2014 (consolidation from last Lot Line Adjustment approved under LDC application B119-13) & easement registered as instrument **WC419084** on Nov. 10/2014 (approved under LDC application B135-13). Mortgage (**WC452458**)
- 8/ Current deed for existing vacant parcel (to be sold after 5.5m lot line adjustment severed from it) registered in the name of William Harrison as instrument **WC216712** on July 14/2008 (minus previous Lot Line Adjustment).
- 9/ The required surrounding neighbours "*Mailing Notification List*" (within 60m of subject property) has been requested from the Township & should be sent to you shortly.
- 10) Reference Plans 61R-11206 and 61R-20293.

...3

If you require any additional information or have any questions, please do not hesitate to call me directly. We are anticipating our applications to be heard at the LDC hearing on September 12 and would appreciate confirmation of this at your earliest convenience.

Thank you!

Regards,

**Black, Shoemaker, Robinson & Donaldson Limited**

*A wholly owned subsidiary of J. D. Barnes Limited*

**Ian D. Robinson, BSc., OLS, OLIP**

Encls.

cc: Bill & Donna Harrison (by email)

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

YES ☒

NO [ ]

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

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: N/A

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.

\* SEE COVER 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), WILLIAM JAMES HARRISON & DONNA MARIE HARRISON the Registered Owners of  
PART OF S.W. 1/2 LOT 15, CONCESSION 9 Of the TWP. OF PUSLINCH in the  
County/Region of WELLINGTON severally and jointly, solemnly declare that  
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED (ATT: IAN ROBINSON)

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) IAN D. ROBINSON 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) 7644 MALTBY ROAD  
EAST - PT. S.W. 1/2 LOT 15, CON. 9, PUSLINCH TWP.

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 2<sup>ND</sup> day of JULY 20 19

Commissioner of Oaths

IAN D. ROBINSON  
(Owner or Applicant)

(Owner or Applicant)

Nancy Corinne Shoemaker, a Commissioner, etc.,  
Province of Ontario, for Black, Shoemaker,  
Robinson & Donaldson Limited.  
Expires December 15, 2020.

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, WE: WILLIAM J. DONNA HARRISON, 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.

June 25 2019

Signature of Owner(s)

Date

(WILLIAM J. HARRISON) (DONNA M. HARRISON)

**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

## 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: \$                       
 Fee Received: July 3/19  
 File No. B43.19  
 Accepted as Complete on: July 3/19

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

2. (a) Name of Registered Owner(s) WILLIAM J. HARRISON

Address 7644 MALTBY ROAD EAST, RT #1 PUSLINCH  
NOB 2JO

Phone No.                      Email:                     

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

Phone No.                      Email:                     

(c) Name and Address of Owner's Authorized Agent: BLACK, SHORMAKER, ROBINSON;  
DONALDSON LIMITED - 257 WOODLAWN ROAD WEST,  
UNIT 101, GUELPH N1H 8J1

Phone No. 519-822-4031 Email: irobinson@jdbarnes.com

(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 &amp; provide short explanation)

RURAL RESIDENTIAL ☐ AGRICULTURAL ☐ URBAN RESIDENTIAL ☐ COMMERCIAL/INDUSTRIAL ☐

OR

EASEMENT ☒ RIGHT OF WAY ☐ CORRECTION OF TITLE ☐ LEASE ☐

EASEMENT FOR MAINTENANCE OF UNDERGROUND HYDRO SERVICE

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

EASEMENT TO BE IN FAVOUR OF WILLIAM J. DONALDSON, OWNER  
OF 7644 MALTBY ROAD EAST

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

Local Municipality: PUSLINCH TOWNSHIP  
 Concession 9 Lot No. PT. S.W. 1/2 LOT 15  
 Registered Plan No. . Lot No.   
 Reference Plan No. 61R-11206 Part No. 3  
 Civic Address NONE ASSIGNED - VACANT PARCEL ADJACENT TO N.E. SIDE OF #7644 MALBY RD. EAST.

(b) When was property acquired: \_\_\_\_\_ Registered Instrument No. \_\_\_\_\_

5. Description of Land intended to be SEVERED:

Metric ☒ Imperial [ ]

Frontage (Width) 3.0m AREA 81 SQ.M.  
~~Depth~~ LENGTH: 32m +/- Existing Use(s) VACANT LAND WITH EXISTING UNDERGROUND HYDRO SERVICE ACROSS FRONT CORNER  
 Existing Buildings or structures: NONE  
 Proposed Uses (s): EASEMENT FOR UNDERGROUND HYDRO SERVICE

Type of access (Check appropriate space)

Existing ☒

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"/> 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)

N/A

- ☐ Municipally owned and operated piped water system  
☐ Well [ ] individual [ ] communal  
☐ Lake  
☐ Other \_\_\_\_\_

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

N/A

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

6. Description of Land intended to be RETAINED:

Metric ☒

Imperial [ ]

Frontage/Width 79.973

AREA 1.898

Depth 228.6

Existing Use(s) VACANT

Existing Buildings or structures: NONE

Proposed Uses (s): SINGLE FAMILY RESIDENTIAL

Type of access (Check appropriate space)

Existing ☒

Proposed [ ]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

☒ Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

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

[ ] Municipally owned and operated piped water system

☒ Well ☒ individual [ ] communal

[ ] Lake

[ ] Other

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

[ ] Municipally owned and operated sanitary sewers

☒ Septic Tank (specify whether individual or communal): PRIVATE/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]? SHOWN ON SKETCH 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 [ ]

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 ☒ 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 ☒ UNKNOWN [ ]

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

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

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 [ ]

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. - LOT LINE ADJUSTMENTS

BY B47/05 & B51/09 - TO BILL & DONNA HARRISON FOR RESIDENTIAL USE.

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 ☒ UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? APPLICATION FOR A RELATED LOT LINE ADJUSTMENT YES ☒ NO [ ]

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

THIS PROPOSAL IS NOT CREATING A NEW LOT & IS NOT CHANGING THE EXISTING USE OF THE PROPERTY.

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. PROPERTY IS A "CANDIDATE AREA" UNDER THE PROVINCIAL

"AGRICULTURAL SYSTEM" MAPPING - NOT CREATING A NEW LOT OR CHANGING THE EXISTING USE.

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).

O.P. = SECONDARY AGRICULTURAL (EASEMENT LAND) + A BIT OF CORE GREENLAND  
- EASEMENTS ARE ALLOWED

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). N/A

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

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

\*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? AGRICULTURE & NATURAL ENVIRONMENT

29. 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 \_\_\_\_\_

30. 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 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: N/A

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

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

**Severed** Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

**Retained** Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_ Use \_\_\_\_\_

33. **Manure Storage Facilities** on these lands: N/A

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	[ ]

Project 19-14-868-00

July 2, 2019

County of Wellington, Land Division Office  
74 Woolwich Street  
Administration Centre, 3<sup>rd</sup> Floor  
Guelph, Ontario N1H 3T9

**Attention: Deborah Turchet / Jana Poechman**

Dear Deborah:

**Re: Application for Lot Line Adjustment & Related Easement –  
Bill & Donna Harrison - 7644 Maltby Road East, Puslinch Township**

I represent **Bill & Donna Harrison** who jointly own & live at **7644 Maltby Road East, Puslinch Township** and wish to complete a small “*Lot Line Adjustment*” by acquiring a 5.5m wide strip of land from the abutting vacant property & adding this strip to the northeast side of their existing house parcel. Under separate title, Bill Harrison is the sole owner of the abutting vacant parcel from which the 5.5m strip would be taken. As part of this proposal, the Harrisons are also applying for a “*Consent for Easement*” over that portion of existing underground hydro ducts that cross the southerly corner of the vacant parcel to service the buildings on their existing house parcel @ 7644 Maltby Road East.

The attached “*Sketch for Lot Line Adjustment & Consent for Easement Applications*” illustrates the proposal & relevant features on both the existing house parcel @ #7644 & the abutting vacant parcel lying immediately to the northeast, that are the subject of our request. The Harrisons have a large accessory building whose main loading access & parking area is located on the rear, northeasterly side of the building. While the accessory building sits entirely on the existing house parcel @ #7644, the parking/loading access area and the primary vehicular access driveway for this accessory building are located partly on the existing house parcel and partly on the adjacent vacant parcel. Mr. Harrison is selling the vacant parcel of land, but first needs the “*Lot Line Adjustment*” to keep the parking & loading access areas with accessory building, and to provide sufficient room to permit vehicles to access the parking/loading areas via a re-aligned driveway. To completely separate the existing accesses to each of the 2 properties, part of the existing path & driveway system would be removed & re-aligned as shown by the shaded & hatched areas on the attached “*Sketch*”. Several years ago, the Harrisons had previously completed a Lot Line Adjustment to accommodate the accessory building, but unfortunately the old Lot

...2

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

Line Adjustment doesn't quite encompass enough space to contain the infrastructure (parking area, loading access & access driveway) associated with it. At the very front of the vacant parcel is a pond that is designated as a "Wetland" by the GRCA & which is zoned as a "Natural Environment" area.

The existing house, garage & above mentioned accessory building are all serviced by a hydro transformer located on the existing house parcel, just slightly northeast of the stone garage. The underground hydro ducts connecting this hydro transformer to the main hydro line on Maltby Road, cut diagonally across the southerly corner of the vacant parcel. As part of this proposal, the Harrisons would also need "*Consent for Easement*" over that portion of the underground hydro ducts that lie on the vacant parcel to be sold. The proposed 3.0m wide hydro easement is also shown on the attached "Sketch".

I believe this proposal meets all the necessary Zoning & Official Plan criteria and a "Preliminary Review" conducted by County Senior Planner, Meagan Ferris, seems to indicate that the County is generally supportive of our applications. In support of our applications, the following items are enclosed:

- 1/ Completed "*Lot Line Adjustment Application*" form.
- 2/ Completed "*Consent for Easement Application*" form.
- 3/ Cheque payable to the "*Treasurer of Wellington County*" in the amount of \$4340 to cover the LDC application fee.
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- 5/ Completed "*Source Water Protection Screening*" form.
- 6/ Our "*Sketch for Lot Line Adjustment & Consent for Easement Applications*" (10 full sized prints & one 11" x 17" reduction). (Registered in 2004) and
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- 8/ Current deed for existing vacant parcel (to be sold after 5.5m lot line adjustment severed from it) registered in the name of William Harrison as instrument **WC216712** on July 14/2008 (minus previous Lot Line Adjustment).
- 9/ The required surrounding neighbours "*Mailing Notification List*" (within 60m of subject property) has been requested from the Township & should be sent to you shortly.
- 10) Reference Plans 61R-11206 and 61R-20293.

...3

If you require any additional information or have any questions, please do not hesitate to call me directly. We are anticipating our applications to be heard at the LDC hearing on September 12 and would appreciate confirmation of this at your earliest convenience.

Thank you!

Regards,

**Black, Shoemaker, Robinson & Donaldson Limited**  
*A Wholly Owned Subsidiary of J. D. Barnes Limited*



**Ian D. Robinson, BSc., OLS, OLIP**

Encls.

cc: Bill & Donna Harrison (by email)



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

YES [ ] NO ☒

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

**35. Source Water Protection Plan**

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

YES ☒ 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 [ ]

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.

\* SEE COVER 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.
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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.

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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), WILLIAM JAMES HARRISON & DONNA MARIE HARRISON the Registered Owners of  
PART OF S.W. 1/2 LOT 15, CONCESSION 9 Of the TWP. OF PUSLINCH in the  
County/Region of WELLINGTON severally and jointly, solemnly declare that  
BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED (ATT: IAN ROBINSON)

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

(WILLIAM JAMES HARRISON)

(DONNA MARIE HARRISON)

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) IAN D. ROBINSON 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) 7644 MALTBY ROAD  
EAST - PT. S.W. 1/2 LOT 15, CON. 9, PUSLINCH TWP.

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 2<sup>ND</sup> day of JULY 20 19

IAN D. ROBINSON

(Owner or Applicant)

(Owner or Applicant)  
Nancy Corinne Shoemaker, a Commissioner, etc.,  
Province of Ontario, for Black, Shoemaker,  
Robinson & Donaldson Limited.  
Expires December 15, 2020.

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, WE: WILLIAM & DONNA HARRISON, 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.

June 25 2019

Date

(WILLIAM J. HARRISON) (DONNA M. HARRISON)

### 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: July 3/19  
 File No. B43-19  
 Accepted as Complete on: July 3/19

**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 J. HARRISON & DONNA M. HARRISON  
 Address 7644 MALTBY ROAD EAST, RR #1 PUSLINCH NOB 2JO

Phone No. [REDACTED]

Email [REDACTED]

- (b) Name and Address of Applicant (as authorized by Owner) BLACK, SHOEMAKER, ROBINSON  
& DONALDSON LIMITED (ATT.: IAN ROBINSON), 257 WOODLAWN RD. WEST,  
UNIT 101, GUELPH N1H 8J1

Phone No. 519-822-4031Email: irobinson@jdbarnes.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. Location of Land in the County of Wellington:

Local Municipality: PUSLINCH TOWNSHIPConcession 9Lot No. Pt. SW 1/2 Lot 15

Registered Plan No. \_\_\_\_\_

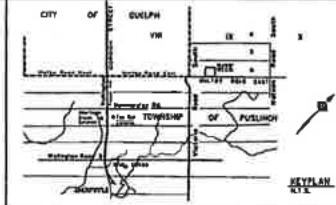
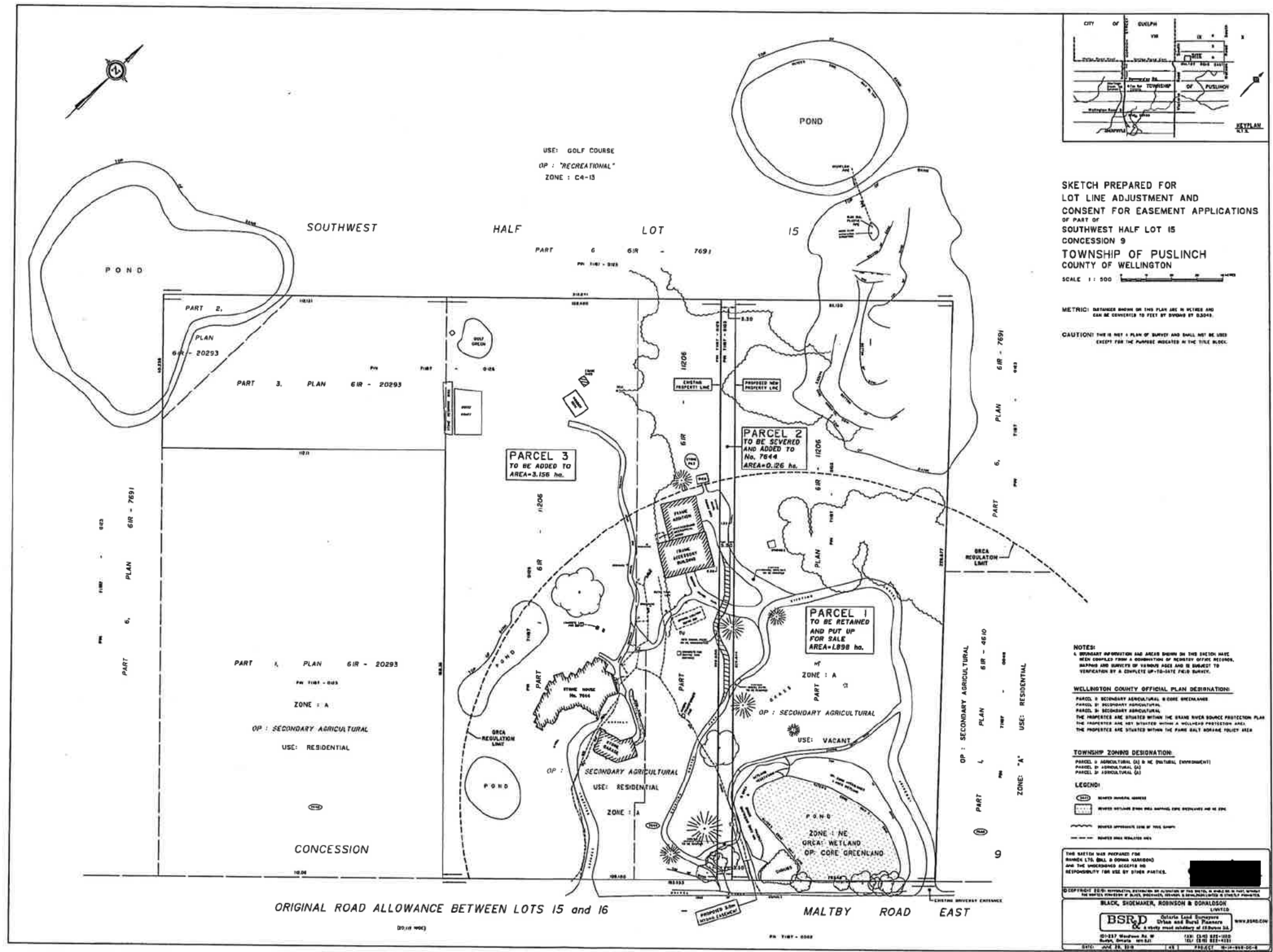
Lot No. \_\_\_\_\_

Reference Plan No. 61R-11206 \_\_\_\_\_Part No. 1 & 2Civic Address 7644 MALTBY ROAD EAST

- (b) When was property acquired: ORIGINALLY 2004 \_\_\_\_\_ WC 74064

ADDITIONS  
CONSOLIDATED  
IN 2014

Registered Instrument No. WC 419083



SKETCH PREPARED FOR  
LOT LINE ADJUSTMENT AND  
CONSENT FOR EASEMENT APPLICATIONS  
OF PART OF  
SOUTHWEST HALF LOT 15  
CONCESSION 9  
TOWNSHIP OF PUSLINCH  
COUNTY OF WELLINGTON

SCALE 1 : 500

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METERS 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 PURPOSES INDICATED IN THE TITLE BLOCK.

NOTES:  
A. SURVEY INFORMATION HAS BEEN SHOWN ON THIS SKETCH HAVE  
BEEN COMPILED FROM A COMBINATION OF REVENUE OFFICE RECORDS,  
MAPS AND SURVEYS OF 10 HOURS AGES AND IS SUBJECT TO  
VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:  
PARCEL 1: SECONDARY AGRICULTURAL (S) CODE GREENLAND  
PARCEL 2: SECONDARY AGRICULTURAL  
PARCEL 3: SECONDARY AGRICULTURAL  
THE PROPERTIES ARE SITUATED WITHIN THE GRACE RIVER SOURCE PROTECTION PLAN  
THE PROPERTIES ARE NOT WITHIN A WILDLIFE PROTECTION AREA  
THE PROPERTIES ARE SITUATED WITHIN THE PAMEL HALL WILDLIFE AREA

TOWNSHIP ZONING DESIGNATION:  
PARCEL 1: AGRICULTURAL (A) & NE (NATURAL ENVIRONMENT)  
PARCEL 2: AGRICULTURAL (A)  
PARCEL 3: AGRICULTURAL (A)

LEGEND:  
SHOWN METRIC DIMENSIONS  
SHOWN METRIC DIMENSIONS (AREA) EXCEPTED AND IN PPM  
SHOWN APPROXIMATE USE OF THIS SKETCH  
SHOWN AREA RESERVED ONLY

THIS SKETCH WAS PREPARED FOR  
PURPOSES OF THE BSRD & OTHER PURPOSES  
AND THE UNDERSIGNED ACCEPTS NO  
RESPONSIBILITY FOR USE BY OTHER PARTIES.

DISPENSE FOR: INFORMATIONAL PURPOSES ONLY. THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
EXCEPT FOR THE PURPOSES INDICATED IN THE TITLE BLOCK.

BLACK, SHUMAKER, ROBINSON & DONALDSON  
1997/10

**BSRD** Ontario Land Surveyors  
Urban and Rural Planners  
A company under authority of the BSRD  
10-237 Woodbine Ave. W. (2ND FLOOR) UNIT 100  
Burlington, Ontario N7R 1G1  
TEL: (779) 833-1100  
FAX: (779) 833-1101

DATE: JUNE 16, 2010



## Jana Poechman

---

**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** Friday, July 12, 2019 3:39 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: Screening Form - B43-19 & B44-19  
**Attachments:** WHPA\_Map\_7644MaltbyRdE.PDF

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), 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, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

**From:** Jana Poechman [<mailto:janap@wellington.ca>]  
**Sent:** Wednesday, July 3, 2019 2:38 PM  
**To:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>  
**Cc:** Source Water <[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)>  
**Subject:** Screening Form - B43-19 & B44-19

For your review. B43-19 & B44-19.

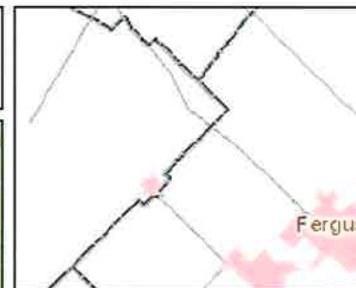
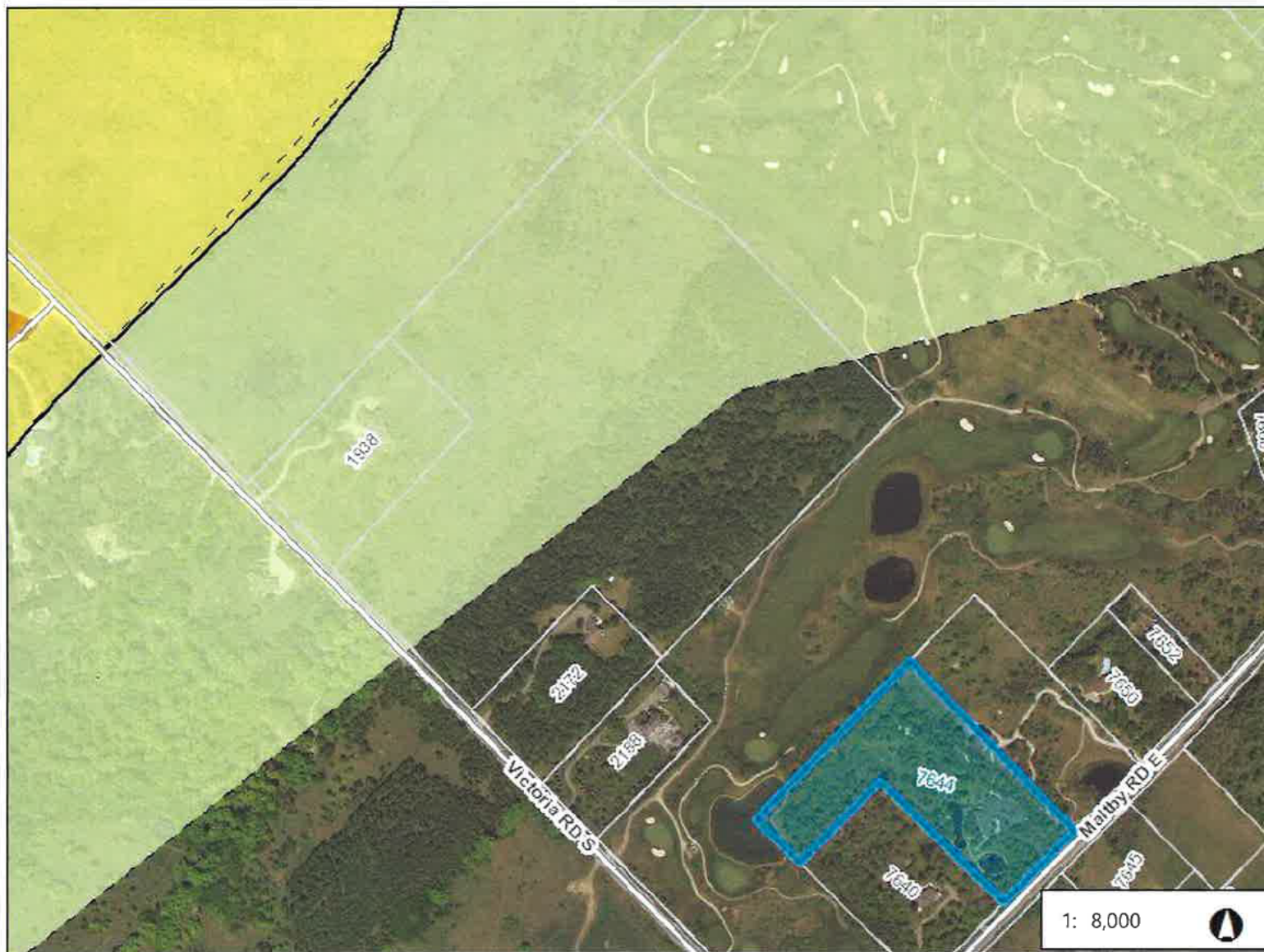
Thanks.  
Jana

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](mailto:janap@wellington.ca)



Explore  
Wellington

7644 Maltby Road East, Puslinch



Fergus

### Legend

- Parcels
- Roads**
  - Local Road
  - County Road
  - Highway
- 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**

0.4 0 0.20 0.4 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



**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee  
Deborah Turchet, Secretary-Treasurer**

**DATE:** July 22, 2019

**YOUR FILE:** B43-19

**RE:** **Application for Consent B43-19**  
Part Lot 15, Concession 9, Township of Puslinch  
William Harrison

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that both 7644 Maltby Road E and the lands to be merged with contains land adjacent to a wetland.  
The proposed retained parcel contains a portion of the Provincially Significant Mill Creek Puslinch Wetland Complex and the lands adjacent to this feature.

**2. Legislative/Policy Requirements and Implications:**

The subject properties contain a natural heritage feature (wetland) and the lands adjacent to the feature, as identified by the Provincial Policy Statement (PPS, 2014) and the Core Greenlands in accordance to the County of Wellington Official Plan (2019). As outlined in the PPS and County of Wellington Official Plan, development or site alteration is not permitted on adjacent lands to Provincially Significant Wetlands unless it is demonstrated that there will be no negative impacts on the natural feature or its ecological function. Additionally, the County of Wellington Official Plan indicates that development in or adjacent to the Core Greenlands system requires an environmental impact assessment demonstrating that the requirements of the Official Plan have been met.

We understand that proposed lot line adjustment is to provide a viable access driveway to the rear accessory structures at 7644 Maltby Road East. As both 7644 Maltby Road and the parcel to be merged with are developed and the proposed development is further from the PSW than the developed retained lot, it is in the opinion of GRCA staff that an environmental Impact study would not be required. Furthermore, there is no creation of a new lot or change land use. As such, GRCA staff would not anticipate impacts to the natural heritage feature as a result of this lot line adjustment application.

Due to the presence of the above-noted features, a portions of the parcels are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

We acknowledge the proposed installation of a driveway and the addition to the accessory structure as indicated on the site plan. We advise that a GRCA permit will be required for this proposal. Furthermore, we note that a significant portion of the retained land is regulated by the GRCA. If development is proposed within the regulated area, we recommend consultation with GRCA staff prior to submitting a permit application to ensure appropriate setbacks from the wetland have been established.

**3. Additional Information/Suggestions provided in an advisory capacity:**

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$410.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP  
Supervisor of Resource Planning  
FN/js

cc: Township of Puslinch  
William Harrison, 7644 Maltby Road East, RR#1, Puslinch ON N0B 2J0  
Black, Shoemaker, Robinson & Donaldson Limited c/o Ian Robinson, 257 Woodlawn Road West, Unit 101, Guelph ON N1H 8J1

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





Grand River

Conservation Authority

Date: Jul 17, 2019

Author: mk

## Part Lot 15, Concession 9, Township of Puslinch

File no. B43-19

### Legend

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



Map Centre (UTM NAD83 217): 568,534.64 4,817,077.95

This map is not to be used for navigation [2015 Ortho (ON)] [2018 Ortho (RMOW)]

Copyright: Grand River Conservation Authority, 2019.  
Disclaimer: This map is for illustrative purposes only. Information  
contained herein is not a substitute for professional review or a site  
survey and is subject to change without notice. The Grand River  
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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/resources-and-citations.pdf>

NAD 1983 UTM Zone 17N

Scale: 3,000



July 12, 2019

## 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: July 03, 2019**

**FILE NO. B46-19**

**APPLICANT**

Robert Ireland  
4700 Watson Road S  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 12  
Concession 9

Proposed lot line adjustment is 32.9 hectares with no frontage, vacant land to be added to abutting vacant lot – Bradley Ireland.

Retained parcel is 2.8 hectares with 105m frontage, existing and proposed rural residential use with existing dwelling and shop.

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

**August 21, 2019**

**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

Source Water Protection      Neighbouring Municipality – City of Guelph

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: \$                       
Fee Received: July 3/19

File No. B46-19  
Accepted as Complete on: July 3/19

**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) Robert Lawrence IRELAND**

Address 4700 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. 519-820-8820 Email: email@rohnbrad.com

(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 12, Concession 9, Part 1, 61R-9894 & Part 1, 61R-10645 (PIN 71187-0100)

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lot 12

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 4700 Watson Road South

(b) When was property acquired: October 2007 (Original) Registered Instrument No. [REDACTED]  
December 2011 (Consent)

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial [ ]

Frontage/Width 364 / 404 ±

AREA

32.9 ha ±

Depth 836 ±

Existing Use(s)

Vacant - Agricultural

Existing Buildings or structures: None

Proposed Uses (s): To be added to Part 1, 61R-9894 & Part 1, 61R-10645 (PIN 71187-0100)

Type of access (Check appropriate space)

Existing [ ]

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

[X] Other Entrance exists on lands to be added to

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

[ ] Municipally owned and operated piped water system

[X] Well [X] individual [ ] communal

[ ] Lake

[ ] Other (specify):

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

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank [X] individual [ ] communal

[ ] Pit Privy

[ ] Other (specify):

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial [ ]

Frontage/Width 105 / 179 ±

AREA

2.8 ha ±

Depth 198 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling and Shop

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

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 (specify) \_\_\_\_\_

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

- ☐ Municipally owned and operated piped water system  
☒ Well ☒ individual ☐ communal  
☐ Lake  
☐ Other (specify): \_\_\_\_\_

Type of sewage disposal - Existing [X] 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 [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. 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 [X] NO [ ]  
Name of Rail Line Company: Active – Guelph Junction Railway
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 [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 71187-0110 – Merged by Lot Line Adjustment August 9, 2007 by INST No. WC183285 (File No. B68/07). Transferred from Robert Simpson Ireland & Sharon Ireland to Robert Simpson Ireland
- PIN 71187-0110 – Merged by Lot Line Adjustment November 15, 2011 by INST No. WC328363 (File No. B28/11). Transferred from Robert Simpson Ireland & Sharon Ireland to Robert Lawrence Ireland
- PIN 71187-0100 – Created by Consent April 1, 2005 by INST No. WC95499 (File No. B71/04). Transferred from Peter & Jacqueline Van Harten to Bradley Ireland
- PIN 71187-0100 – Merged by Lot Line Adjustment August 2007 by INST No. WC183264 (File No. B66/07). Transferred from Robert Lawrence Ireland to Bradley Ireland

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 is a wetland area on the subject property, however no development is proposed within the wetland area.**

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, Greensland 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).

Amendment Number(s): \_\_\_\_\_ 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 [X]  
**A minor variance will be applied for pending severance approval**

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

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

29. 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, provide complete name and address of Mortgagee \_\_\_\_\_

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**

<b><u>Severed</u></b>	Width	Length	Area	Use
	Width	Length	Area	Use
<b><u>Retained</u></b>	Width <b><u>18±m</u></b>	Length <b><u>25±m</u></b>	Area <b><u>450±m<sup>2</sup></u></b>	Use <b><u>Shop</u></b>
	Width	Length	Area	Use

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

June 28, 2019

27140-19

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  
4700 Watson Road South  
Part of Lot 12, Concession 9  
PIN 71187-0110 & 71187-0100  
Township of Puslinch**

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 deed, PIN report and map, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$410 and a cheque to Wellington County for \$4,340.

**Proposal:**

The proposal of this lot line adjustment is to sever a large portion of the vacant land from No. 4700 Watson Road South (PIN 71187-0110), owned by Robert (Bob) Ireland and merge it with the vacant parcel to the northeast (PIN 71187-0100), owned by Bob's son, Bradley Ireland. The purpose of the lot line adjustment is to reconfigure the boundaries so that the existing rural residence can be separated from the large "farm" parcel which will remain vacant.

The Severed Parcel has an area of 32.9±ha and consists of vacant land. The Lands to be Added to is also vacant. The Retained Parcel will have an area of 2.8±ha where the existing dwelling, shop, septic and ground source heating will remain.

The proposed lot line adjustment follows the guidelines 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 there the land use will not change; the parcels will instead be reconfigured for ownership purposes.

71 Weber Street East  
Kitchener, ON N2H 1C6  
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**

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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 Merged Parcel will have a frontage of 39±m which is under the minimum lot frontage of 121.9m as required in the Zoning By-law for Agricultural parcels over 4.0ha in area. The intent is to apply for a Minor Variance pending severance approval. Although under the minimum requirement, a safe entrance exists on the merged parcel and it will continue to be functional and therefore we feel the variance is considered minor.

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 Bob Ireland  
cc Bradley Ireland

---

[www.vanharten.com](http://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:**

*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), Robert Lawrence IRELAND the Registered Owners of  
Part of Lot 12, Concession 9, Part 2, 61R-11706 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.

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 Lot 12, Concession 9, Part 2, 61R-11706 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 26 day of June 20 19

Commissioner of Oaths

(Owner or Applicant)  
James Michael Laws,  
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

*June 18, 2019*

### 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: July 3/19

File No. B46-19

Accepted as Complete on: July 3/19

**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) Bradley Ireland**

Address 5751 Jones Baseline, Guelph, ON, N1H 6J2

Phone No. 519-827-5679

Email: bireland@guelphmanufacturing.com

(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 9

Lot No. Part of Lot 12

Registered Plan No.

Lot No.

Reference Plan No. 61R-9894  
61R-10645

Part No. Part 1  
Part 1

Civic Address Watson Road South

(b) When was property acquired: April 2005 (Original)  
August 2007 (Consent)

Registered Instrument No. WC95499  
WC183264

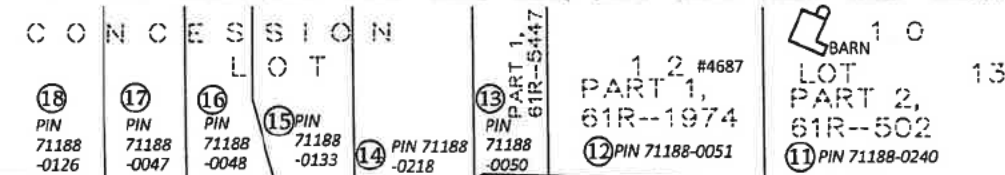
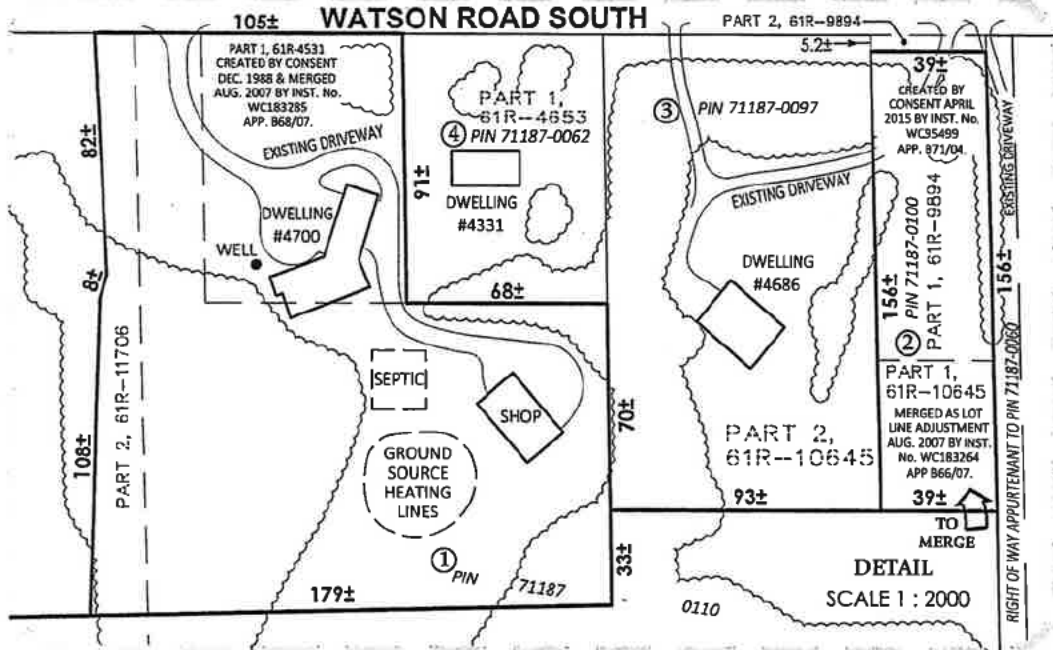
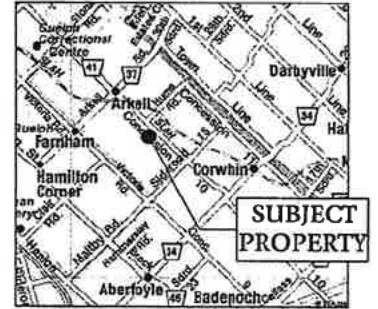
# 105± WATSON ROAD SOUTH

## SEVERANCE SKETCH PART OF LOT 12, CONCESSION 9 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 4000

0 40 80 160 240 meters  
VAN HARTEN SURVEYING INC.

### KEYMAP



WATSON ROAD SOUTH 105± 20.12m WIDE PIN 71188-0001 ROAD ALLOWANCE BETWEEN CONCESSIONS 9 AND 10

### 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, GREENLANDS, & EARTH SCIENCE ANSI.
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.

### SEE DETAIL

□ BARN #4674

LANDS TO BE  
ADDED TO  
AREA=0.6±ha

LANDS TO BE  
RETAINED  
AREA=2.8±ha

LANDS TO BE  
SEVERED  
AREA=32.9±ha

□ O.P. : GREENLANDS  
ZONING: AGRICULTURAL

□ O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

--- O.P. : EARTH SCIENCES ANSI

THIS SKETCH WAS PREPARED  
ON THE 26th DAY OF JUNE 2019

JEFFREY E. BUISMAN  
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

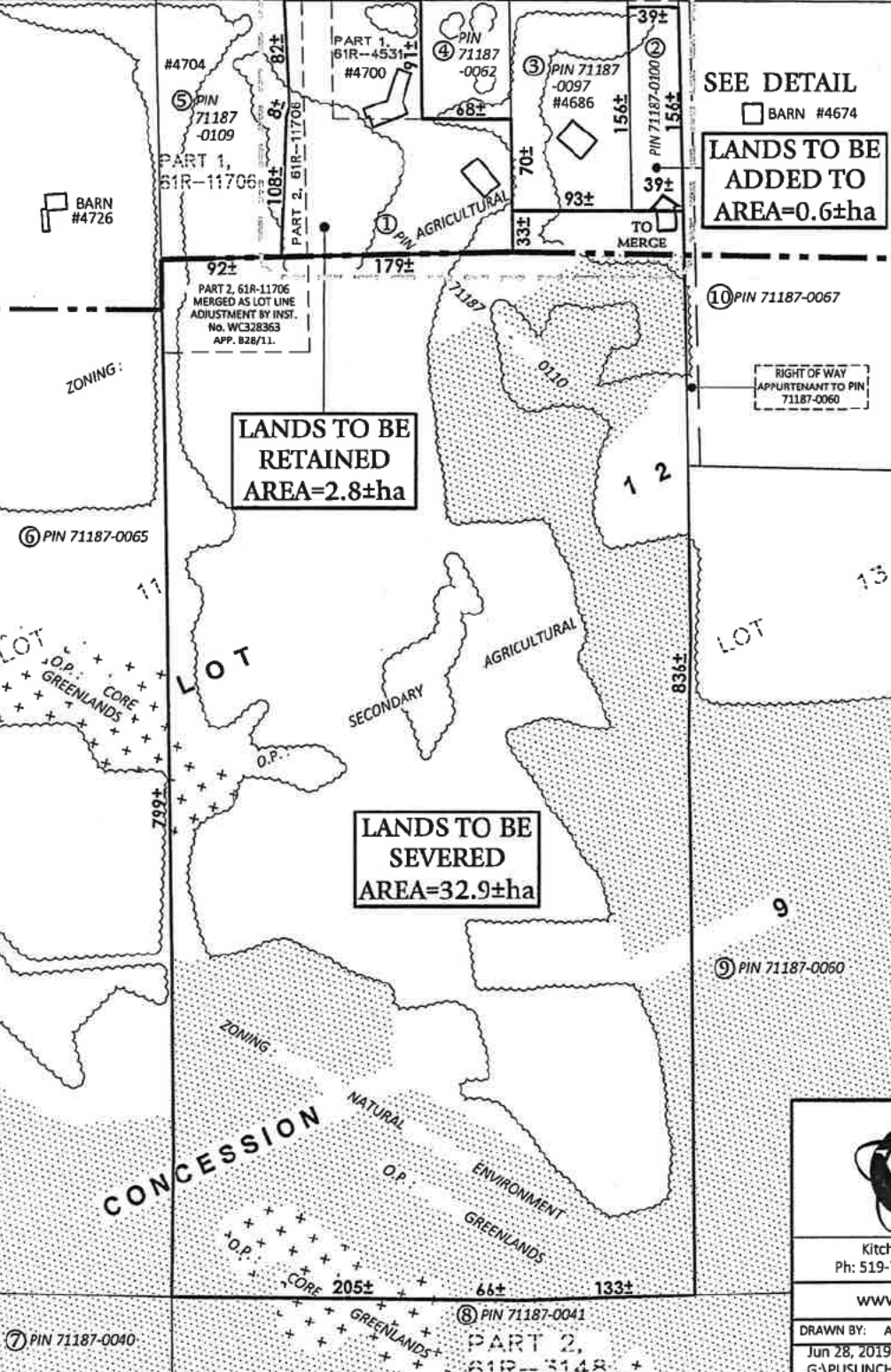
DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 27140-19

Jun 28, 2019 12:43:23 PM

G:\PUSLINCH\CON9\ACAD\SEV LOT 12 (IRELAND) UTM.dwg



## Jana Poechman

---

**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** Friday, July 12, 2019 3:43 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B46-19 - Screening Form  
**Attachments:** WHPA\_Map\_4700WatsonRdS.PDF

Hi Jana,

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, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

**From:** Jana Poechman [<mailto:janap@wellington.ca>]  
**Sent:** Wednesday, July 3, 2019 3:51 PM  
**To:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>  
**Cc:** Source Water <[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)>  
**Subject:** B46-19 - Screening Form

Please see B46-19 for your review.

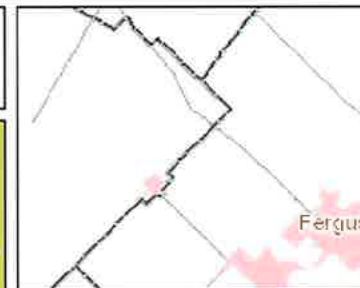
Thanks.  
Jana

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](mailto:janap@wellington.ca)

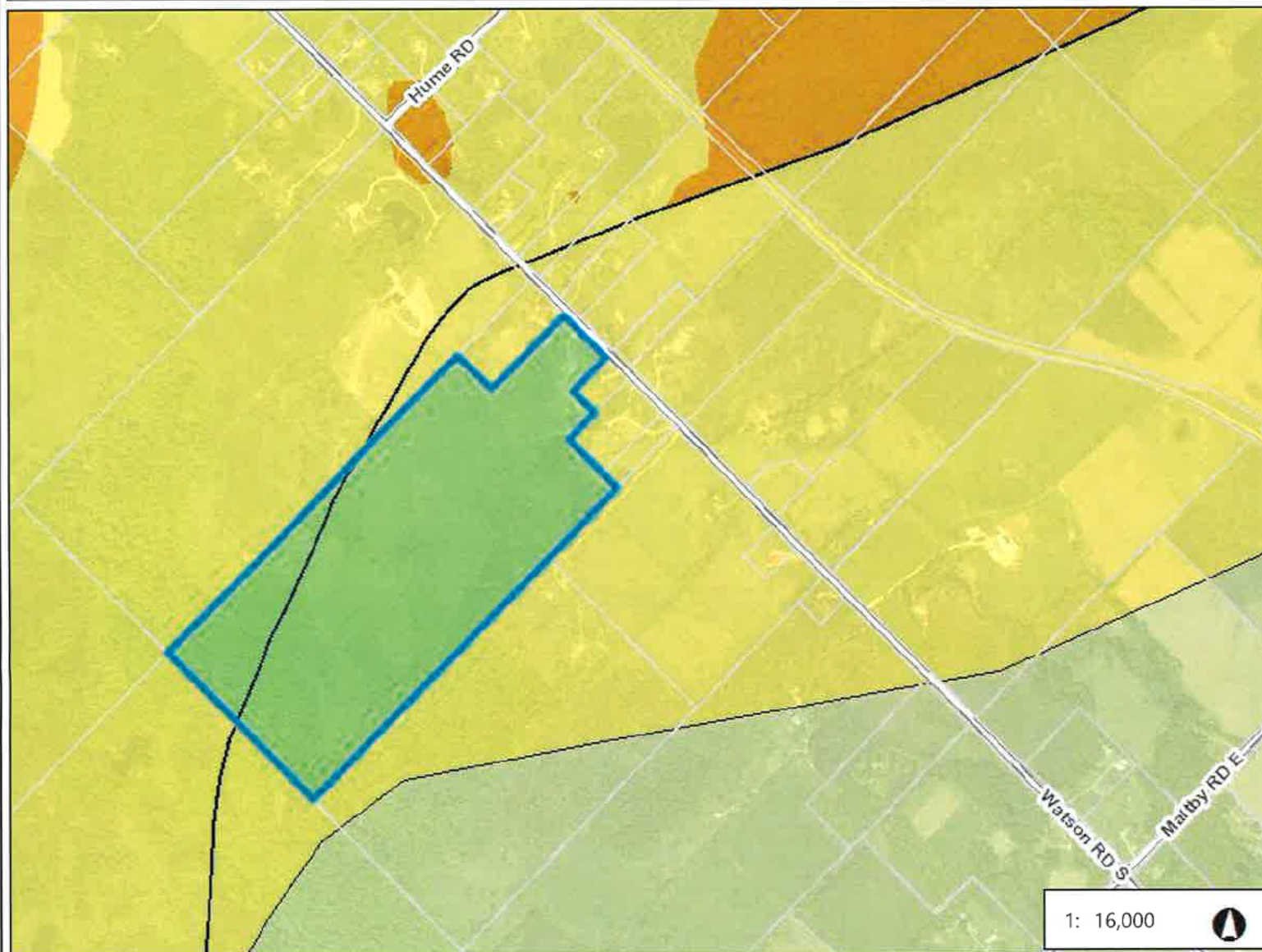


Explore  
Wellington

4700 Watson Road South, Puslinch



Fergus



1: 16,000



### Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Well Locations
- Wellhead Protection Area Boundary
  - 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.

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THIS IS NOT SURVEY DATA, Parcels - Teranet 2002, Wellington County 2018

### Notes





**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee  
Deborah Turchet, Secretary-Treasurer**

**DATE:** July 19, 2019

**YOUR FILE:** B46-19

**RE:** **Application for Consent B46-19**  
4700 Watson Road South, Township of Puslinch  
Robert Ireland

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the severed parcel contains portions of the Provincially Significant Arkell Corwhin Wetland Complex and the lands adjacent to these features.

The proposed retained parcel does not contain any features of interest.

**2. Legislative/Policy Requirements and Implications:**

The severed parcel contains a natural heritage features as identified by the Provincial Policy Statement (PPS, 2014) and the Core Greenlands, Greenlands System and Earth Science ANSI in accordance to the County of Wellington Official Plan (2019). We understand that the proposed severed lot will be merged with an abutting vacant lot that does not contain any features of interest. As no additional development is proposed on the severed or merged parcel, GRCA staff would have no objection to this lot line adjustment application.

Due to the presence of the above-noted features, a portion of the ~~retained~~ and severed parcels are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

**3. Additional Information/Suggestions provided in an advisory capacity:**

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$410.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions please contact Jenn Simons at ext. 2236.

Yours truly,

A black rectangular box redacting the signature of Fred Natolochny.

Fred Natolochny, MCIP, RPP  
Supervisor of Resource Planning  
FN/js

cc: Township of Puslinch  
Robert Ireland, 4700 Watson Road South, Puslinch ON N0B 2J0  
Van Harten Surveying Inc. c/o Jeff Buisman, 423 Woolwich Street, Guelph ON, N1H 3X3

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

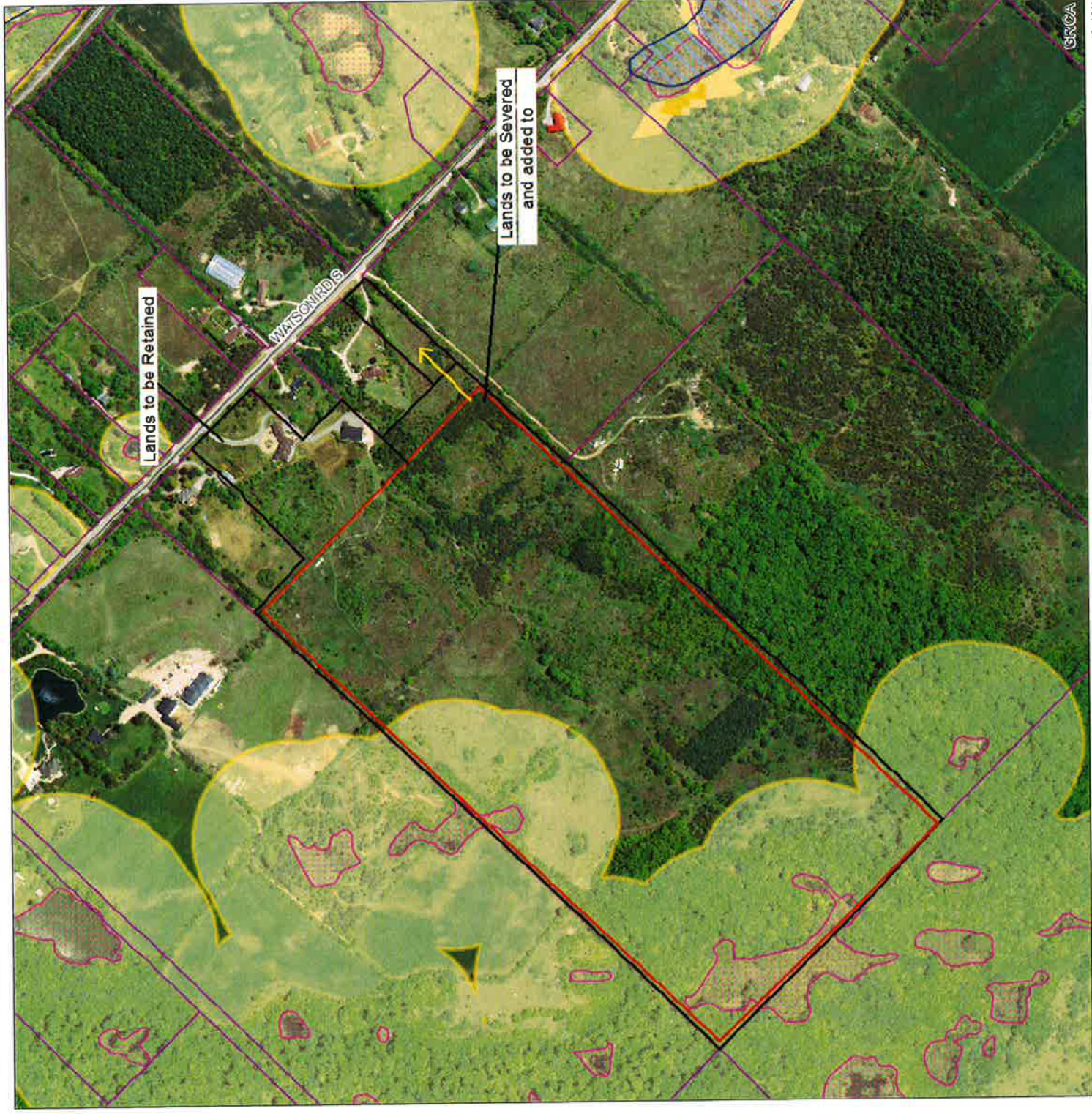




### Legend

- Regulation Limit (GRCA)
  - Regulated Watercourse (GRCA)
  - Regulated Waterbody (GRCA)
  - Wetland (GRCA)
  - Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
  - Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
  - 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/MNRF)
- 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.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, 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://mapa.grandriver.ca/Sources-and-Citations.pdf>





July 12, 2019

## 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: July 03, 2019*

**FILE NO. B44-19**

**APPLICANT**

Resham & Jasvir Sadhra  
c/o Paul Sadhra  
7000 Wellington Road 34  
Cambridge N3C 2V4

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 20  
Concession 3

Proposed severance is 27m fr x 152m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 7.0 hectares with 88m frontage, existing and proposed rural residential use with existing dwelling.

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

**August 21, 2019**

**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

County Engineering

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

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

## 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: \$ [REDACTED]

Fee Received: July 4/19File No. B44-19Accepted as Complete on: July 4/19**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**2. (a) Name of Registered Owner(s) Resham SADHRA & Jasvir SADHRA c/o Paul SadhraAddress 7000 Wellington Road No. 34, Cambridge, ON, N3C 2V4

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 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 &amp; 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 3

Lot No. Part of Lot 20

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. 61R-4961  
61R-9320

Part No. 4  
4 & 5

Civic Address 7000 Wellington Road No. 34

(b) When was property acquired: June 2014

Registered Instrument No. 

5. Description of Land intended to be SEVERED:

Metric [ ]

Imperial [ ]

Frontage/Width 27 ±

AREA

0.4 ha ±

Depth 152 ±

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

[X] 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 [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 88 / 330 ±

AREA

7.0 ha ±

Depth 465 ±

Existing Use(s)

Rural Residential

Existing Buildings or structures: Dwelling

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed [ ]

[ ] Provincial Highway

[X] 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 [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):

[ ] 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 metres [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.**

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

**The subject property does not contain any Natural Heritage features.**

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 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 [ ] NO [X]

**A minor variance will be applied for pending severance approval for the reduced frontage of the retained parcel**

- 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.

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

July 3, 2019  
26835-19

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: Severance Application & Sketch  
7000 Wellington Road No. 34  
Part of Lot 20, Concession 3  
PIN 71200-0151  
Township of Puslinch**

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, a cheque to the GRCA for \$410 and a cheque to Wellington County for \$4,340.

**Proposal:**

The proposal is to create a new rural residential parcel along Wellington County Road No. 34 with a frontage of 27±m, depth of 152±m, for an area of 0.4±ha. The severed parcel was configured to have the same depth as the other three parcels to the west. The severance is an efficient use of open space with flat terrain and safe access for the entrance can be provided.

The retained parcel will have an area of 7.0±ha where the existing dwelling will remain. The retained parcel will have a reduced frontage of 88±m instead of 121.9m as required for parcel over 4.0ha and a Minor Variance Application will be submitted to the Township of Puslinch. The reduced frontage is minor and the existing entrance will continue to function properly with safe sight lines.

71 Weber Street East  
Kitchener, ON N2H 1C6  
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](http://www.vanharten.com)

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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 Resham & Jasvir Sadhra c/o Paul Sadhra

33. 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"/>

34. 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"/>

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 ☒

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 ☒

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), Resham SADHRA & Jasvir SADHRA the Registered Owners of  
Part of Lot 20, Concession 3, Part 2, 61R-4961 & Part 4, 61R-9320 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 [REDACTED]  
[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 Lot 20, Concession 3, Part 2, 61R-4961 & Part 4, 61R-9320 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 3 day of July 20 19

(Owner or Applicant)

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expired May 11, 2021  
Printed Name of Commissioner, etc. Name

[REDACTED]  
Notary Public for Oaths

### 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

*June 20, 2019*

### 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

# KEYMAP



## SEVERANCE SKETCH PART OF LOT 20, CONCESSION 3 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500  
0 15 30 60 90 metres  
VAN HARTEN SURVEYING INC.

**MINOR VARIANCE  
A REQUEST**  
TO PERMIT A REDUCED FRONTAGE  
OF THE RETAINED PARCEL TO BE  
88±m INSTEAD OF 121.9m

12 PIN 71200-0117(LT)

11 PIN 71200-0146(LT)

**LANDS TO BE  
RETAINED  
AREA=7.0±ha**

10 PIN 71200-0067(LT)

**C O N C E S S I O N**

DWELLING  
#7000  
SEPTIC

AGRICULTURAL

PART 4,  
61R-9320

SECONDARY

PART 5, 61R-9320

SUBJECT TO  
EASEMENT AS IN  
INST. No. WC551039

SUBJECT TO  
EASEMENT AS IN  
INST. No. 55103 61R-9670

1 PIN 71200 - 0151 (LT)

SUBJECT TO  
EASEMENT AS  
IN INST. No.  
LTS2713  
PART 2,  
61R-8714

**LANDS TO BE  
SEVERED  
AREA=0.4±ha**

2 PIN 71200 - 0235 (LT)  
PART 2,  
61R-20702

CREATED BY  
CONSENT NOV. 2015  
BY APP. B48/15

3 PIN 71200 - 0234 (LT)  
PART 1,  
61R-20702

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3  
20.12m WIDE

PIN 71200-0236(LT)

**WELLINGTON COUNTY ROAD No. 34**

PART 1,  
61R-20744

LOT 19

5 PIN 71201-0035(LT)  
PART 8, 61R-2184

LOT 20

7001  
PIN 71201-0031(LT)  
PART 9,  
61R-2184

5 PIN 71201-0035(LT)  
PART 8, 61R-2184

4 PIN 71201-0139(LT)  
PART 3,  
61R-20744

**C O N C E S S I O N**

### NOTES:

- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
- SUBJECT LANDS ARE ZONED AGRICULTURAL.
- SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
- DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
- SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED  
ON THE 28th DAY OF JUNE 2019

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. 26835-19

Jun 28, 2019-11:48:01 AM

G:\PUSLINCH\Con3\ACAD\SEV LOT 20 (SADHRA) UTM.dwg





**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee  
Deborah Turchet, Secretary-Treasurer**

**DATE:** July 19, 2019

**YOUR FILE:** B44-19

**RE:** **Application for Consent B44-19**  
7000 Wellington Road 34, Township of Puslinch  
Resham & Jasvir Sadhra

**GRCA COMMENT:\***

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

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the retained parcel contains a portion of lands adjacent to the Provincially Significant Mill Creek Puslinch Wetland Complex located on the neighbouring property.  
The proposed severed parcel does not contain any features of interest.

**2. Legislative/Policy Requirements and Implications:**

The severed parcel contains lands adjacent to a natural heritage features as identified by the Provincial Policy Statement (PPS, 2014) and the Core Greenlands in accordance to the County of Wellington Official Plan (2019). As the severed lot does not contain any features of interest, and no additional development is proposed on the retained parcel, GRCA staff would have no objection to this severance.

Due to the presence of the above-noted features, a portion of the retained parcel is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development or site alteration within the regulated area will require a permit from our office.

**3. Additional Information/Suggestions provided in an advisory capacity:**

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$410.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions please contact Jenn Simons at ext. 2236.

Yours truly,

A black rectangular box redacting the signature of Fred Natolochny.

Fred Natolochny, MCIP, RPP  
Supervisor of Resource Planning  
FN/js

Encl. (1)

cc: Township of Puslinch  
Resham & Jasvir Sadhra, c/o Paul Sedhra, 7000 Wellington Road 34, Cambridge ON N3C 2V4  
Van Harten Surveying Inc. c/o Jeff Buisman, 423 Woolwich Street, Guelph ON, N1H 3X3

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





Grand River

Conservation Authority

Date: Jul 17, 2019

Author: mk

7000 Wellington Road 34,  
Township of Puslinch

B4-19

### Legend

- Regulation Limit (GRCA)
  - Regulated Watercourse (GRCA)
  - Regulated Waterbody (GRCA)
  - Wetland (GRCA)
  - Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
  - Slope Valley (GRCA)
  - Slope
  - Oversteep
  - Sleep
  - 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/MNR)
- This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supersedes the mapping as represented by these layers.



7000 Wellington Road 34

Lands to be Severed

Lands to be Retained

Map Centre (UTM NAD83 21T): 565,109.69 4,811,836.82

This map is not to be used for navigation | 2015 Ortho (ON)

Copyright Grand River Conservation Authority 2019.  
Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, 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>

Scale: 3,750  
NAD 1983 UTM Zone 17N

## Jana Poechman

---

**From:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>  
**Sent:** Friday, July 12, 2019 3:39 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: Screening Form - B43-19 & B44-19  
**Attachments:** WHPA\_Map\_7644MaltbyRdE.PDF

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), 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, 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](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800

**From:** Jana Poechman [<mailto:janap@wellington.ca>]  
**Sent:** Wednesday, July 3, 2019 2:38 PM  
**To:** Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>  
**Cc:** Source Water <[sourcewater@centrewellington.ca](mailto:sourcewater@centrewellington.ca)>  
**Subject:** Screening Form - B43-19 & B44-19

For your review. B43-19 & B44-19.

Thanks.  
Jana

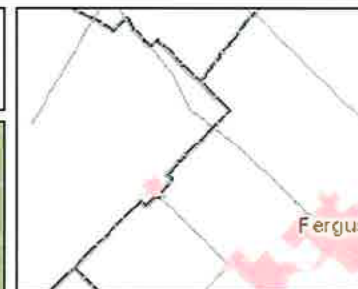
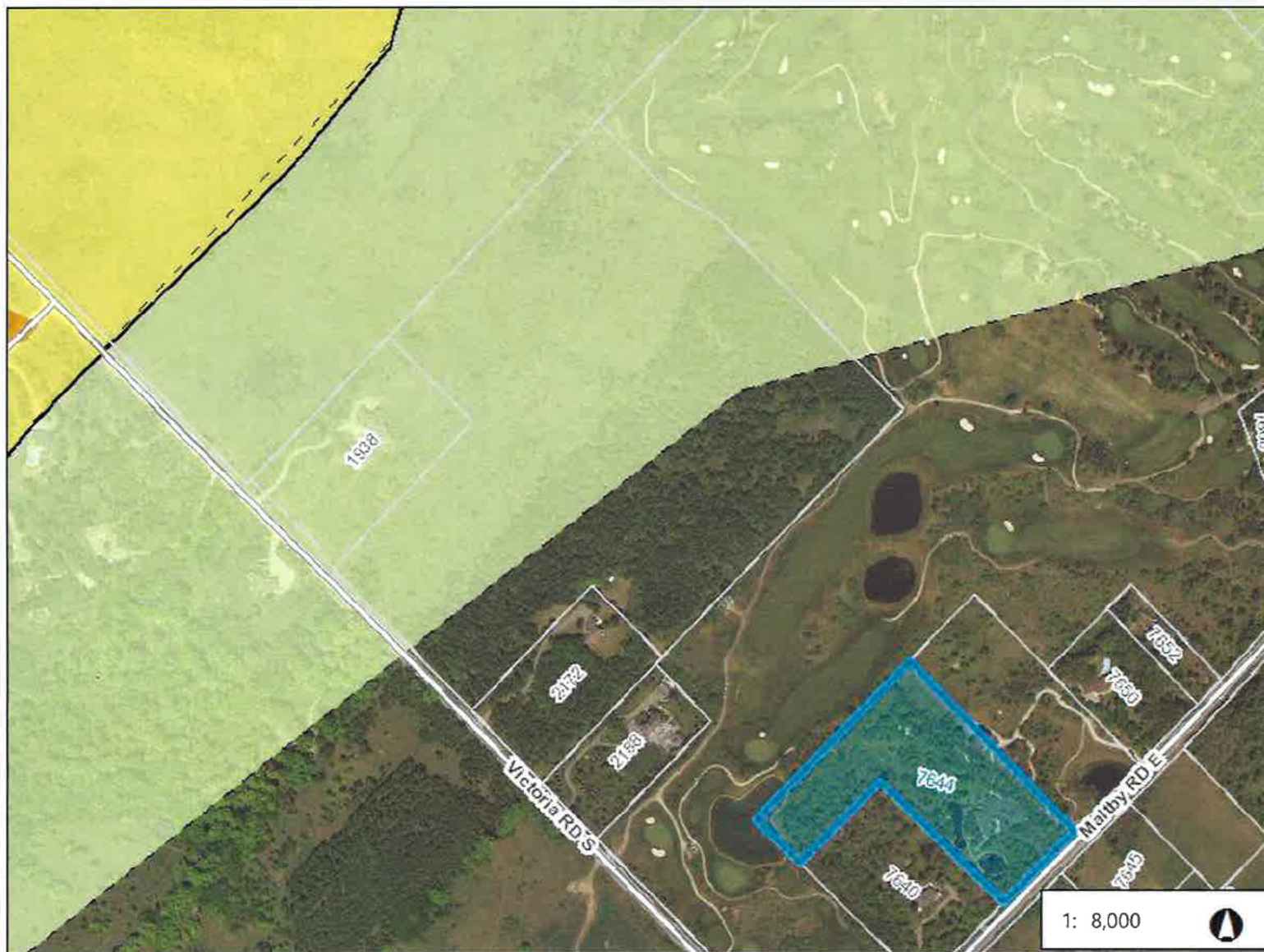
Jana Poechman  
Planning Administrative Clerk  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2170  
E [janap@wellington.ca](mailto:janap@wellington.ca)





Explore  
Wellington

7644 Maltby Road East, Puslinch



Fergus

### Legend

Parcels

#### Roads

Local Road

County Road

Highway

#### 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

0.4 0 0.20 0.4 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

### Notes