



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 8, 2019

7:00 p.m.

AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES

- September 10, 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/FER – Anthony and Barbara Ann Fera

Property described as Part Lot 115, Concession Gore, 3982 Wellington Road 35, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS1 setback from the barn on the proposed retained parcel to the proposed severed parcel to be 97 metres instead of 233 metres.

4(b) Minor Variance Application D13/KUP – Brenda Kupferschmidt

Property described as Lot 13, Concession 3, 4597 Sideroad 12, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced MDS1 setback from the barn on the proposed retained parcel to the proposed severed parcel to be 256 metres instead of 346 metres.

4(c) Minor Variance Application D13/SAD – Resham and Jasvir Sadhra

Property described as Parts 4 and 5 on Reference Plan 61R-9320, Township of Puslinch, 7000 Wellington Road 34.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced frontage on the retained parcel to be 87 metres instead of 121.9 metres.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 8, 2019

7:00 p.m.

4(d) Minor Variance Application D13/SUM – Betty Summers

Property described as Lot 11, Registered Plan 61M-203, 26 Jasper Heights PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief for deck replacement to increase lot coverage to a maximum of 37.3 percent.

5. OTHER MATTERS

- None

6. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

7. OPENING REMARKS

8. DISCLOSURE OF PECUNIARY INTEREST

9. APPROVAL OF MINUTES

- September 10, 2019

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

11(a) Zoning Amendment D14/FAR – Farhi Holdings Corporation – Concession 2, Rear Part Lot 26.

The purpose and effect of the application is to amend Township of Puslinch Zoning By-law 19/85 to remove the Extractive (EXI) Zone and replace it with appropriate Industrial and Natural Environment Zones. The application would allow the lands to be developed for rural employment purposes.

12. LAND DIVISION

12(a) Severance Application B52/19 (D10/HMTQ) – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 8, 2019

7:00 p.m.

Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10764, municipally known as 289 ON-401, Cambridge South ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 0.374 hectares (outlined in purple) for a Sub-lease in excess of 21 years to Fuelco for the delivery of fueling and automotive supplies.

- 12(b) Severance Application B53/19 (D10/HMTQ)** – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10764, municipally known as 289 ON-401, Cambridge South ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 20.92 hectares (outlined in blue) for a Sub-lease in excess of 21 years to Food & Bev. Co for the delivery of food and beverage and other services.

- 12(c) Severance Application B54/19 (D10/HMTQ)** – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10770, municipally known as 290 ON-401, Cambridge North ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 0.375 hectares (outlined in purple) for a Sub-lease in excess of 21 years to Fuelco for the delivery of fueling and automotive supplies.

- 12(d) Severance Application B55/19 (D10/HMTQ)** – Her Majesty The Queen in Right of The Province of Ontario, Represented by The Minister of Transportation for the Province of Ontario, Part Lots 8 & 9, Concession 2, Part of Part 1 on 61R-10770, municipally known as 290 ON-401, Cambridge North ONroute Service Centre.

Property currently lease to HKSC Developments L.P. Proposal is 12.82 hectares (outlined in blue) for a Sub-lease in excess of 21 years to Food & Bev. Co for the delivery of food and beverage and other services.

- 12(e) Severance Application B59/19 (D10/LAU)** – Victoria Laurensen, Part Lots 34 & 35, Concession 10, municipally known as 4099 Watson Road S., Puslinch.

Proposed severance is 0.7 hectares with 54.2metre frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 51 hectares with 633 metres frontage, existing and proposed agricultural and residential use with existing dwelling, barn and sheds.



PLANNING & DEVELOPMENT ADVISORY COMMITTEE

October 8, 2019

7:00 p.m.

12(f) Severance Application B61/19 (D10/GRE) – Arnold Gregor, Part Lot 24, Concession 9, municipally known as 4388 Watson Road South, Puslinch.

Proposed severance is 19.4 hectares with 108 metre frontage, existing agricultural land to be added to abutting residential lot for continued agricultural use – Kevin & Lori Hayden.

Retained parcel is 17.9 hectares with 52 metres frontage, existing and proposed agricultural use.

13. OTHER MATTERS

- Review of 2020 PDAC calendar dates:
 - Tuesday, January 14, 2020
 - Tuesday, February 11, 2020
 - Tuesday, March 10, 2020
 - Tuesday, April 14, 2020
 - Tuesday, May 12, 2020
 - Tuesday, June 9, 2020
 - Tuesday, July 14, 2020
 - Tuesday, August 11, 2020
 - Tuesday, September 8, 2020
 - Tuesday, October 13, 2020
 - Tuesday, November 10, 2020
 - Tuesday, December 8, 2020

14. CLOSED MEETING

- None

15. NEXT MEETING Tuesday, November 12, 2019 @ 7:00 p.m.

16. ADJOURNMENT



MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Claire Collinson, Legislative Assistant
Meagan Ferris, Sr. Planner, County of Wellington
Matthieu Daoust, Junior Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.
Ed and Johanna Dokter
Bev Wozniak
David Doughty
Jen Seagar
Shawn Marsh
Rob and Erica Roy

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: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Committee of Adjustment meetings held Tuesday, August 13, 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/DOK – Edward & Johanna Dokter

Property described as Part of Lot 16, Concession 7, 110 Maltby Road West, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an accessory building be located in the left front side yard.

- Ed Dokter, owner, provided an overview of the application.

- There were no questions or comments from the public.
- There were no questions or comments from the committee.

Moved by: Dennis O'Connor

Seconded by: Dan Kennedy

The Committee voted on the motion with all in favour.

That Application D13/DOK requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit an accessory building to be located in the left front side yard.

The request is hereby **Approved with no conditions.**

4(b) Minor Variance Application D13/DOU – David Doughty

Property described as Part of Lots 24 and 25, Concession 2, Smith Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a proposed purchaser for the land to build their preference to style of home, ie. 2 storey.

- David Doughty, applicant and Jennifer Seager, agent for the applicant both provided an overview of the application.
- Bev Wozniak stated that the map on the public notice did not show the property clearly, and that she has no objections to a 2 storey dwelling.
- There were no questions or comments from the committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee voted on the motion with all in favour.

That Application D13/DOU requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a proposed purchaser for the land to build their preference to style of home, ie. 2 storey

The request is hereby **Approved with the following conditions:**

1. That a permit will be required from the GRCA prior to development.
2. That a noise study be completed at building permit submission to ensure that the design of the house will mitigate noise to an acceptable MOEE standard per the current acoustic report.

4(c) Minor Variance Application D13/ROY – Robert & Erica Roy

Property described as Front Part Lot 23, Concession 7, 4427 Concession 7, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced front yard setback for an attached garage of 3.0 metres.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/ROY requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit a reduced front yard setback for an attached garage of 3.0 metres.

- Rob Roy, owner, provided an overview of the application.
- There were no comments or objections from the public.
- John Sepulis asked if the garage could be located behind the house.
- The owner advised that the GRCA required that the garage be located in the front of the house and not in the back.

The request is hereby **Approved with the following conditions:**

1. That a permit will be required from the GRCA prior to development.

4(d) Minor Variance Application D13/TIM (117) – Timberworx Custom Homes Inc.

Property described Level 1 Unit 70, 117 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 21.3 percent.

- Jeff Buisman provided an overview of the application and advised that building permits were issued in June however the footprint of the dwelling had been increased.
- There were no questions or objections from the public.
- Dan Kennedy asked if the condominium corporation has ownership of the land behind the lot.
- Jeff Buisman advised that the condominium corporation is the owner and is the only one that has use of the land behind the lot.
- Dan Kennedy asked if the public has any use of it.
- Jeff Buisman advised that they do not.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee voted on the motion with all in favour.

That Application D13/TIM (117) requesting relief from provisions of Zoning By-Law #19/85, as amended, That the total lot coverage be increased to 21.3 percent.

The request is hereby **Approved with the following conditions:**

1. That a detailed septic design will have to be submitted as part of the building permit process and will have to address any impacts of the larger swelling and increased lot coverage.
2. A permit will be required from the GRCA prior to development.

4(e) Minor Variance Application D13/TIM (125) – Timberworx Custom Homes Inc.

Property described as Level 1 Unit 68, 125 Heritage Lake Drive PV, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 22.0 percent.

- Jeff Buisman provided an overview of the application.
- There were no public comments or objections.
- There were no comments or objections from the committee.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee voted on the motion with all in favour.

That Application D13/TIM 125) requesting relief from provisions of Zoning By-Law #19/85, as amended, that the total lot coverage be increased to 22.0 percent.

The request is hereby **Approved with the following conditions:**

3. That a detailed septic design will have to be submitted as part of the building permit process and will have to address any impacts of the larger swelling and increased lot coverage.
4. A permit will be required from the GRCA prior to development.



5. OTHER MATTERS

- None.

6. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

The Committee of Adjustment meeting adjourned at 7:48 p.m.

CARRIED

MINUTES

MEMBERS PRESENT

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

MEMBERS ABSENT

None

OTHERS IN ATTENDANCE

Lynne Banks, Development and Legislative Coordinator
Claire Collinson, Legislative Assistant
Meagan Ferris, Sr. Planner, County of Wellington
Matthieu Daoust, Jr. Planner, County of Wellington
Jeff Buisman, Van Harten Surveying Inc.

1 - 6. COMMITTEE OF ADJUSTMENT

- See September 10, 2019 Committee of Adjustment minutes.

7. OPENING REMARKS

The meeting was called to order at 7:39 p.m. The Chair advised that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

8. DISCLOSURE OF PECUNIARY INTEREST

- None

9. APPROVAL OF MINUTES

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, August 13, 2019, be adopted.

CARRIED

10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW

- None

11. ZONING BY-LAW AMENDMENT

- None

12. LAND DIVISION

12(a) Severance Application B50/19 (D10/DAY) – Andrew and Ann Day, Part Lot 26, Concession Gore, municipally known as 4071 Sideroad South RR#2, Puslinch.

Proposed severance is 65m frontage x 65m = 0.4 hectares existing agricultural land for proposed rural residential use.

Retained parcel is 34 hectares with 196m frontage, existing and proposed agricultural and residential use with existing dwelling, shed, driveshed, old barn, office building and garage.

- Jeff Buisman provided an overview of the application and advised that MDS was calculated by the County for the barn across the road from the property and stated that the minimum distance requirement is 113 metres and that the MDS was calculated to be 173 metres.



- There were no comments or questions from the public.
- Dennis O'Connor asked why the proposed driveway is situated close to the corner of the property to be severed.
- Jeff Buisman advised that its proposed location is due to the sightlines.
- John Sepulis asked the County Planner if the way the property is situated could be "flipped" to the other side of the property to allow the driveway closer to the corner.
- Meagan Ferris advised that if there were no sightline concerns, then it would make sense, however the County has no objections to the location of the proposed lot to be severed.
- Dennis O'Connor noted that it would make more sense to relocation the proposed lot to be severed to the northwest corner of the property and will also increase the MDS from the barn.

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition..
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That consideration be given to relocating the severed lot to the corner of the property to facilitate agricultural operations and improved sightlines.
4. That the retained lot be rezoned from Secondary Agricultural to return it to its original zoning to Agricultural.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- None

14. NEXT MEETING

- Next Regular Meeting Tuesday, October 8, 2019 @ 7:00 p.m.

15. ADJOURNMENT

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 7:48 p.m.

CARRIED



Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Anthony & Barbara Ann FERA

Address: 3982 Wellington Road No. 35

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

None

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 3982 Wellington County Road No. 35

Concession: GORE Lot: 15

Registered Plan Number: _____

Severed Parcel	Area: <u>0.6ha</u> ha	Depth: <u>98m</u> m	Frontage: <u>81m</u> m
	Retained Parcel <u>19.6ha</u> ac	<u>405m</u> ft	<u>410m</u> ft

Width of road allowance (if known): 30.48m

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 Minor Variance request is as follows:

A) To permit a reduced MDS I setback from the barns on the proposed retained parcel to the proposed severed parcel to be 97m instead of 233m.

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

This request is being made to permit the reduced MDS1 setback from the barns on the property to the proposed severed parcel. This request is being made prior to submitting the severance application.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands & Greenlands

Zoning Designation: Agricultural & Natural Environment

7. What is the access to the subject property?

Provincial Highway:

Continually maintained municipal road:

Seasonally maintained municipal road:

Other: (please specify below)

County Road

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

Wellington County Road No. 35

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.

N/A

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? Agricultural

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

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

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

See sketch for details

Building Details:	Existing:		Proposed:	
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: November 2008

Date of construction of buildings property: N/A

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

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

Yes No

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

N/A

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)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

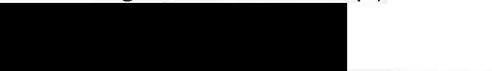
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Anthony FERA & Barbara Ann FERA of the
Wellington Township of Puslinch County/Region of
Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)

SEPT 3, 2019
Date


Signature of Owner(s)

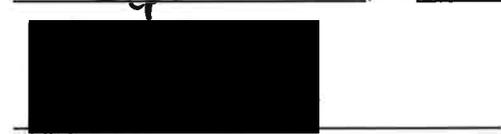
SEPT 3/2019
Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
Wellington City of Guelph County/Region of
Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the
County/Region of Wellington this 13 day of
Sept, 2019.


Signature of Owner or authorized
solicitor or agent

Sept 13, 2019
Date


Signature of Commissioner
James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

Sept 13, 2019
Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

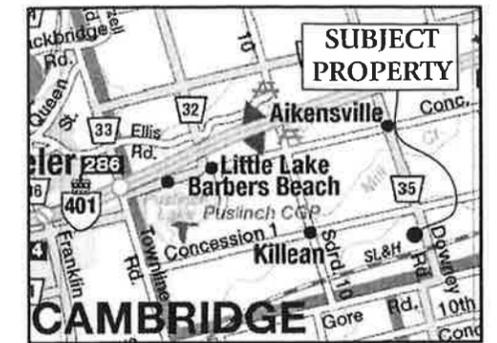
Date

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

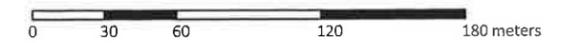
The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

**MINOR VARIANCE SKETCH
PART OF LOT 15, CONCESSION CORE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

KEYMAP



SCALE 1 : 3000

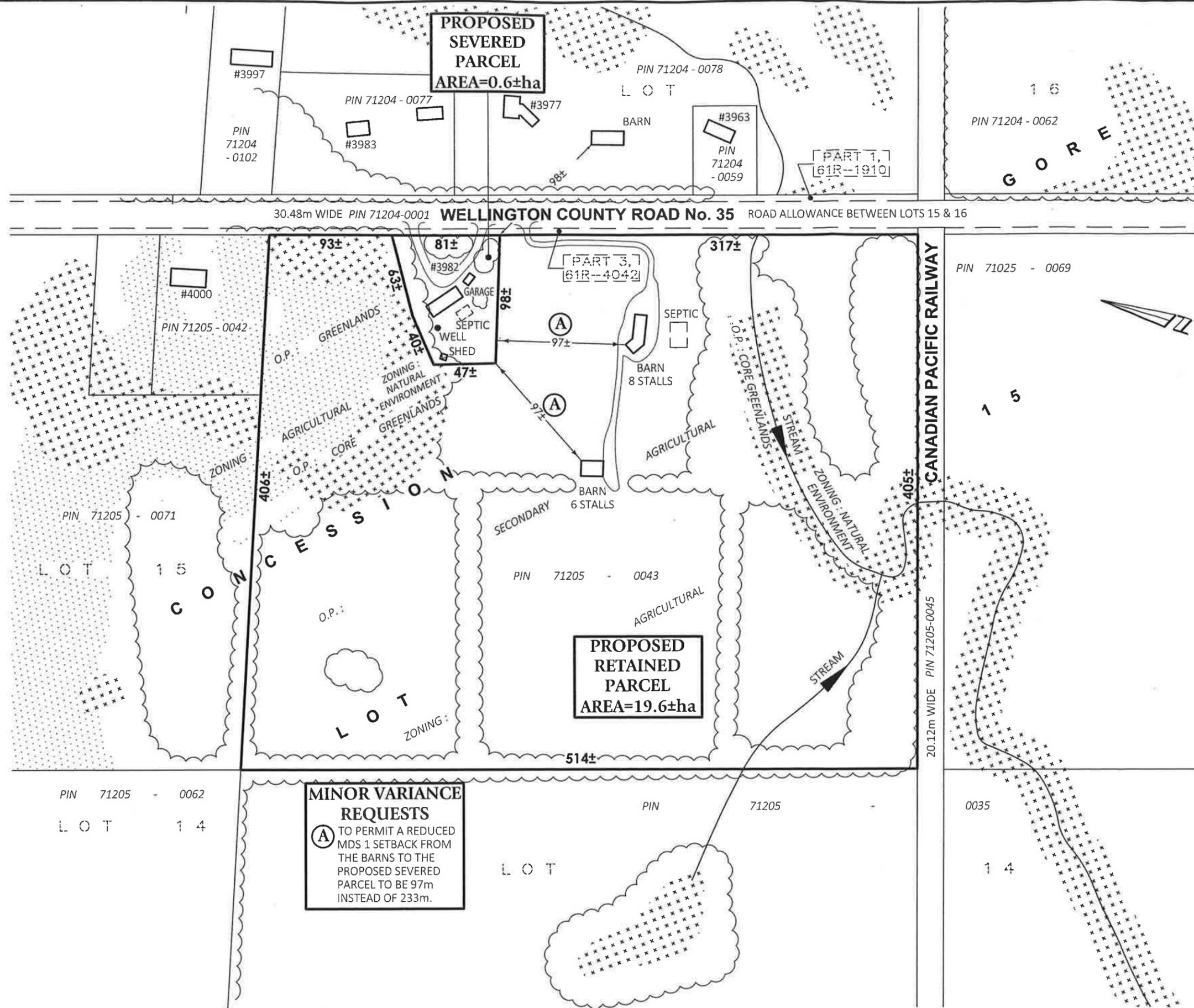


VAN HARTEN SURVEYING INC.

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, GREENLANDS, & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. OWNERS: ANTHONY & BARBARA FERA.

THIS SKETCH WAS PREPARED ON THE 12th DAY OF SEPTEMBER 2019



MINOR VARIANCE REQUESTS
 (A) TO PERMIT A REDUCED MDS 1 SETBACK FROM THE BARN TO THE PROPOSED SEVERED PARCEL TO BE 97m INSTEAD OF 233m.

O.P. : GREENLANDS
ZONING: AGRICULTURAL

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 26845-19
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Sep 13, 2019-1:26:02 PM
 G:\PUSLINCH\ConGore\ACAD\MV LOT 15 (FERA) UTM.dwg

Minimum Distance Separation I

Fera Severance
Prepared By: Hailey Keast, Van Harten Surveying Inc.

Description: Fera Barn
Application Date: Tuesday, March 19, 2019
Municipal File Number:
Proposed Application: Lot creation for four, or more, residential lots outside of a settlement area
 Type B Land Use

Applicant Contact Information

Anthony Fera
3982
Wellington Road 35
Puslinch, ON, Canada N0B 2J0

Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: GORE, Lot: 15

Roll Number: 2301 

Calculation Name: *Barn 1*

Description: Fera Barn

Farm Contact Information

Anthony Fera
3982
Wellington Road 35
Puslinch, ON, Canada N0B 2J0

Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: GORE, Lot: 15

Roll Number: 2301 

Total Lot Size: 20 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	8	8.0	186 m ²
Solid	Horses, Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	6	6.0	139 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 14.0

Potential Design Capacity (NU): 28.0

Factor A (Odour Potential) **0.7** X Factor B (Size) **216** X Factor D (Manure Type) **0.7** X Factor E (Encroaching Land Use) **2.2** = Building Base Distance 'F' (minimum distance from livestock barn) **233 m (764 ft)** (actual distance from livestock barn) **TBD**

Storage Base Distance 'S' (minimum distance from manure storage) **233 m (764 ft)** (actual distance from manure storage) **TBD**

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 ext. 248
Email: hailey.keast@vanharten.com

Signature of Preparer: _____ Date: _____
Hailey Keast

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.



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

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

Owner(s) of Livestock Facility Anthony & Barbara Fera

Contact Information
 Email [redacted] Telephone [redacted]
 Civic Address 3982 Wellington Road No 3 Municipality _____
 Lot 15 Concession GORE Division _____
 Lot Size (where livestock facility is located) 20ha hectares _____ acres _____
 Signature of Livestock Facility Owner [redacted] Date March 26, 2019

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	<u>8 stalls</u> <u>6 stalls</u>	<u>✓3</u>
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner
 E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
 E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



LAND SURVEYORS and ENGINEERS

September 13, 2019

26845-19

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, Ontario
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch
3982 Wellington Road 35
Part of Lot 15, Concession GORE
PIN 71205-0043
Township of Puslinch**

RECEIVED

SEP 13 2019

Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN Report and Map, MDS Farm Data Sheet and Calculations, a cheque in the amount of \$410.00 to the GRCA and a cheque in the amount of \$706.00 to the Township of Puslinch.

Proposal

A minor variance request is being made for the proposed severed parcel at the above mentioned property. The Minor Variance request is as follows:

- A. To permit a reduced MDS I setback from the barns on the proposed retained parcel to the proposed severed parcel to be 97 m instead of 233 m.**

The minor variance application is being submitted prior to the severance application so that the MDS requirement can be addressed in advance of the severance application.

The Severance Application will be for a rural residential parcel that incorporates the existing dwelling, garage and shed. The retained parcel will be the rest of the farm that includes two horse barns.

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



LAND SURVEYORS and ENGINEERS

We have been considering various configurations of the proposed severance and our preferred option is shown on the sketch. One of the guidelines of the Provincial Policy Statement (PPS) suggest that any development (including a property line) be at least 30 m away from a wetland and/or an environmental impact study be prepared to support a reduced buffer. This suggests another option that includes the house area, the bush & wetlands to the north and a 30 m buffer around the wetlands. This would end up with a very large parcel and a loss of agricultural land. We reviewed the options with the GRCA and they indicated a preference to the configuration presented on the sketch.

The son of the owners of this property operates the horse farm and lives at another property in the area. This severance is motivated by the need to divide assets and allow their son to own the farm land so that he can continue the successful horse farm.

When evaluating the MDS requirement it was determined that this proposal falls under the Type B scenario in that the severance creates *"one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another"* (Guideline 34 of OMAFRA's Guidelines for MDS). In the event there are less than 4 lots in the immediate proximity, the Type A scenario would apply and the minimum distance requirement drops in half.

There are 14 stalls between the two barns on the retained parcel and the required minimum distance under Type B is 233 m. The minimum requirement under Type A would be 116 m. County Planning Staff consider this area having 4 or more residential parcels and provide the opinion that Type B applies which implies a minimum of 233 m. The actual distance from both barns to the proposed severed parcel is 97 m and the minor variance is being sought to allow an MDS of 97 m.

Please note that the MDS requirement is to the property line. The residential buildings are about 128 m away from the barn with 8 stalls and 153 m away from the barn with 6 stalls.

There is barn across the road at #3977 County Road No. 35; however the MDS setback is not required to the severed parcel as the conflict already exists between the dwelling and barn (in accordance with MDS Guideline #9.1). The barn at #3977 is a similar distance (98± m) to the severed parcel as the barn on the subject property, it is also close to the surrounding houses and therefore, we feel that the requested variance is minor and will not cause any additional odour conflicts.

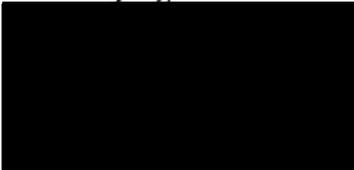


LAND SURVEYORS and ENGINEERS

We felt that MDS would be a significant issue for this potential severance and that it should be addressed prior to a severance application.

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 Anthony & Barbara Fera

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.



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: September 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Meagan Ferris, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 FER (FERA)**
Anthony & Barbara Ann Fera
3982 Wellington Road 35
Part Lot 15, Concession Gore

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

Planning Opinion

The subject minor variance request would provide relief from Section 3.13(a) and allow a reduction in the Minimum Distance Separation (MDS I) setback from a new lot to existing barns located on the subject lands. The reduction would be from the required 233 metres (764.4 feet) setback to permit a reduced 97 metres (318 feet) setback. The use is considered a Type B use due to Guideline #34.

With respects to the MDS relief, planning staff are not supportive of the reduction as the proposed lot will impact future expansion of the livestock structures on-site as it is the closest receptor to *both* of the barns. Further, there does not appear to be a location on the site to construct a barn and meet MDS requirements.

In regards to the future severance – it is understood that the subject application is being submitted in advance of a severance application for a rural residential lot in the Secondary Agricultural area. This approach was discussed with planning staff prior to submission. Although the subject land is generally eligible for one rural residential lot, the proposed lot configuration is not consistent with the requirements of the Provincial Growth Plan.

Planning staff recommends that the application be deferred to allow the proposed lot configuration to be amended to align with the requirements of the new Provincial Growth Plan prior to the Committee rendering a decision on MDS relief. The deferral recommendation is being advised by staff, because if the lot shape was to later change to be brought into conformity with the Growth Plan, the MDS reduction may need to be amended as well.

Section of the By-law	Requirements	Proposed
Section 3 (13) (a) – General Provision, Minimum Distance Separation Requirements - MDS I – New Non-Farm Uses	No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complied with Minimum Distance Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of	Requesting relief to permit a reduced MDS 1 setback from the existing barn on the proposed retained parcel to the proposed severed parcel to be 97 metres (318 feet) instead of the required 233 metres (764.4 feet).

	Ontario, as may be amended from time to time.	
--	---	--

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

Four Tests	Discussion: Reduced MDS I
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The subject proposal identifies that there are two (2) barns located on the proposed retained lands. Combined, these barns have been identified as having fourteen (14) horse stalls. • It is noted that there are existing dwellings located across the road, with one dwelling being setback approximately 138 metres (452.7 feet) from the closest barn. As such, there are existing sensitive uses in the area that will also impact any livestock structure expansions. • As the intent is to sever the existing dwelling as the rural residential lot, there are no alternative locations to consider. The MDS Guidelines does allow consideration of a setback reduction when reasonable alternative locations are limited.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A) and Natural Environment (NE). Within the new by-law (023/18) the subject lands also includes an environmental protection overlay which limits development <i>within</i> a feature, unless an Environmental Impact Study (EIS) has been provided and identifies no negative impacts to the feature or its ecological function. • A single detached dwelling, accessory uses to a dwelling, and a barn are permitted use within the Agricultural (A) Zone. No new structures are proposed; however, the new lot lines are proposed within the 'NE' Zone and the environmental protection overlay. • The intent of the MDS I setback is to provide a minimum distance between livestock facilities and anaerobic digesters and sensitive lands uses (i.e. dwellings). The intent of MDS setbacks is to promote and protect agricultural uses while also reducing odour complaints and land use incompatibility.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural, Core Greenland System, and Greenland System. The features identified on the subject lands include a Provincially Significant Wetland (PSW) and Significant Woodlands. • As the lands are within the Secondary Agricultural designation and the subject lands have not been severed after March 1, 2005, one residential lot can be considered. However, staff notes that the proposed lot configuration is located partially within the Core and Greenland System. No new structures are proposed within the Greenland area. • The Provincial Growth Plan (2019) requires that a minimum of 30 metres (98.4 feet) for development (which includes lot creation), is required and that the setback is determined/justified through an Environmental Impact Study (EIS). It is unknown if the minimum setback is required and an EIS has not been submitted. • When considering severance applications, Section 10.1.3 of the County Official Plan requires that a future severance meet provincial legislation and policies. • The comments of the Grand River Conservation Authority (GRCA) should also be considered by the Committee as wetlands and Provincially Significant Wetlands are regulated by the GRCA.

That the variance is **desirable** and **appropriate** development and use of the land, building or structure

- The proposed lot is within an area with other, sensitive lands uses; however, the proposed new lot is the closest sensitive use to *both* barns and will impose the most restriction on the barns.

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



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 24, 2019

YOUR FILE: D13/FER

**RE: Minor Variance Application #D13/FER
Anthony and Barbara Ann Fera
3982 Wellington Road 35, Puslinch**

GRCA COMMENT: *

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains portions of the Provincially Significant Fairchild Creek Headwaters Wetland Complex, floodplain and the lands adjacent to these features. It also contains the lands adjacent to a wetland located on adjacent property.

2. Legislative/Policy Requirements and Implications:

The subject property contains natural heritage and natural hazard features as identified in the Provincial Policy Statement (PPS, 2014), and Core Greenlands and Greenlands in accordance with 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 in or 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 the homeowner is seeking relief from Zoning By-Law 19/85 Section 3 (13) to permit a reduced MDS setback in support of a future severance. The proposed severed lot is already developed with no additional development proposal, and the retained lands contain sufficient space for future development outside the features and adjacent lands. As such, GRCA staff would not object to the proposed minor variance and associated severance application.

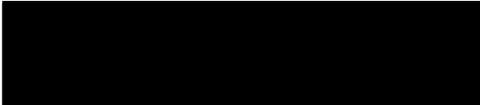
Due to the presence of the above-noted features, the entire proposed severed lot, and a portion of the retained lot is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development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

3. Additional information/suggestions provided in an advisory capacity:

This application is considered a “minor” minor variance application. We wish to acknowledge receipt of the applicable plan review fee for the processing of this application.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



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

c.c. ✓ Anthony and Barbara Ann Fera, 3982 Wellington Road 35, Puslinch ON, N0B 2J0
Van Harten Surveying Inc. c/o Jeff Buisman, jeff.buisman@vanharten.com

**** 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: Sep 18, 2019
Author: mk

**3982 Wellington Road 35,
Puslinch**

PSW - Fairchild Creek Headwaters Wetland
Complex

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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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>





Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Brenda Kupferschmidt

Address: 4597 Sideroad 12

City: Puslinch, ON

Postal Code: N0B 2J0

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

- Easement as in INST No. I-11035 for Bell Canada

Send correspondence to: Owner: Agent Other: _____

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

Municipal address: 4597 Sideroad 12

Concession: 3 Lot: 13

Registered Plan Number: _____

Severed Parcel Area: 0.8 ha Depth: 65 m Frontage: 123 m
Retained Parcel 41.7ha ac _____ ft _____ ft

Width of road allowance (if known): 20.12m

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 Minor Variance request is as follows:
A) To permit a reduced MDS I setback from the barn on the proposed retained parcel to the proposed severed parcel to be 256m instead of 346m.

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

This request is being made to permit the reduced MDS1 setback from the barn on the property to the proposed severed parcel. This request is being made prior to submitting the severance application.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural, Core Greenlands and Greenlands

Zoning Designation: Agricultural & Natural Environment

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?

Sideroad 12

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.

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal: **Proposed for Severed Parcel**

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 checked="" 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 checked="" 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? Agricultural

The abutting properties? Rural Residential / Agricultural

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

See sketch for details

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

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

See sketch for details

Building Details:	Existing:		Proposed:	
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: Original (February 2014), Estate Transfer (October 2016)

Date of construction of buildings property: Pending MV and SEV approval

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

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

Yes No

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

N/A

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)	<input type="checkbox"/>	<input type="checkbox"/>					
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>					
Minor Variance	<input type="checkbox"/>	<input type="checkbox"/>					

Authorization for Agent/Solicitor to act for Owner:

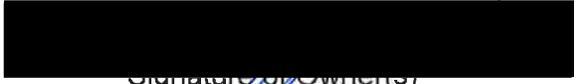
(If affidavit is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below shall be completed)

I (we) Brenda KUPFERSCHMIDT of the

Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.



Signature of Owner(s)

Aug. 24/19
Date

Signature of Owner(s)

Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the

City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the

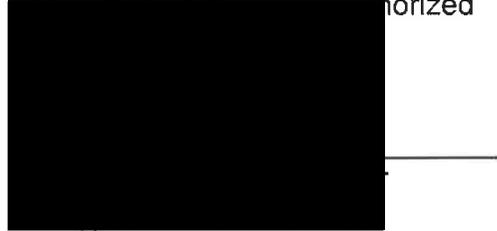
County/Region of Wellington this 13 day of

Sept, 20 19.



Authorized

Sept 13/2019
Date



Sept 13, 2019
Date

Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 11, 2021.

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.

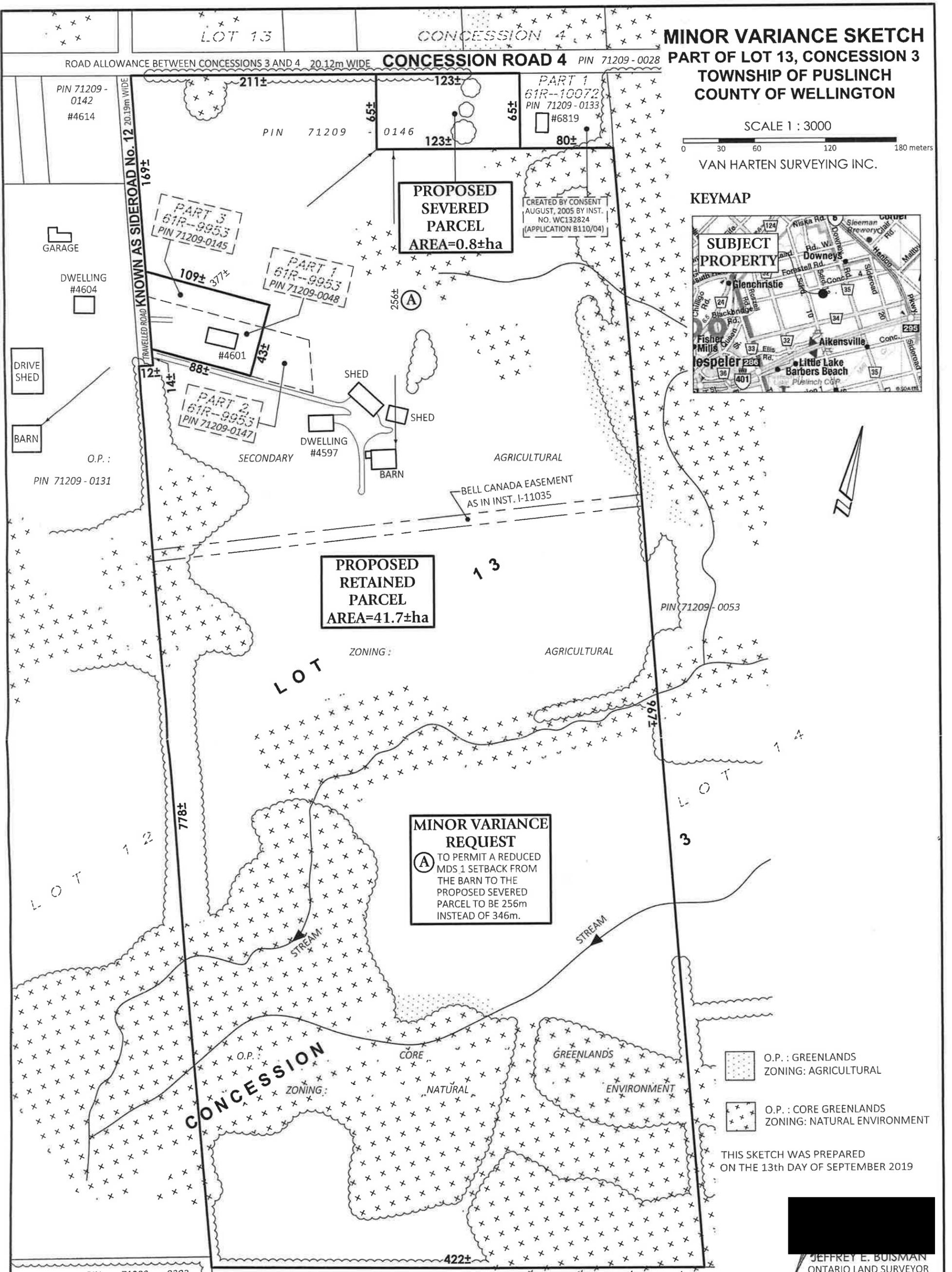
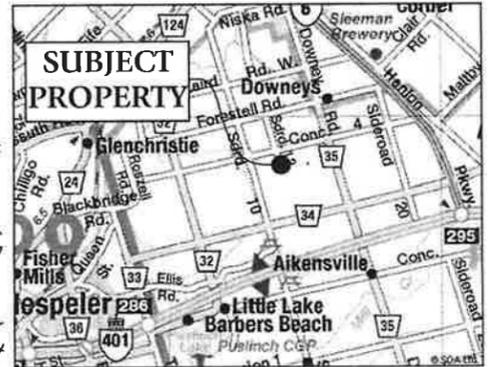
**MINOR VARIANCE SKETCH
PART OF LOT 13, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 3000

0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.

KEYMAP



MINOR VARIANCE REQUEST
 (A) TO PERMIT A REDUCED MDS 1 SETBACK FROM THE BARN TO THE PROPOSED SEVERED PARCEL TO BE 256m INSTEAD OF 346m.

-  O.P. : GREENLANDS ZONING: AGRICULTURAL
-  O.P. : CORE GREENLANDS ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE 13th DAY OF SEPTEMBER 2019

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

- 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.
 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. DISTANCES FROM BARNS TAKEN FROM WELLINGTON COUNTY GIS MAPPING
 7. N.T.S. DENOTES NOT TO SCALE.
 6. OWNER: BRENDA KUPFERSCHMIDT.



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. 27167-19
Sep 13, 2019-9:11:29 AM		
G:\PUSLINCH\Con3\ACAD\MV LOT 13 (KUPFER) UTM.dwg		

Office Use Only	
Roll Number:	_____
File Number:	_____
Submission Date:	_____
WHPA, IPZ, ICA:	_____
Vulnerability Score:	_____

Drinking Water Source Protection Screening Form

For assistance in completing this form, please refer to the “Explanatory Guide” beginning on page 5.

1. Property Information

Municipal Address of Subject Property: 4597 Sideroad 12, Puslinch

Property Owner: Brenda KUPFERSCHMIDT

2. Proposal (Please check all that apply to this application):

Building		Planning	
<input type="checkbox"/>	New Structure	<input checked="" type="checkbox"/>	Minor Variance
<input type="checkbox"/>	Expansion or Conversion of an Existing Structure	<input type="checkbox"/>	Official Plan Amendment
<input type="checkbox"/>	New or Replacement Septic System	<input type="checkbox"/>	Consent Application
<input type="checkbox"/>	New Well (Transport Pathway)	<input type="checkbox"/>	Zoning By-law Amendment Application
<input type="checkbox"/>	Geothermal System (Transport Pathway)	<input type="checkbox"/>	Subdivision/Condominium Application
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Site Plan Application

Brief Description of the Proposed Use of Land, Proposed Buildings or Structures

A minor variance request is being made for the proposed severed parcel at the above mentioned property. The Minor Variance request is as follows:

A. To permit a reduced MDS I setback from the barn on the proposed retained parcel to the proposed severed parcel to be 256m instead of 346m.

The proposed severed parcel will be for rural residential purposes and will have an area of 0.8ha. The proposed retained parcel has an area of 41.7ha and contains an existing dwelling, barn and sheds.

3. Potential Threat Activities Associated with the Application

Please check all applicable activities that may be associated with the development proposal:

3.1 Fuel Handling and Storage greater than 250 litres

- Liquid fuel (i.e. gasoline or diesel)
- Fuel oil (home heating)
- Waste oil (heating)

3.2 Chemical Handling and Storage

- Paints and other coatings (including stains, enamels, lacquers, rust paint)
- Dry cleaning chemicals
- Automotive repair/maintenance and/or industrial manufacturing and processing (e.g. degreasers, automotive fluids, oils, furniture stripping products, chemical solvents, adhesives)
- Solvent based degreasers or liquids for washing metal parts

If yes to any of the above, please indicate the type(s) of chemicals if known:

- 3.2.1 Dense Non-Aqueous Phase Liquids (DNAPLs), including chlorinated solvents
- 3.2.2 Organic Solvents

3.3 Road Salt Application and/or Outdoor Storage

- Road salt storage, outside > 5,000 tonnes
- Road salt application in a parking lot

3.4 Snow Storage (see guide)

3.5 Waste Storage or Disposal (see guide)

- 3.5.1 Storage of raw, untreated liquids and solids that are pumped out of septic systems and holding tanks (not including septic tanks)
- 3.5.2 Storage and/or disposal of oils; hazardous waste; liquid industrial waste; industrial and commercial waste; or PCB waste (does not include restaurant oil or grease)

3.6 Storm Water Management/Industrial Sewage

- Stormwater management facility (treatment, retention, infiltration or control of stormwater)

- Car or truck washing facility
- Oil and Water Separator
- Sediment control (ie Stormceptor)

3.7 Septic Systems

- Septic system for residential or small-scale commercial/industrial/institutional use **EXISTING**
- Septic system (Greater than 10,000 litres per day) for commercial/industrial/institutional use (note an Environmental Compliance Approval would be required)

3.8 Agricultural / Commercial

- 3.8.1 Application, handling and storage of fertilizers and / or pesticides
- 3.8.2 Application, handling and storage of agricultural source material (i.e. manure)
- 3.8.3 Application, handling and storage of non-agricultural source material (e.g. biosolids, commercial food wastes, etc.)
- 3.8.4 Grazing and pasturing of livestock
- 3.8.5 Nutrient Management Plan or Strategy applies to property

3.9 Water Taking

- 3.9.1 Private well (existing or new) **EXISTING**
- 3.9.2 Greater than 50,000 litres per day of water being used (note a Permit to Take Water would be required)
- 3.10 Recharge Reduction – creation of impervious surfaces (including large roofed areas, pavement) – only applies within Town of Erin**
- 3.11 Transport Pathway (see guidance includes wells, aggregate pits, geothermal systems)**
- None of the above are applicable**

4. Declaration (Owner or Applicant) or Person Engaged in Activity

Owner

I, _____, declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

Date

Signature

Applicant or Authorized Agent

I, Jeff Buisman of Van Harten Surveying Inc., declare that the information contained in this application and all attached documentation is true to the best of my knowledge.

Sept 13, 2019
Date





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

For any inquiries about the collection of this information, please contact the Risk Management Official, Wellington Source Water Protection, 7444 Wellington Road 21, Elora, ON, N0B 1S0, 519-846-9691 ext. 362.



Minimum Distance Separation I

Severance
Prepared By: Hailey Keast, Van Harten Surveying Inc.

Description: Kupferschmidt Severance
Application Date: Monday, January 29, 2018
Municipal File Number:
Proposed Application: Lot creation for four, or more, residential lots outside of a settlement area
Type B Land Use

Applicant Contact Information

Mark & Brenda Kupferschmidt
4597 Sideroad 12
Puslinch, ON, Canada



Location of Subject Lands

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 3, Lot: 15

Roll Number: 2301

Calculation Name: *Farm 2*
Description: Kupferschmidt Barn

Farm Contact Information

Brenda Kupferschmidt
4597 Sideroad 12
Puslinch, ON, Canada



Location of existing livestock facility or anaerobic digester

County of Wellington, Township of Puslinch
PUSLINCH, Concession: 3, Lot: 13

Roll Number: 2301

Total Lot Size: 41 ha

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Estimated Livestock Barn Area
Solid	Beef, Cows, including calves to weaning (all breeds), Yard/Barn	35	35.0	163 m ²

Existing Manure Storage: V3. Solid, outside, no cover, >= 30% DM

Design Capacity (NU): 35.0

Potential Design Capacity (NU): 105.0

Factor A (Odour Potential)	Factor B (Size)	Factor D (Manure Type)	Factor E (Encroaching Land Use)	=	Building Base Distance 'F' (minimum distance from livestock barn)	(actual distance from livestock barn)			
0.7	X	321.19	X	0.7	X	2.2	=	346 m (1136 ft)	TBD
						Storage Base Distance 'S' (minimum distance from manure storage)	(actual distance from manure storage)		
						346 m (1136 ft)	TBD		

Preparer Information

Hailey Keast
Van Harten Surveying Inc.
423 Woolwich Street
Guelph, ON, Canada N1H 3X3
Phone #1: 519-821-2763 ext. 248
Email: hailey.keast@vanharten.com

Signature of Preparer: _____ Date: _____
Hailey Keast

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pulletbarn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layerbarn)		
	Broiler breeder layers (males/females transferred in from growerbarn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkeybarn)		
	Turkey breeder layers (males/females transferred in from growerbarn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner
 E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
 E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



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

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

Owner(s) of Livestock Facility Brenda Kupferschmidt

Contact Information

Email _____ Telephone _____

Civic Address 4601 Sideroad 12 North Municipality Puslinch

Lot 13 Concession 3 Division _____

Lot Size (where livestock facility is located) 41ha hectares _____ acres _____

Signature of Livestock Facility Owner _____ Date Feb. 6/18

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	35	V3
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

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

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

**QUESTIONS?
PLEASE CONTACT**

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9
F 519.923.1694

Linda Redmond, Senior Planner
E lindar@wellington.ca
T 519.837.2600 x2380
1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner
E sarahw@wellington.ca
T 519.837.2600 x2130
1.800.663.0750 x2130



LAND SURVEYORS and ENGINEERS

September 13, 2019

27167-19

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, Ontario
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch
4597 Sideroad 12
Part of Lot 13, Concession 3
PIN 71209-0146
Township of Puslinch**

RECEIVED

SEP 13 2019

Township of Puslinch

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN Report and Map, MDS Farm Data Sheet and Calculations, Source Water Protection Form, a cheque in the amount of \$410.00 to the GRCA and a cheque in the amount of \$706.00 to the Township of Puslinch.

Proposal

A minor variance request is being made for the proposed severed parcel at the above mentioned property. The Minor Variance request is as follows:

- A. To permit a reduced MDS I setback from the barn on the proposed retained parcel to the proposed severed parcel to be 256 m instead of 346 m.**

The minor variance application is being submitted prior to the severance application so that the MDS requirement can be addressed in advance of the severance application.

The Severance Application will be for a rural residential parcel along Concession Road 4. The parcel will have a frontage of 123± m and a depth of 65± m for an area of 0.8± ha. The proposed retained parcel, with access along Sideroad 12, has an area of 41.7± ha where the existing dwelling, barn and sheds will remain.

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



LAND SURVEYORS and ENGINEERS

We reviewed the MDS guidelines with County Planning Staff and Staff provided the opinion that this proposal falls under the Type B scenario in that the severance creates *"one or more lots for development on land outside a settlement area, that results in four or more lots for development, which are in immediate proximity to one another"* (Guideline 34 of OMAFRA's Guidelines for MDS). The minimum MDS requirement under Type B is 346 m.

If there were less than 4 lots in the immediate proximity, the Type A scenario would apply, in which case the minimum requirement would be 173 m. We are asking for a minimum set back of 256 m, which is about $\frac{3}{4}$ of the minimum requirement under the Type B scenario but 1.5 times the minimum requirement if Type A applied.

The MDS guideline refers to the creation of 4 residential lots. A typical rural residential lot in Puslinch is about 0.4 to 0.8 ha (1 to 2 acres) in size. Due to severance history, bush, poor soil conditions, etc., there are many lots in Puslinch with 2 to 4ha including a lot of bush. Some have small vegetable gardens, a few chickens or other agricultural type uses. The guideline does not give a clear distinction of when a property is residential versus agricultural. This agricultural/residential determination is an opinion with very limited guidance on parameters. In this case, there are three properties across Concession Road 4 with areas of 3.6 ha, 2.8 ha and 9.4 ha. Two of these have at least a hectare of space for agriculture. I would suggest that including them as residential only parcels is debatable.

We also considered the barn across Sideroad 12. The MDS requirement is 331 m and the actual distance is 377 m, therefore the MDS requirement has been met.

In summary the MDS minimum being sought is very reasonable (halfway between the Type A and Type B requirements). We provide the opinion that the minor variance request meets the four tests for a minor variance.

Other than the MDS requirement being addressed in this application, the proposed severance meets all the relevant requirements.

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 Mark & Brenda Kupferschmidt

www.vanharten.com

Lynne Banks

From: Source Water <sourcewater@centrewellington.ca>
Sent: September-25-19 3:11 PM
To: Lynne Banks; Building; Source Water; Services
Subject: RE: Minor Variance Application D13/KUP - Kupferschmidt - 4597 Sideroad 12
Attachments: WHPA_Map_4597 Sideroad 12.pdf; WHPA_Map_4597 Sideroad 12_Q.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.

This property is located in the Guelph/Guelph-Eramosa WHPA-Q or IPZ-Q (quantity). The WHPA-Q and IPZ-Q are not currently in legal effect. The applicant should be made aware that policy requirements are being developed for inclusion in the applicable Source Protection Plan and policies may apply to this property in the future. Further information can be found at <http://www.wellingtonwater.ca/en/how-does-this-affect-me/tier-3-water-budget-studies.aspx>

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 | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Lynne Banks [<mailto:lbanks@puslinch.ca>]
Sent: Thursday, September 19, 2019 11:55 AM
To: Jeff Barnett <jbarnett@puslinch.ca>; Luis Gomes <lgomes@puslinch.ca>; Building <building@puslinch.ca>; Source Water <sourcewater@centrewellington.ca>; Heritage Committee <Heritage@puslinch.ca>; Services <services@puslinch.ca>
Subject: Minor Variance Application D13/KUP - Kupferschmidt - 4597 Sideroad 12

Attached please find a Notice of Public Hearing with respect to the above minor variance. Please review and provide your comments by **September 30, 2019**. If I don't hear from you, I will assume that you have no comments.

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
Email: 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

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**PLANNING REPORT
for the TOWNSHIP OF PUSLINCH**

Prepared by the County of Wellington Planning and Development Department

DATE: September 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Meagan Ferris, Senior Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 KUP (KUPFERSCHMIDT)**
Brenda Kupferschmidt
4597 Sideroad 12
Part Lot 13, Concession 3

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

Planning Opinion

The subject minor variance request would provide relief from Section 3.13(a) to permit a reduction in the Minimum Distance Separation (MDS I) setback for a new, vacant residential lot from an existing barn located on the subject lands. The reduction would be from the required 346 metres (1135.2 feet) setback to permit a reduced setback of 256 metres (839.9 feet). The use is considered a Type B use due to Guideline #34.

With respects to the MDS relief, planning staff generally do not object to the requested relief as there is an existing dwelling located closer to the subject barn, thus already posing as an impediment to future barn expansion. Also, staff have identified that there are other, existing circumstances that limit the location of a future lot.

In regards to the future severance – it is understood that the subject application is being submitted in advance of a severance application for a rural residential lot in the Secondary Agricultural area. This approach was discussed with planning staff prior to submission. Although the subject land is generally eligible for one rural residential lot, and staff generally does not object to the requested MDS relief, the proposed lot configuration does not appear to be consistent with the requirements of the Provincial Growth Plan. As such, planning staff cannot fully support the proposed minor variance application and the proposed lot configuration may need to be amended. It is likely that the requested MDS relief will not change if the lot configuration was amended; however, there is an existing barn on an adjacent property that will need to be considered if the lot configuration was adjusted.

The Committee should be satisfied that the subject application is minor in nature, maintains the intent and purpose of the County Official Plan and the Township’s Zoning By-law, and represents desirable and appropriate development.

Section of the By-law	Requirements	Proposed
Section 3 (13) (a) – General Provision, Minimum Distance Separation Requirements - MDS I – New Non-Farm Uses	No residential, institutional, commercial, industrial or recreational use, located on a separate lot and permitted within the Agricultural (A) Zone or any other zone in which agricultural uses are permitted, shall be erected or altered unless it complied with Minimum Distance	Requesting relief to permit a reduced MDS 1 setback from the existing barn on the proposed retained parcel to the proposed severed parcel to be 256 metres (839.9 feet) instead

	Separation I (MDS I) setback from a livestock facility, calculated using the Formulas published by the Province of Ontario, as may be amended from time to time.	of the required 346 metres (1135.2 feet).
--	--	---

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

Four Tests	Discussion: Reduced MDS I
That the requested variance is minor in nature	<ul style="list-style-type: none"> • Staff notes that there is one, existing dwelling located closer to the barn at a distance of approximately 150 metres (492.1 feet). This dwelling is located at 4601 Sideroad 12 N. • Due to an adjacent barn on 4604 Sideroad 12 N, the location of existing dwellings, the fact that Sideroad 12 N isn't fully constructed the length of the lot, and natural features on-site, there is limited locations as to where a new lot can be located. The MDS Guidelines does allow consideration of a setback reduction when reasonable alternative locations are limited. • Overall, due to existing sensitive land uses, any future livestock expansions are already limited. Staff also notes that the retained farm land is large enough to locate another barn further south on the lot.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject property is zoned Agricultural (A) and Natural Environment (NE). A single detached dwelling, accessory uses to a dwelling, and a barn are permitted use within the Agricultural (A) Zone. • Within the new by-law (023/18) the subject lands also includes an environmental protection overlay which limits development <i>within</i> a feature, unless an Environmental Impact Study (EIS) has been provided and identifies no negative impacts to the feature or its ecological function. • The intent of the MDS I setback is to provide a minimum distance between livestock facilities and anaerobic digesters and sensitive lands uses (i.e. dwellings). The intent of MDS setbacks is to promote and protect agricultural uses while also reducing odour complaints and land use incompatibility.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural, Core Greenland System, and Greenland System. The features identified on the subject lands include – Provincially Significant Wetlands (PSW), wetlands, hazard lands, and Significant Woodlands. A PSW and wetland feature are located immediately behind the proposed lot. • As the lands are within the Secondary Agricultural designation, and have not been previous severed after March 1, 2005, one residential lot may be considered. • The Provincial Growth Plan (2019) requires that a minimum of 30 metres (98.4 feet) for development (which includes lot creation), is required and that the setback is determined/justified through an Environmental Impact Study (EIS). It is unknown if the minimum setback is met and an EIS has not been submitted. • When considering severance applications, Section 10.1.3 of the County Official Plan requires that a future severance meet provincial legislation and policies. • The comments of the Grand River Conservation Authority (GRCA) should also be considered by the Committee as wetlands and Provincially

	Significant Wetlands are regulated by the GRCA.
That the variance is desirable and appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • Generally, the subject lands are eligible for a severance, but locating a lot on the subject lands are limited by existing circumstances (i.e. location of other dwellings, the limitations with Sideroad 12 N, and location of an adjacent barn).

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



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 27, 2019

YOUR FILE: D13/KUP

**RE: Minor Variance Application #D13/KUP
Brenda Kupferschmidt
4597 Sideroad 12, Puslinch**

GRCA COMMENT: *

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains portions of the Provincially Significant Cranberry Oil Well Bog Wetland Complex (PSW), a watercourse, floodplain and the lands adjacent to these features. It also contains the lands adjacent to a wetland located on adjacent property.

2. Legislative/Policy Requirements and Implications:

The subject property contains natural heritage and natural hazard features as identified in the Provincial Policy Statement (PPS, 2014), and falls within Greenlands and Core Greenlands in accordance with 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 in or 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 the homeowner is seeking relief from Zoning By-Law 19/85 Section 3(13) to permit a reduced MDS setback from the existing barn on the retained land

to the proposed severed lot. Based on the sketch prepared by Van Harten Surveying Inc., the severed parcel is proposed within the lands adjacent to the PSW, however is further from the PSW than the neighbouring developed property. It is therefore, 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 this minor variance application and associated severance application.

Due to the features noted above, a significant portion of both the severed and retained lot is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation due to the presence of wetland, a watercourse and floodplain. As such, any future development within the regulated area will require a permit from GRCA.

3. Additional information/suggestions provided in an advisory capacity:

This application is considered a "minor" minor variance application. We wish to acknowledge receipt of the applicable plan review fee for the processing of this application.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning

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

c.c. Brenda Kupferschmidt, 4597 Sideroad 12, Puslinch ON N0B 2J0
Jeff Buisman, VanHarten Surveying Inc. (via email jeff.buisman@vanharten.com)



4597 Sideroad 12, Puslinch

PSW - Cranberry Oil Well Bog Wetland Complex

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://maps.grandriver.ca/source-and-citation.pdf>





Township of Puslinch
7404 Wellington Road #34
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): Resham & Jasvir SADHRA c/o Paul Sadhra

Address: 7000 Wellington Road No. 34

City: Cambridge, ON

Postal Code: N3C 2V4

E-mail Address: [REDACTED]

Telephone Number: [REDACTED]

Fax: _____

Applicant (Agent) Name(s): Jeff Buisman of Van Harten Surveying Inc.

Address: 423 Woolwich Street

City: Guelph

Postal Code: N1H 3X3

E-mail Address: jeff.buisman@vanharten.com

Telephone Number: 519-821-2763 ext. 225

Fax: 519-821-2770

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

The minor variance request is being made for the proposed retained parcel of Severance Application B44/19 that is set to be heard at the September 12, 2019 Land Division Committee Meeting.

Please see covering letter for more information.

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

Official Plan Designation: Secondary Agricultural

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)

Continually maintained County Road No. 34

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

County Road No. 34

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.

N/A

Existing and Proposed Service:

10. Indicate the applicable water supply and sewage disposal:

Water Supply/Sewage Disposal:	Retained Parcel	Severed Parcel
	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 checked="" 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 checked="" 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 / Agricultural

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

See sketch for details

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

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

See sketch for details

Building Details:	Existing:		Proposed:	
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: June 2014

Date of construction of buildings property: Many years ago

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

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

Yes No

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

N/A

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	B44/19	County of Wellington	Lot 20, Con 3	Severance	Application Pending
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) Resham SADHRA & Jasvir SADHRA of the
Township of Puslinch County/Region of

Wellington do hereby authorize

Jeff Buisman of Van Harten Surveying Inc. to act as my agent in this application.


Signature of Owner(s)

July 2 / 19
Date


Signature of Owner(s)

July 2 / 19
Date

Affidavit:

I (we) Jeff Buisman of Van Harten Surveying Inc. of the
City of Guelph County/Region of

Wellington solemnly declare that all the statements

contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED

before me at the City of Guelph in the
County/Region of Wellington this 3 day of

September, 2019.


Signature of Owner or authorized
solicitor or agent

Sept 3, 2019
Date

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
Signature of Commissioner
Expires May 11, 2020

Sept. 3, 2019
Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$ _____ received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete: _____

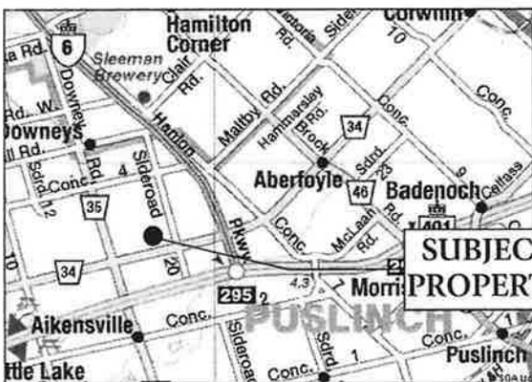
Signature of Municipal Employee

Date

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

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KEYMAP



**MINOR VARIANCE SKETCH
PART OF LOT 20, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1500

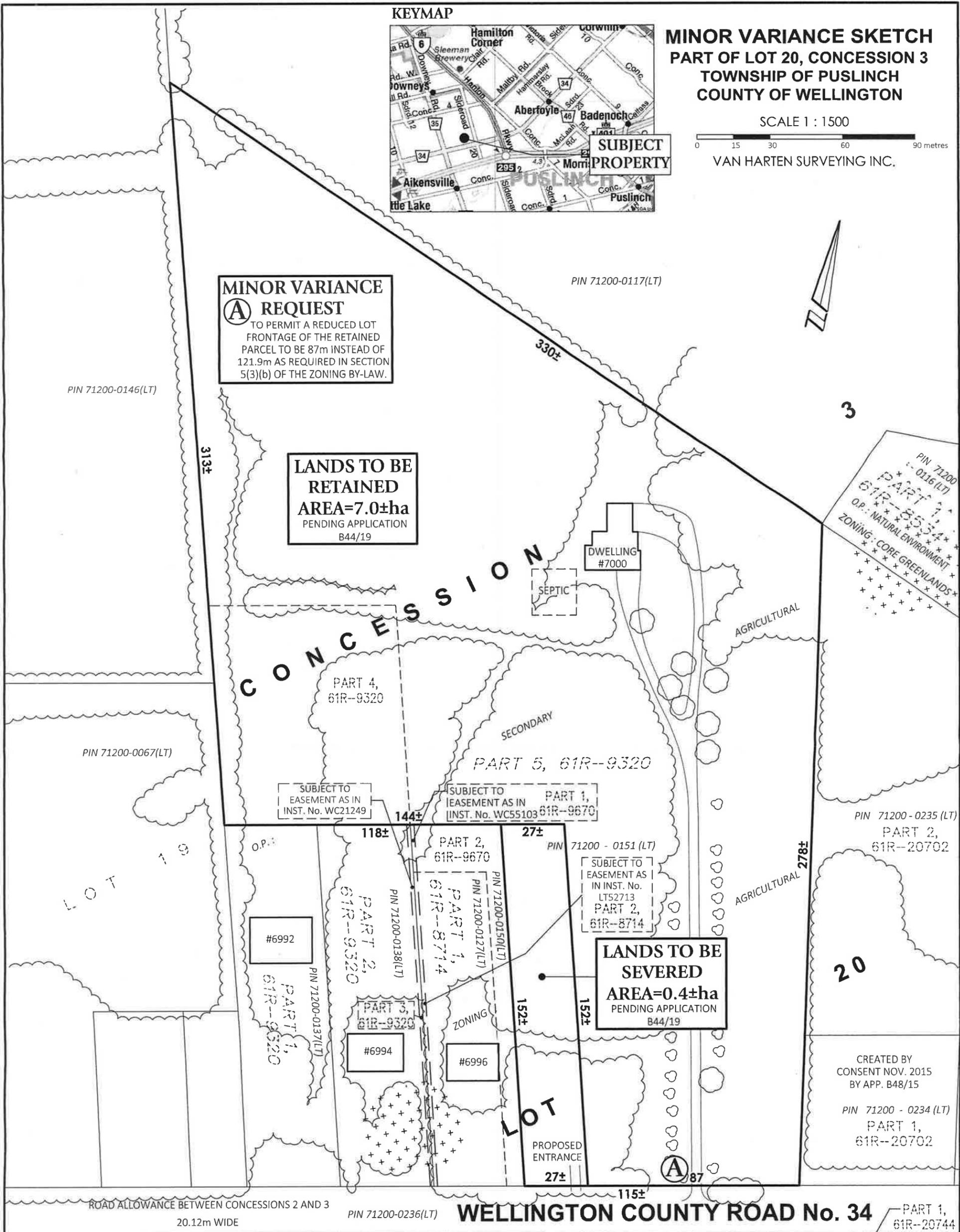


VAN HARTEN SURVEYING INC.

MINOR VARIANCE REQUEST
TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 87m INSTEAD OF 121.9m AS REQUIRED IN SECTION 5(3)(b) OF THE ZONING BY-LAW.

LANDS TO BE RETAINED
AREA=7.0±ha
PENDING APPLICATION B44/19

LANDS TO BE SEVERED
AREA=0.4±ha
PENDING APPLICATION B44/19



NOTES:

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

THIS SKETCH WAS PREPARED ON THE 30th DAY OF AUGUST 2019



O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



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

Aug 30, 2019-3:08:48 PM

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



September 3, 2019

26835-19

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
R.R. #3
Guelph, Ontario
N1H 6H9

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance Application B44/19
7000 Wellington Road No. 34
Part of Lot 20, Concession 3
PIN 71200-0151
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, required deed, PIN report and map and a cheque in the amount of \$706.00 to the Township of Puslinch.

Proposal

A minor variance request is being made for the proposed retained parcel of the severance application B44/19 that was previously submitted and is scheduled to be heard at the September 12, 2019 Land Division Committee Meeting. The Minor Variance request is as follows:

- A. To permit a reduced lot frontage of the retained parcel to be 87 m instead of 121.9 m as required in Section 5(3)(b) of the Zoning By-law.**

The proposal of the severance is to create a new rural residential parcel along Wellington County Road No. 34 with a frontage of $27\pm$ m, depth of $152\pm$ m, for an area of $0.4\pm$ 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 $7.0\pm$ ha where the existing dwelling will remain. The retained parcel will have a reduced frontage of 87 m instead of 121.9 m as required for parcel over 4.0 ha. The existing entrance will continue to function properly and provide safe sightlines. We provide the opinion that the minor variance request meets the four tests for a minor variance.

71 Weber Street East
Kitchener, ON N2H 1C6
519-742-8371

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

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

Elmira, ON:
519-669-5070

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The Zoning By-law requirements are met for the severed parcel.

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



PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: September 30, 2019
TO: Lynne Banks, Secretary-Treasurer
 Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
 Zach Prince, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 SAD (Resham & Jasvir Sadhra)**
7000 Wellington Road 34, Puslinch
Part Lot 20, Concession 3

We have reviewed the application for minor variance and provide the following comments. These comments are offered with the benefit of a site visit from staff on September 27th, 2019.

Planning Opinion

The variance requested would provide relief from Section 5(3)(b) of the Zoning By-law requesting permission for a reduction in minimum lot frontage. A lot frontage of 87 m is proposed whereas the by-law requires a minimum lot frontage of 121.9 m.

This application would satisfy a condition of severance application B44/19 to create a new 0.4 hectare rural residential lot in a Secondary Agricultural area. This application was approved by the County of Wellington Land Division Committee at the September 12th, 2019 meeting.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. Planning staff consider the request minor and have no concerns with the application.

By-law Section	Required	Proposed
Section 5(3)(b)	The by-law requires a minimum lot frontage of 121.9 metres.	Requesting relief to permit a reduced lot frontage of the retained parcel to be 87m instead of 121.9m as required.

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"> We find that the requested variance is minor in nature.

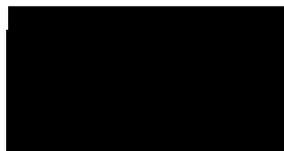
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned Agricultural (A). • A singled detached dwelling is a permitted use within the Agricultural (A) zone.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural in the County Official Plan. • A single detached dwelling is a permitted use in the Secondary Agricultural designation subject to adequate access being provided.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The lack of frontage on the retained parcel was created as a result of a secondary agricultural severance. • The intent of the minimum lot frontage is to ensure that an entrance is available and also to ensure the viability of present and future use of the property. • The proposed severed and retained lots meet the minimum lot area requirement for the Agricultural (A) zone. • The minimum lot frontage cannot be achieved in this case, due to the overall frontage of the original unaltered property not meeting the frontage requirements. • County staff are satisfied that the reduced frontage is sufficient in this case, desirable, and appropriate for the development and use of the land.

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



Matthieu Daoust BES, Junior Planner



Zach Prince MCIP RPP, Planner



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 23, 2019

YOUR FILE: D13/SAD

RE: Minor Variance Application #D13/SAD
7000 Wellington Road 34, Township of Puslinch
Resham & Jasvir Sadhra

GRCA COMMENT: *

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject property contains a portion of lands adjacent to the Provincially Significant Mill Creek Puslinch Wetland Complex located on the neighbouring property.

2. Legislative/Policy Requirements and Implications:

The subject property contains natural heritage and natural hazard features as identified in the Provincial Policy Statement (2014), and Core Greenlands and Greenlands in accordance with the County of Wellington Official Plan (2019). We understand that the homeowner is seeking relief from Zoning By-Law 19/85 Section 5(3)(b) to permit a reduced lot frontage as part of severance application B44-19. GRCA staff has previously reviewed and approved the severance application would not object to the proposed minor variance.

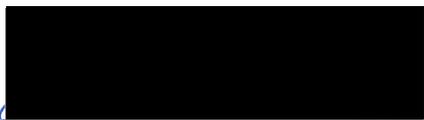
Due to the presence of the above-noted features, a portion of the property is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any future development on the subject property within the regulated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

3. Additional information/suggestions provided in an advisory capacity:

The applicant was previously invoiced on the related application B44-19. Plan review applications that fall under one or more categories are charged one fee at the highest rate. As such, a GRCA plan review fee is not required for processing this application.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



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

c.c. Resham & Jasvir Sadhra, 7000 Wellington Road 34, Cambridge ON N3C 2V4

**** 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: Sep 23, 2019

Author: mtk

7000 Wellington Road 34,
Puslinch

File no. D13/SAD

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
 - 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 (MPA/C/MNRF)
- 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.



Map Centre (UTM NAD83 217): 565,078.82 4,811,904.75

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

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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 not quarantining, 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>



NAO 1983 UTM Zone 17N



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

Minor Variance or Permission Application

General Information:

1. Applicant Information:

Registered Owner's Name(s): BETTY SUMMERS

Address: 26 JASPER HEIGHTS

City: PUSLINCH

Postal Code: N0B-2J0

E-mail Address: —

Telephone Number: [REDACTED]

Fax: —

Applicant (Agent) Name(s): PETER GIANSANTE

Address: [REDACTED]

City: PUSLINCH

Postal Code: N0B-2J0

E-mail Address: —

Telephone Number: [REDACTED]

Fax: —

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

NEED MORE ROOM - SPACE - TO SIT OUT. WHEELCHAIR
WALKER

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

Official Plan Designation: _____

Zoning Designation: ML

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?

JASPER HEIGHTS

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 checked="" 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 checked="" 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)

Run off

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

12. What is the existing use of:

The subject property? HOME

The abutting properties? _____

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

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

14. What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

Front Yard	m	ft.	m	ft.
Rear Yard	m	ft.	m	ft.
Side Yards	m	ft.	m	ft.

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

Date of acquisition of subject property: _____

Date of construction of buildings property: 2003

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 checked="" 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) BETTY SUMMERS of the
Township of Puslinch County/Region of
Wellington solemnly declare that all the statements
contained in this application are true, and I, (we), make this solemn declaration
conscientiously believing it to be true, and knowing that it is of the same force and effect
as if made under oath and by virtue of the CANADA EVIDENCE ACT. DECLARED
before me at the Township of Puslinch in the
County/Region of Wellington this 19 day of
August, 20 19.

Signature of Owner or authorized
solicitor or agent

aug 19/19
Date

Signature of Commissioner

aug 19/2019
Date

Agreement to Post Sign and Permit Site Visits:

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

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

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

For Administrative Purposes Only:

Application fee of \$_____received by the municipality

Date Fee Received: _____

Date Application Filed: _____

File Number: _____

Application deemed complete:

Signature of Municipal Employee

Date

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

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

Mini Lakes Residents Association

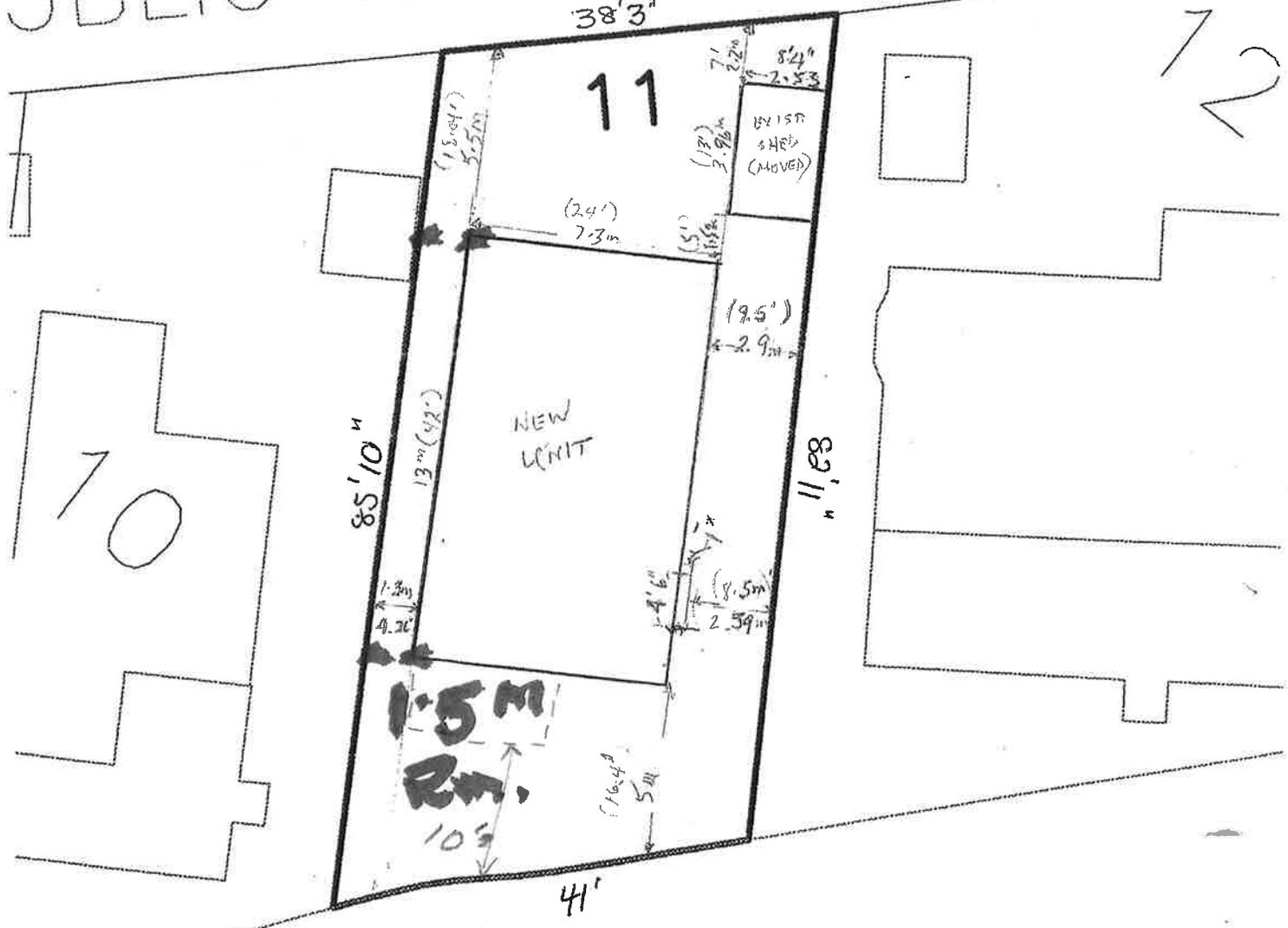
Site Plan for Site #011 (26 Jasper Heights) Area = 298.55 Sq.M. (3213 SQ.FT.)

SCALE: 1 -- 200



APPROVED
by Building Committee

JBLIC HIGHWAY)



(WATERWAY)



Betty Summers

Aug. 19, 2019

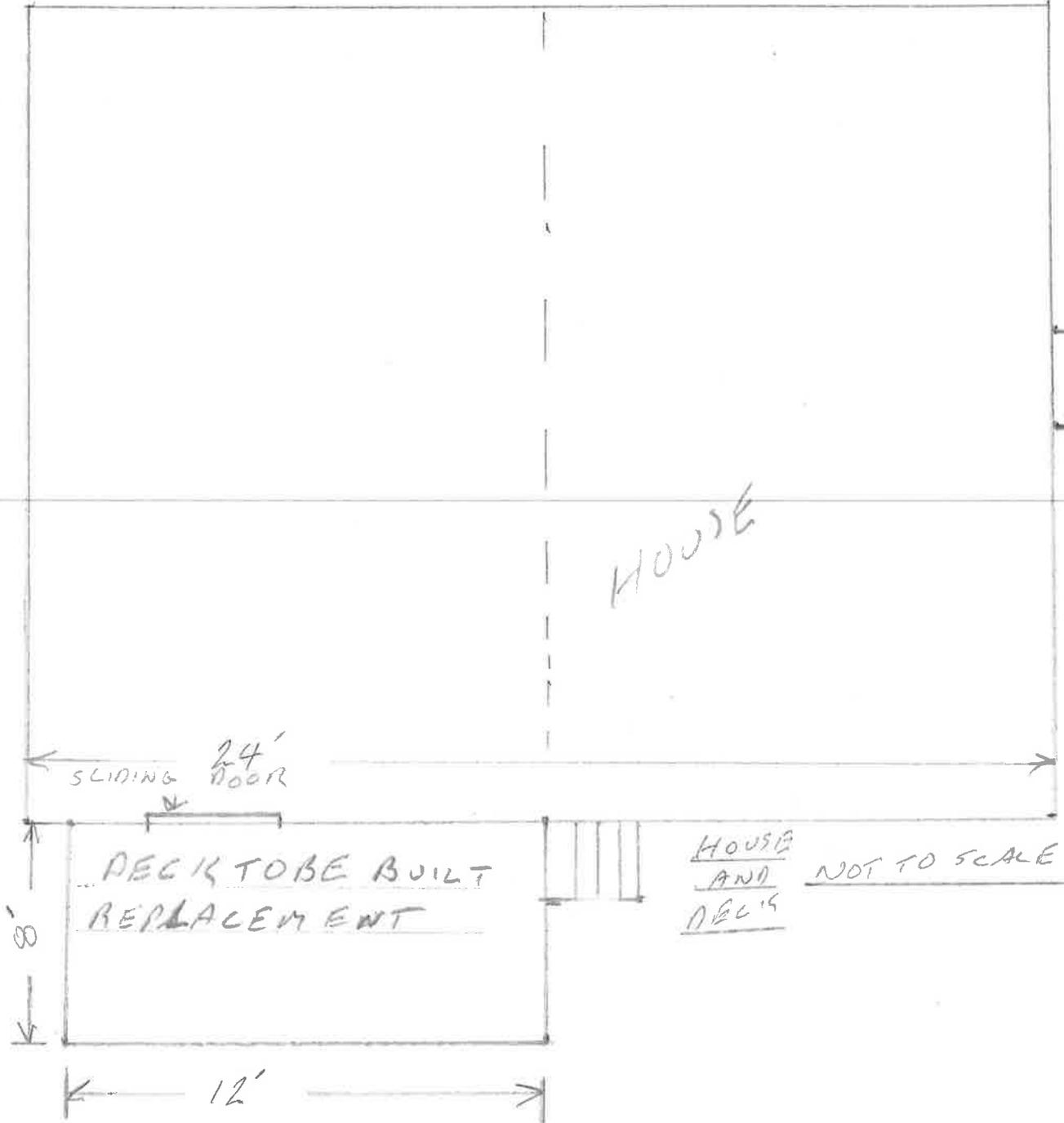
Lot. 011

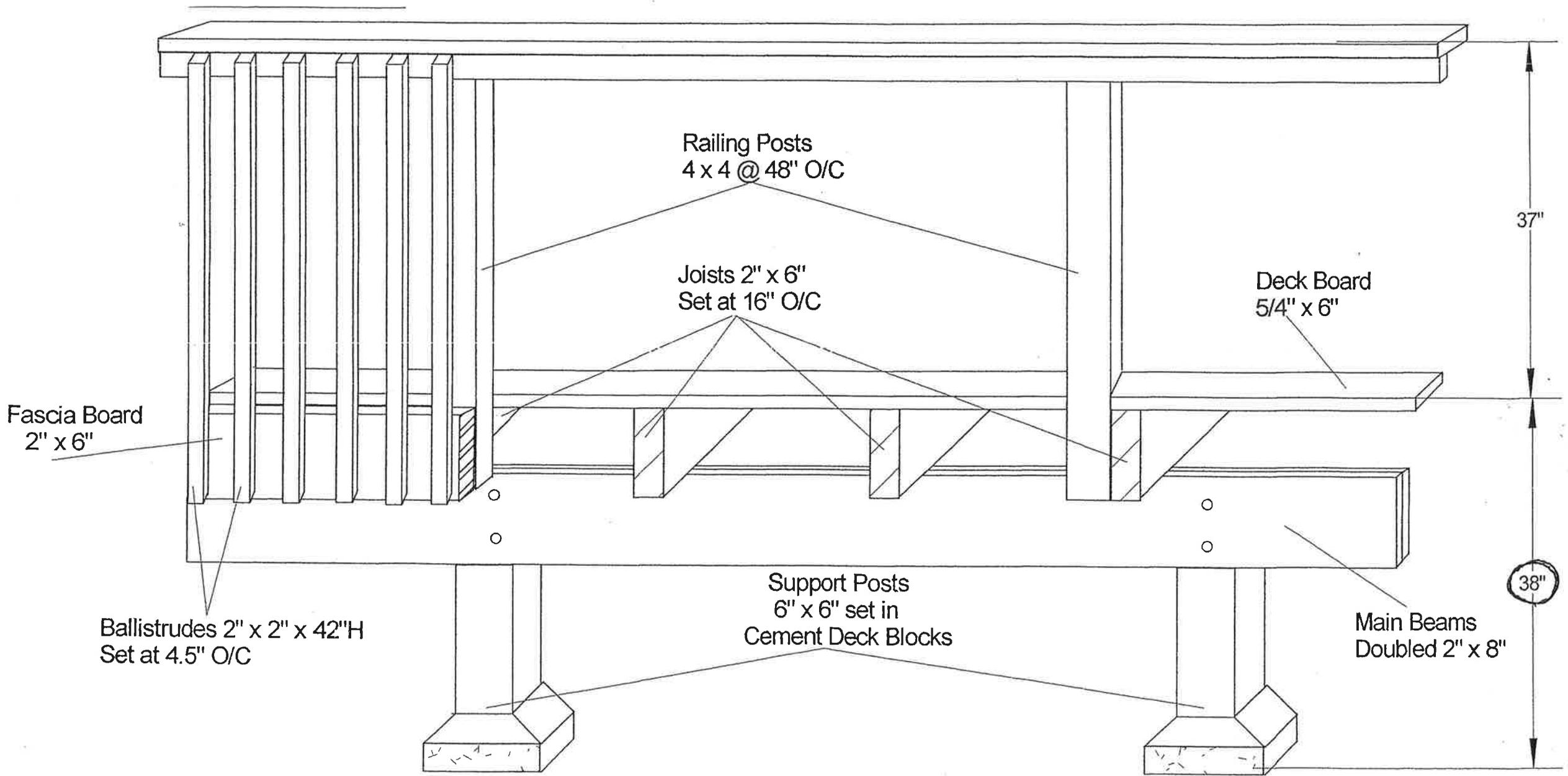
All Specs Attached.

26 Jasper Heights

Back Deck

ROADWAY







PLANNING REPORT for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department

DATE: September 30th, 2019
TO: Lynne Banks, Development and Legislative Coordinator
 Township of Puslinch
FROM: Matthieu Daoust, Junior Planner
 Zach Prince, Planner
 County of Wellington
SUBJECT: **MINOR VARIANCE APPLICATION D13 SUM (Betty Summers)**
26 Jasper Heights PV, Puslinch
Plan 61M-203, Lot 11

We have reviewed the application for minor variance and provide the following comments. Please be advised that these comments were formulated with the benefit of a site visit on September 27th, 2019.

Planning Opinion

The variance request would provide relief from Section 7B(5)(h) of the Zoning By-law requesting permission for an increase in total maximum lot coverage. The applicant is proposing to reconstruct a deck on the rear portion of their lot with additional square footage.

It is planning staff's opinion that this variance is minor in nature and that it meets the intent of the Zoning Bylaw and County Official Plan and is desirable and appropriate.

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

Section of By-law	Required	Proposed
Section 7B(5)(h) Zone Requirements	The by-law permits a maximum lot coverage which shall not exceed 35%	Requesting relief of 73.7 sq. ft. for a deck replacement to increase lot coverage to a maximum of 37.3%.

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

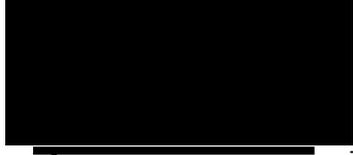
Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> Planning staff would consider the variance minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subject lands are zoned ML Zone (Mini Lakes) (ML(h-1)). A deck is permitted within the ML Zone (Mini Lakes) (ML(h-1)) zone. The grading on the site is fairly restrictive, as a result the applicant is building above the 0.6m height threshold, which prompts the maximum site coverage bylaw.

That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Special Policy Area (PA7-6) and located within an Environmentally Sensitive Area (GL) in the County Official Plan. • Decks are permitted within the Special Policy Area (PA7-6)
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The intent of the maximum lot coverage is to ensure that servicing can be accommodated and a portion of the property is landscaped for proper drainage and setbacks and that the size and massing of the dwelling is compatible with the neighborhood. • The proposed variance is appropriate development and desirable for the use of the land.

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


Matthieu Daoust BES, Junior Planner


Zach Prince RPP MCIP, Planner



**PLAN REVIEW REPORT: Township of Puslinch,
Lynne Banks, Secretary-Treasurer**

DATE: September 26, 2019

YOUR FILE: D13/SUM

**RE: Minor Variance Application #D13/SUM
Betty Summers
26 Jasper Heights PV, Township of Puslinch**

GRCA COMMENT: *

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that subject properties contains the land adjacent to a watercourse.

2. Legislative/Policy Requirements and Implications:

The feature noted above is considered a natural heritage feature as outlined in the Provincial Policy Statement (2014) and falls within the Core Greenlands identified in the County of Wellington Official Plan (2019).

Based on our review of the circulated material, the proposed deck will be located within the lands adjacent to this feature. Due to the nature of the proposal, GRCA staff does not anticipate any impacts to the features identified above as a result of this application.

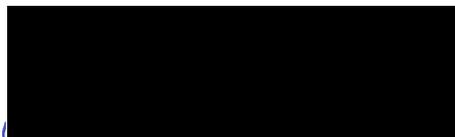
Due to the features noted above, a portion of the subject property is regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Please note that any future development or other alteration within regulated area on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06. Due to the size and use of the deck, a GRCA permit will not be required for this proposal.

3. Additional information/suggestions provided in an advisory capacity:

A "minor" minor variance application review fee is required for our review of these applications. With a copy of this letter, the applicant will be invoiced the fee in the amount of \$270.00.

Should you have any further questions or require additional information, please contact Jenn Simons at ext. 2236.

Yours truly,



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

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

c.c. Betty Summers, 26 Jasper Heights, Puslinch ON N0B 2J0
Peter Giansante, 19 Water Street, Puslinch ON N0B 2J0



26 Jasper Heights, Puslinch

File no. D13/SUM

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
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 - Oversteep
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- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

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NAD 1983 UTM Zone 17N

Scale: 842



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

Map Centre (UTM NAD83 217): 569,254.55 4,814,565.27





Township of Puslinch
7404 Wellington Road 34,
Guelph, ON, N1H 6H9
T: (519) 763 – 1226
F: (519) 763 – 5846
www.puslinch.ca

Zoning By-law Amendment Application

Date submitted: November 23, 2016.

The Amendment:

Type of amendment:

Site specific:

Other (specify):

Purpose of and reasons for the proposed amendment(s):

To rezone the subject lands from EX1 to a special provision Industrial IND(*) zone

General Information:

1. Applicant Information:

Registered Owner's Name(s): Farhi Holdings Corporation
Address: 484 Richmond Street, Suite 200
City: London
Postal Code: N6A 3E6
Email Address: [REDACTED]
Telephone Number: [REDACTED]
Fax: _____

Applicant (Agent) Name(s): Zelinka Priamo Ltd.
Address: 318 Wellington Road
City: London
Postal Code: N6C 4P4
Email Address: michelle.d@zpplan.com
Telephone Number: (519) 474-7137
Fax: _____

Other Name(s): _____
Address: _____
City: _____
Postal Code: _____
Email Address: _____
Telephone Number: _____
Fax: _____

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

Send correspondence to: Owner: Agent: Other: _____

When did the current owner acquire the subject land? Date: 2014

4. What does the amendment cover?

The "entire" property:

A "portion" of the property:

(This information should be illustrated on the required drawing under item 24 of this application)

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

Municipal address: _____

If the application is to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement, provide details of the Official Plan or Official Plan amendment that deals with the matter.

n/a

If the application is to remove land from an area of employment, provide details of the Official Plan or Official Plan amendment that deals with the matter.

n/a

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

n/a

10. Zoning:

What is the current zoning of the property? Extractive Industrial

What uses are permitted? Agricultural and aggregate extraction uses

If the subject land is within an area where zoning with conditions may apply, provide an explanation of how the application conforms to the Official Plan policies relating to zoning with conditions.

n/a

If the subject land is within an area where the municipality has pre-determined minimum and maximum density requirements or the minimum and maximum height requirements provide a statement of these requirements.

n/a

Existing and Proposed Land Uses and Buildings:

11. What is the "existing" use(s) of the subject land?

Agricultural

12. How long has the "existing" use(s) continued on the subject land?

Always

13. What is the "proposed" use(s) of the subject land?

Industrial type uses

14. Provide the following details for all buildings or structures on the subject land:

Building Details	Existing		Proposed	
Type of Building(s) or structures	None		See proposed	concept plan
Date of construction				
Building height	m	ft	m	ft
Number of floors				
* Total floor area	m ²	ft ²	m ²	ft ²
Ground floor area (exclude basement)	m ²	ft ²	m ²	ft ²
Distance from building structure to the:				
Front lot line	m	ft	m	ft
Side lot line	m	ft	m	ft
Other side lot line	m	ft	m	ft
Rear lot line	m	ft	m	ft

Building Details	Existing		Proposed	
*Percentage lot coverage				
*Number of parking spaces				
*Number of loading spaces				

Existing and Proposed Services:

15. What is the access to the subject property?

- Provincial Highway:
- Continually maintained municipal road:
- Right-of-way:
- Seasonally maintained municipal road:
- Water access:
- Other (please specify):

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

Concession Road 7

17. 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 subject land to the nearest public road.

n/a

(This information should be illustrated on the required drawing under item 24 of this application)

18. Indicate the applicable water supply and sewage disposal:

Water Supply	Existing	Proposed
Municipal water	<input type="checkbox"/>	<input type="checkbox"/>

Water Supply	Existing	Proposed
Communal water	<input type="checkbox"/>	<input type="checkbox"/>
Private well	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other water supply	<input type="checkbox"/>	<input type="checkbox"/>
Water sewers	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
Other sewage disposal	<input type="checkbox"/>	<input type="checkbox"/>

19. If the application would permit development on privately owned and operated individual or communal septic systems, would more than 4500 litres of effluent be produced per day as a result of the development being completed?

Yes: No:

If yes, the following reports are required:

Servicing options report

A hydrogeological report

20. How is storm drainage provided?

Storm Sewers:

Ditches:

Swales:

Other: (explain below)

Other Related Planning Applications:

21. Has the current owner (or any previous owner) made application for any of the following, either on the subject property or within 120 metres of the subject lands?

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

22. Has the subject land ever been the subject of a Minister's Zoning Order?

Yes: No:

If yes, provide the Ontario Regulation number of that order, if known: _____

Other Supporting Information

23. Please list the titles of any supporting documents: (e.g. Environmental Impacts Study, Hydrogeological Report, Servicing Options Report, Traffic Study, Market Area Study, Aggregate Licence Report, Stormwater Management Report, etc.)

Planning Justification Report Stage 1 Archaeological Assessment Mill Creek Assimilative Capacity Study Natural Environment Existing Conditions Preliminary Geotechnical and Groundwater Investigation Functional Servicing Report	Traffic Impact Study
--	----------------------

Affidavit

I (we) Michelle Doornbosch of the
Village of Delaware County/Region of
Middlesex 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 City of London in the
County/Region of Middlesex this 22nd day of
November, 20 2016.



Signature of authorized
solicitor or agent

November 22, 2016

Date



Signature of Commissioner

November 22, 2016

Date

RICHARD HENRY ZELINKA, a Commissioner, etc.,
County of Middlesex, for Zelinka Priamo Ltd.
Expires: _____

Agreement to Post Sign and Permit Site Visits

For the purpose of public notification and staff identification, I agree to erect a sign in accordance with the Township of Puslinch's sign requirements within one week of the date Township staff has deemed that the application is complete, and remove the sign when the application has been given final approval.

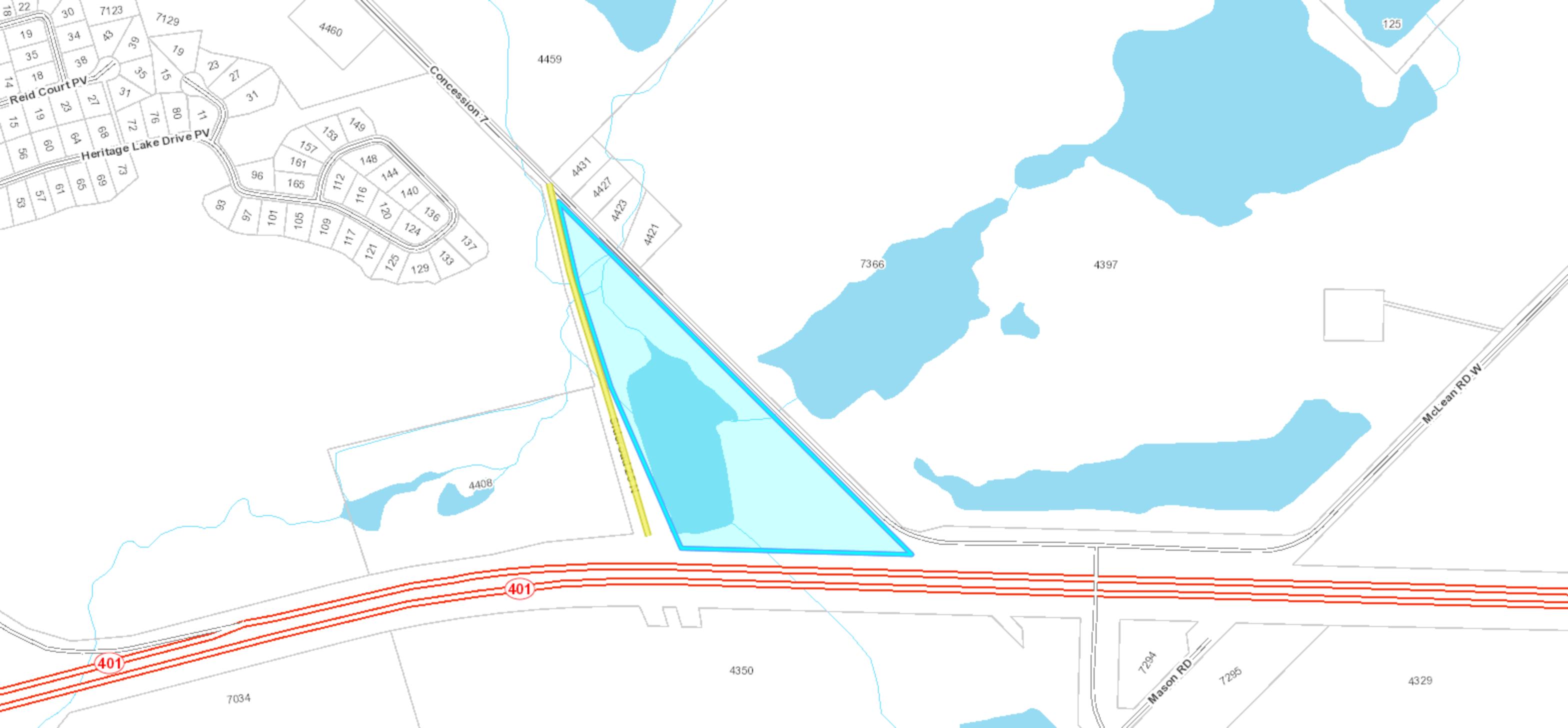
Furthermore, for the purposes of processing this application, I permit staff/representatives of the Township of Puslinch to enter onto my lands and inspect my property at the following times (please check one of the following boxes):

Any and all times: Certain days as specified: By appointment only:



November 22, 2016

Date





PLANNING JUSTIFICATION REPORT

October 2018

PROPERTY

**PART LOT 26, CONCESSION 2,
TOWNSHIP OF PUSLINCH,
COUNTY OF WELLINGTON**

PREPARED FOR

FARHI HOLDINGS CORP.

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1.0 INTRODUCTION

Harrington McAvan Ltd. has been retained by Farhi Holdings Corp (FHC) to assist in obtaining Planning Act approvals to change the existing zoning and official plan designation and expand the list of permitted uses for approximately 10 hectares (25 acres) of land. The subject lands are located on the west side of Concession 7 on the north side of Highway 401, in the Township of Puslinch. The “triangle property” was formerly part of the Aggregate Resources Act (ARA) license #5563, operated by CBM Aggregates, and known as the Coburn Pit. The subject property has been rehabilitated and the ARA license for the subject lands was surrendered in June 2017.

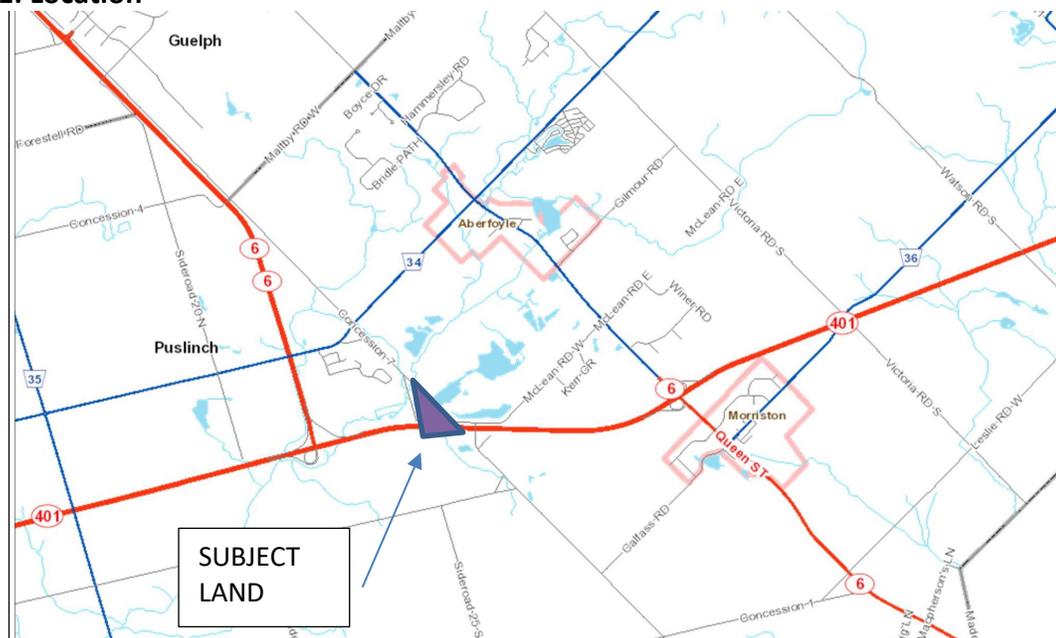
The purpose of this report is to outline the nature of the proposed redevelopment and to evaluate the proposal in the context of the policies of the Provincial Policy Statement 2014, the Growth Plan for the Greater Golden Horseshoe 2017, the County of Wellington Official Plan, and the Township of Puslinch Zoning By-law.

An application to amend the Official Plan for the County of Wellington was submitted in November 2016. The purpose of the amendment is to include the subject property in PA7-1 Puslinch Economic Development Area. The PA7-1 area applies to the aggregate extraction area in this part of the Township and is intended to guide the after use of this broad area. The associated application for rezoning would allow for the redevelopment of former extractive lands to rural employment uses. No change to the underlying Secondary Agriculture designation is proposed. The application was deemed complete and the County provided a notice of the application (OP- 2016-10) dated February 22, 2017.

In addition to the Official Plan Amendment, an application to the Township of Puslinch to amend the Zoning By-law (File No. D14/FAR) has been submitted to rezone a portion of the subject lands from Extractive Industrial (EXI) to a site-specific Industrial (IND) zone.

The applicant has recently revised the concept plan for the proposed development, and this report is prepared as an update to the original application.

Figure 1: Location



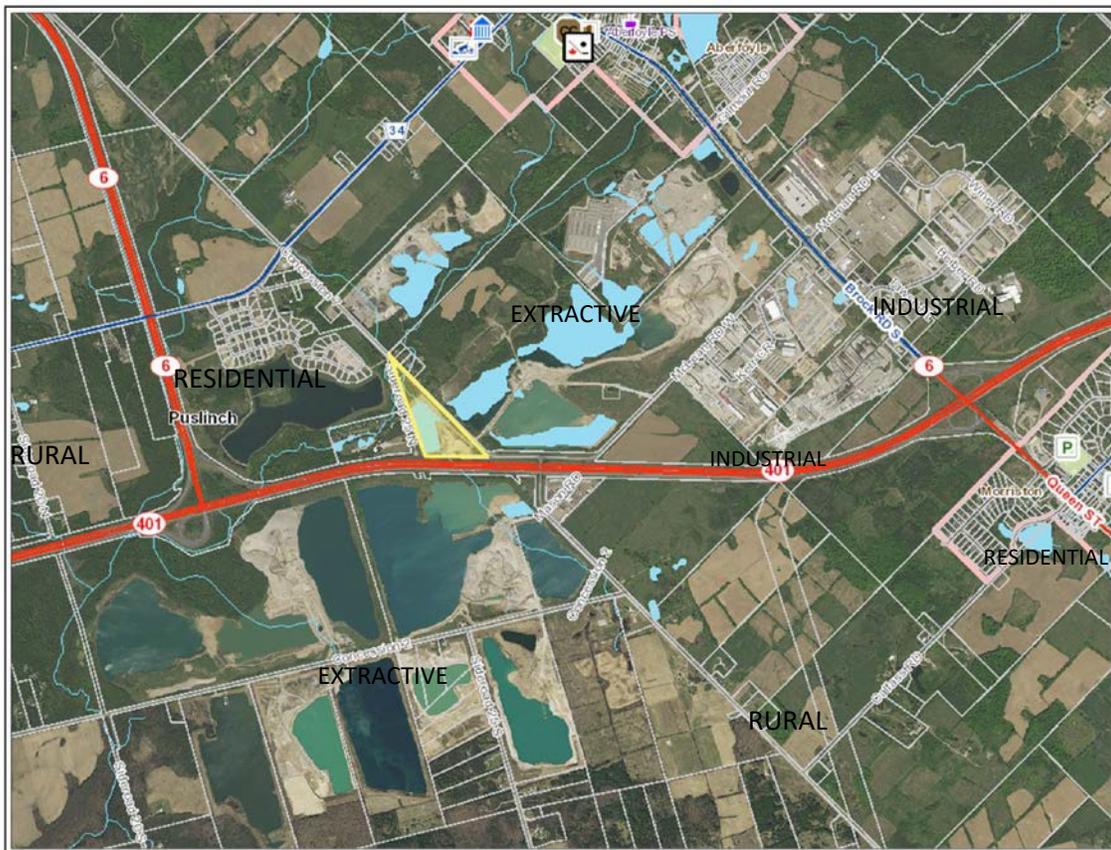
2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject lands are shown in Figure 1 – *Location Plan*. The property is currently vacant, undeveloped and generally flat. An Ontario Hydro transmission lines run along the eastern boundary of the property, adjacent to Concession Rd 7. Mill Creek crosses the northerly section of the subject lands.

The southerly boundary of the property is Highway #401 and the surrounding land uses are as follows:

- To the west: Slovenski Park, a seasonal trailer park that includes a swimming pond and community hall,
- To the northwest: open space including a small lake (created from a former gravel pit) and a mix of detached single residential dwellings beyond;
- To the east, an active aggregate operation (St Mary’s Cement Group – CBM Aberfoyle Pit);
- To the northeast: (across Concession Road 7), a small number of detached single residential dwellings, and a construction company (Capital Paving Inc.)

Figure 2: Surrounding Lands



3.0 DEVELOPMENT PROPOSAL

FHC is proposing to rezone an area of approximately 10 hectares (25 acres) from its existing 'Extractive – EXI-3' and 'Agricultural-A' zone to 'Industrial – IND-X (Special Provision)' in order to facilitate the future development of the site for office/industrial uses.

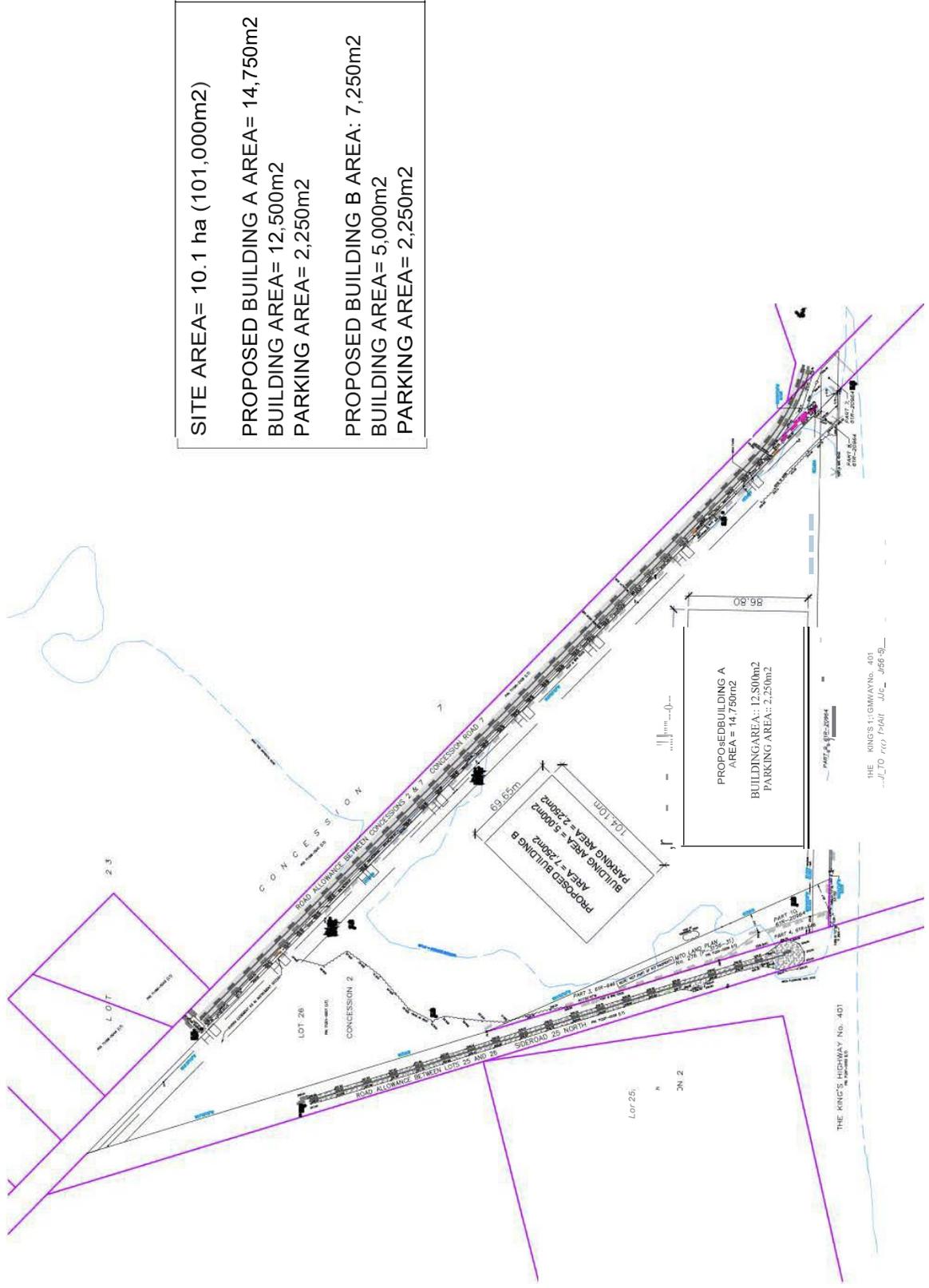
A Development Concept Plan has been prepared in order to assess the suitability of the site for the proposed range of after uses, however, at the present time, no specific user has been identified. The concept plan is intended to assist the municipality in evaluating the principle of the proposed after use of this property for industrial/office uses. The detailed development proposal would require subsequent approvals from the Township under the Site Plan Control bylaw. This allows the Township a mechanism to review and approve detailed design features of residential, commercial, industrial and institutional developments. Provisions for such features as off-street parking and loading, walkways, lighting, buffering, waste storage, grading, stormwater facilities, groundwater impact mitigation and remedial measures and other features may be addressed through the Site Plan approval process.

The original concept plan contemplated for this application has been revised to more closely reflect the expected scale and intensity of development. The concept consists of one building (Buildings A and B) for a total gross floor area of 27,870 m² (300,000 square feet) in addition to one warehouse building (Building C) at one storey in height with a total gross floor area of 9,290 m² (100,000 square feet).

One vehicular access is proposed via Concession 7 along the south lot line. The development concept plan provides a surface parking area with a total of 250 parking spaces at the office rate of 1 space per 40m² for Building A (125 spaces) and at the industrial rate of 1 space per 100 m² for the proposed warehouse building (125 spaces). The concept plan includes areas for septic leaching beds as described in the Functional Servicing Report.

As indicated, FHC does not currently have a specific user for this site. Accordingly, the purpose of this rezoning application is to enact a site specific IND zone for the property that provides a range of compatible and appropriate uses. The proposed concept plan meets the IND Zone requirements for lot area, lot frontage, all yard depths, maximum lot coverage, and minimum landscaped area.

FARHI PUSLINC CONFESSION 7 PROPERTY - CONCEPT PLAN



4.0 LAND USE POLICIES

4.1 Provincial Policy Statement (PPS 2014)

The Provincial Policy Statement (PPS 2014) provides policy direction on matters of provincial interest related to land use planning and development. Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. Section 1 of the PPS outlines policies associated with future development and land use patterns.

The proposed OPA and rezoning applications for the Farhi “triangle” property have been assessed in the context of the PPS 2014. This report highlights some of the key PPS policies that are relevant to the FHC proposal.

Policy

Sections 1.1.1 and 1.1.4 states:

“1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space uses to meet long term needs;

1.1.4.1 Healthy, integrated and viable rural areas should be supported by:

- e) using rural infrastructure and public service facilities efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

Analysis

The proposed Zoning By-law Amendment conforms to Sections 1.1.1 and 1.1.4 as the subject lands will promote efficient development and land use patterns and can provide a range of future employment related uses that will contribute to the range and mix of existing land uses within the County of Wellington. By rezoning the subject lands to accommodate a range of industrial and office uses, it will also promote a diversification of the economic base of the Township, ultimately contributing to the increased long-term well-being of the municipality. The proposed rezoning will make use of the existing transportation infrastructure and public service facilities provided along Highway 401 and existing roads, thereby representing an efficient use of existing transportation infrastructure.

Policy

The PPS contains policies related to Employment and Employment Areas (Section 1.3):

“1.3.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;

providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

1.3.2.3 Planning authorities shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.”

Analysis

The proposed Zoning By-law Amendment conforms to Section 1.3 as it provides an opportunity for new economic development uses to meet long-term needs of the community. Furthermore, with the subject land’s size and proximity to the Highway 401 corridor, it can support a wide range of economic activities, which will encourage a diversified local economy.

Policy

Section 1.6 of the PPS provides policies relating to Infrastructure and Public Service Facilities:

“1.6.6.4 Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long- term provision of such services with no negative impacts.”

Analysis

The proposed rezoning conforms to Section 1.6 as private sewage and water services will be provided on-site to accommodate future uses. In addition, the subject lands’ close proximity and access to Highway 401 will make efficient use of existing and planned transportation infrastructure.

Policy

Section 2.5 of the PPS contains policies related to Mineral Aggregate Resources:

“2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved designations into consideration”

Analysis

The proposed rezoning application conforms to Section 2.5 as the subject lands have been fully extracted and rehabilitated. The Aggregate License for this property was surrendered once the Ministry of Natural Resources and Forestry confirmed that the rehabilitation obligations had been met.

4.2 Growth Plan for the Greater Golden Horseshoe, 2017

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is intended to be a framework for implementing strong prosperous communities and a competitive economy through managing growth in

the region through 2041. The current plan came into effect on July 1, 2017. The Growth Plan recognizes and promotes the important role of rural towns and villages as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across the region.

The following highlights some of the key Growth Plan policies which are relevant to the FHC applications: Section 2.2.5 of the Growth Plan provides policy directives specific to Employment Lands.

Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;
- c) planning to better connect areas with high employment densities to transit; and
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.

The Growth Plan also contains policies which relate to employment areas, which are defined as areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

The Growth Plan policies also support the designation of prime employment areas near major good movement facilities and corridors, including major highway interchanges (Section 2.2.5.8). The proposed rezoning will allow for a range of employment and business opportunities, which will have close proximity to two major interchanges along Highway 401.

The subject lands are within the Natural Heritage System identified by the province. Growth Plan policies require that new development demonstrate no negative impact on key natural heritage features or key hydrologic features or their functions (Section 4.2.2.3). This is consistent with PPS policy and has been addressed in this application through a Natural Heritage evaluation completed by Golder Associates, which confirms the development meets this policy requirement.

While no specific development is presented at this stage, the concept plans for the rezoning include 2 buildings and associated parking area which meets the growth plan requirements of disturbed area being a maximum of 25% of developable area (Section 4.2.2.3 iv)

The proposed Zoning By-law Amendment promotes the Employment Land policies of the Growth Plan by providing for an appropriate mix of employment uses to meet long-term needs. By rezoning the lands to facilitate future development of comprehensive industrial and prestige industrial uses, opportunities exist on the subject lands to allow for a diversified economic base.

The proposed Zoning By-law Amendment is consistent with the policies of the Growth Plan as it ensures the availability of sufficient land for employment to accommodate forecasted growth in order to support the Greater Golden Horseshoe's economic competitiveness.

4.3 County of Wellington Official Plan

The County of Wellington Official Plan (Last Revision March 9, 2015) provides land use policies to guide

development within the County. It also gives direction for lands within the Township of Puslinch given the absence of a local Official Plan for the Township.

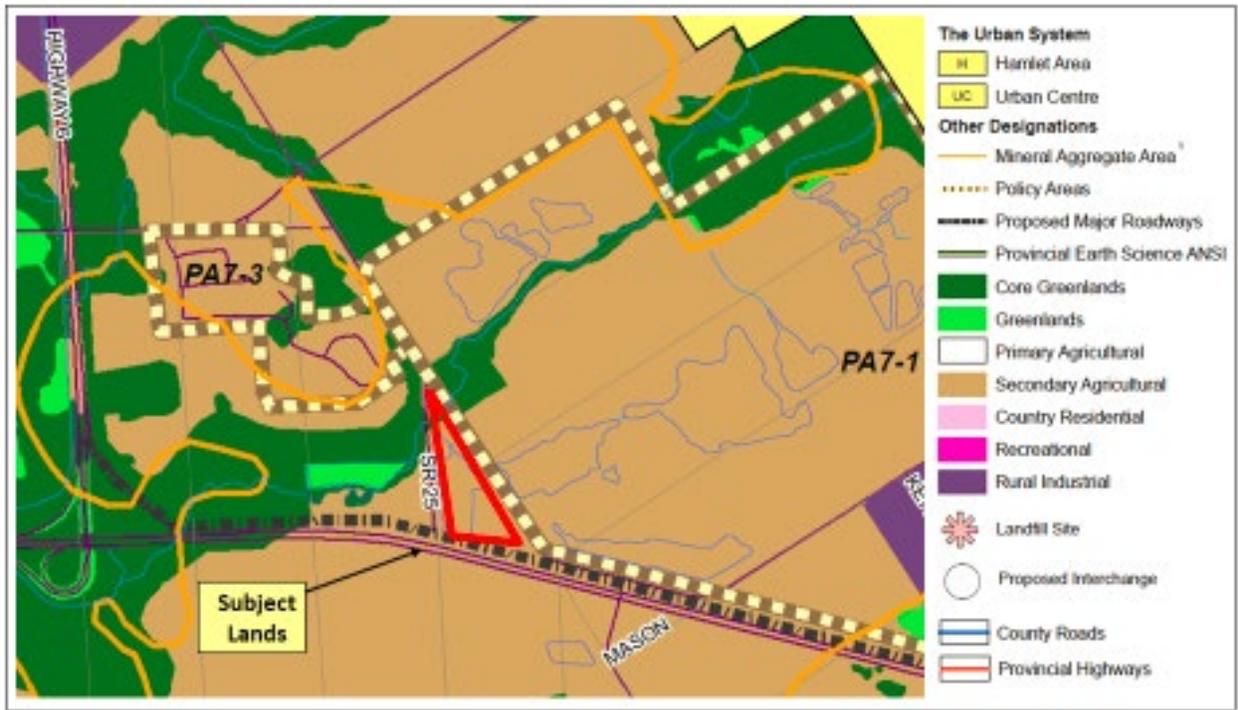
The subject lands are located within the ‘Secondary Agricultural Area’ designation in the Official Plan’s Rural System. The site is also immediately adjacent to the PA7-1 Special Policy Area which is intended to apply to aggregate operations as discussed further in this section.

The County forecast for population, households and employment anticipates that 83% of population growth in Wellington County will take place in 15 urban centres. The remainder will be directed mainly to hamlets and secondary agricultural areas (Section 3.2). Policies in the OP state that the priorities for directing growth will include “to a lesser extent, growth will also be directed to secondary agricultural areas” (Section 3.1.3).

The Secondary Agricultural Area designation is defined as non-prime agricultural areas where some agricultural uses can be sustained. Permitted uses and activities within Secondary Agricultural Areas include small-scale commercial, industrial and institutional uses in addition to prime agricultural area uses and public service facilities (as per Section 6.5 of the Official Plan).

Commercial, industrial and institutional uses are subject to certain requirements including: that adequate water and sanitary servicing can be provided; that the use is compatible with the surrounding area; that the proposed location is appropriate for market and land considerations; that the use is small in scale and contained within one lot; and, that the use will not preclude agricultural or aggregate operations.

Figure 3: County of Wellington Official Plan



The subject lands are also within a “Mineral Aggregate Area” under the County of Wellington Official Plan, according to Schedule A7 - Puslinch (see Figure 4 above) and are designated as a “Licensed Aggregate Operation” under the County of Wellington Official Plan, according to Appendix 2. This reflects the previous use of the property for aggregate extraction as described earlier in this report.

The Rural Employment Area designation is defined as areas for industrial and limited commercial uses which benefit from a rural location for transportation access, land parcel size and natural resource considerations (as per Section 6.8 of the Official Plan). This designation permits dry industrial uses such as manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials, as well as service-focused commercial uses including business or professional offices, agricultural machinery sales, small scale motels or restaurants, and limited accessory retail. The Official Plan states that detailed land use regulations is to be determined by the Zoning By-law and that proposed uses shall be compatible with the surrounding area.

Section 4.2 the County of Wellington Official Plan includes polices for economic development including industrial and commercial uses, particularly within the Rural System. Subsection 2.4.3 notes that “opportunities for industrial, commercial and recreation activities will be supported in appropriate locations” and that within the Rural System, such opportunities “will be considered where they offer advantages to businesses such as larger sites, compatibility or proximity to resources or major transportation facilities”. These policies are reinforced in subsection 4.2.5 for ‘Rural Opportunities’ which outlines that the Rural System business opportunities benefit from larger lot sizes and access to major roads.

Section 4.10 addresses Watershed Plans and specifically reviews the Mill Creek Watershed. The existing Mill Creek ecosystem depends on future development in the recharge areas not significantly reducing the amount and quality of water infiltrating into the recharge area. The Plan notes that in areas such as Aberfoyle and industrial lands adjacent to the Hanlon Expressway where urban development is anticipated, zoning development standards should be used to encourage more landscaping and less impervious areas and integration of landscaped areas into the stormwater management facilities. Site plans are to encourage infiltration and best management practices and environmental impact assessments may be required.

The stormwater management report prepared in support of this application addresses these principles. Further details in support of these policies will be reviewed as part of future Site Plan approvals for these parcels.

Section 5 sets out policies for the Greenlands System in the County. As noted above, the northerly corner of this property has been designated as Core Greenlands. According to Section 5.6.1 uses permitted in the adjacent designations may be allowed in this designation provided there are no negative impacts on the natural feature.

An Environmental Impact Study was undertaken for this property. No development is being proposed within the Core Greenlands designation and the study concludes that development on the adjacent lands will not impact these natural features. Site Plan control can appropriately ensure adequate setback and buffers for any building envelope and servicing that may be proposed as part of a specific future development plan for this property.

Part 6 of the Official Plan addresses the Rural System. It is noted that the Rural System includes prime agricultural areas, secondary agricultural areas, mineral aggregate areas, seasonal and recreational use areas, rural housing, rural industrial areas, highway commercial areas, waste management areas and special use areas.

Section 6.3 states that rural employment lands are intended to provide locations for business activities that may be better served by sites outside urban areas.

Section 6.4 notes that Prime Agricultural areas will be protected for farming uses, whereas Secondary Agricultural areas will also recognize a broader range of residential, employment and community uses in addition to the main farming activity, as long as the use does not adversely impact existing agricultural operations and is in keeping with the rural character of the area.

The subject lands are also located adjacent to the 'PA7-1' (Puslinch Economic Development Area) Special Policy Area. This is an area is intended to be a predominant location for economic activity and employment opportunities in the Township of Puslinch. The 'PA7-1' Special Policy Area specifically notes that extractive uses with the policy area "should be considered for industrial, commercial, institutional and/or recreational activities or natural area as after-uses when the extractive or aggregate-related activities have either ceased or are incorporated into an after-use".

This policy accurately describes the subject lands which have served as a mineral aggregate resource operation and have been fully extracted and are now a strong candidate for a new compatible land use and serves to compliment the County's vision for economic development. The proposed amendment would include the subject lands in the PA7-1 Special Policy Area. This is consistent with the overall intent of the policy which applies to the after use or redevelopment of extractive industrial sites in this area of Puslinch Township.

The proposed Zoning By-law Amendment conforms to the County of Wellington Official Plan as proposes a compatible use on a large, fully extracted aggregate operation site that will be available to accommodate a range of employment opportunities to meet projected needs. Furthermore, the proposal intends to accommodate for a range of employment and business opportunities, while taking advantage of existing transportation infrastructure due to the site's close proximity to major roads, Highway 401.

4.3.1 Planning Impact Assessment

Section 4.6.2 of the County of Wellington Official Plan outlines the matters that may need to be evaluated as part of a planning impact assessment. A response to each issue is provided below:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;

The subject property is within an area of Puslinch Township that has seen a growing demand for employment uses. Proximity to the major transportation corridor (Highway #401) with two major interchanges at the Hanlon Parkway and Brock Road, is a desirable feature for businesses looking to locate in this area, particularly where transportation of goods is important. Over the past 10 years there have been a number of new industrial and commercial developments in this area. In recent years, the Township of Puslinch has welcomed Nestlé Waters Canada, Maple Leaf Foods warehouse, Mammoet, the expansion of GO Transit and many other commercial and industrial businesses in this area close to Highway 401. There continues to be a demand for employment lands to accommodate growth in this area.

- b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;

The site was formerly part of the CBM Aberfoyle North aggregate operation. This portion of the aggregate operation was rehabilitated and the Aggregate Resources Act license was surrendered. The property is 25 acres in size, and has sufficient developable area to accommodate employment uses. While there is not a specific development proposal at this time, a concept plan has been prepared for the purposes of the

rezoning and official plan amendment. The concept plan and associated servicing presents an appropriate level of intensity for the subject lands.

- c) the adequacy of the proposed method of servicing the site;

The Functional Servicing and Stormwater reports prepared in support of the applications demonstrate there the future employment uses can be adequately serviced. Further details would be provided as part of Site Plan Control once a specific development proposal is introduced.

- d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;

The applications for rezoning and Official Plan amendment would permit the redevelopment of former extractive industrial lands for future employment uses. The proposal is compatible with surrounding land uses. At the time that a specific development plan is introduced, the separation between adjacent uses, screening, proximity and spacing of buildings, etc., can be assessed through the Site Plan control application process.

- e) the impact on natural resources such as agricultural land and mineral aggregate deposits;

The property is within an area that is identified as an important mineral aggregate resource area. The aggregate material on this property was removed under authority of an Aggregate Resources Act license. The license for this property has now been surrendered as extraction and rehabilitation have been completed.

- f) the impact on biodiversity and connectivity of natural features and areas;

The Environmental report prepared by Golder Associates evaluated the impacts of the proposed redevelopment of the subject lands on natural features and functions in the area. Mill Creek and an associated wetland area is within the northern portion of this property. No development is proposed within that part of the property.

- g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;

An assessment of design elements cannot be offered at this stage as no specific development is being presented at this time.

- h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;

There is no history of petroleum wells or associated works on the subject lands.

- i) methods of reducing or eliminating negative impacts;

Impacts on natural heritage, transportation and surrounding lands have been evaluated through this report and supporting studies. Once a specific development proposal is introduced, further recommendations may be made to ensure any impacts on surrounding lands is appropriately mitigated.

- j) other planning matters considered important by a Council.

The applicant has met with Township and County staff to discuss this proposal. At this time, no other planning matters have been noted in considered the proposed redevelopment of these lands.

View of Site Looking South Towards Highway #401



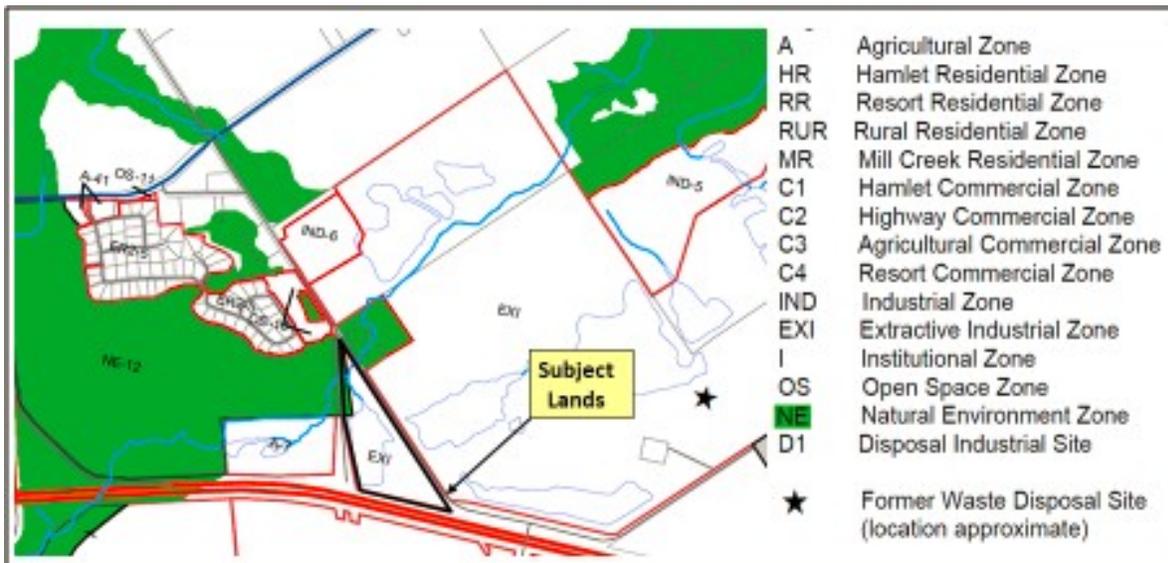
4.4 *Town of Puslinch Zoning By-law*

The Township of Puslinch Zoning By-law No. 19/85, as amended, zones the subject lands “EXI Extractive Industrial Zone” and “NE-12 Natural Environment Zone”, according to Schedule A.

An ‘Extractive – EXI’ zone permits a single dwelling unit, agricultural use, aggregate storage area, gravel pit, quarry, public use and retail outlet or business office accessory to a permitted use. The ‘Natural Environment’ zone permits stormwater management facilities, conservation uses, and passive recreation.

General industrial and office uses are currently not permitted under the existing zones. In order to facilitate the future development of industrial and commercial uses on the subject lands, a Zoning By-law Amendment application is required.

Figure 4: Township of Puslinch Zoning By-law 19/85



The Township completed a Comprehensive review in 2018, resulting in the adoption of a new Township Zoning By-law (023-2018). While bylaw 18/95 continues to apply to the subject lands, a brief review of the bylaw was undertaken particularly with respect to the proposed zoning categories for the subject lands.

5.0 PROPOSED ZONING BY-LAW AMENDMENT

To allow for the redevelopment of the former extractive industrial lands, it is proposed that the subject lands be rezoned from 'Extractive – EXI' to 'Industrial – IND-X (Special Provision)' zone in order to permit a range of industrial and commercial uses. No change to the area zoned 'Natural Environment' (NE-12) is proposed.

The proposed Zoning By-law Amendment and development concept conform to the Secondary Agricultural designation in providing sufficient land area to accommodate sanitary treatment and a septic system.

6.0 SUPPORTING STUDIES AND PLANS

To implement the proposed development, Section 4.6.1 of the Official Plan requires the proponent to prepare a number of studies to assist the municipality in assessing the merits of planning applications. The Development Review Meeting on April 24, 2013, and again in June, 2014 set out the required supporting studies to support the proposed rezoning. It was determined that a hydrogeology report, site servicing analysis, traffic report, environmental study and planning analysis would be required. These studies have been prepared and are submitted in conjunction with the Zoning By-law Amendment Application. We have summarized the findings of each report in this section.

6.1 Technical Reports

The following reports have been prepared to support this rezoning application

- a) Natural Environment Assessment (Golder, July 2018)

An assessment was conducted to determine if any significant environmental features exist on the subject lands, and to assess whether the rezoning will potentially negatively impact surrounding significant natural heritage features. The study identified the Mill Creek Puslinch Wetland Complex, a provincially significant wetland, in the northern portion of the property, around Mill Creek. No development is proposed in this area and several best management practices have been presented in the Golder EIS report that should be implemented at the Site Plan approval stage. Based on the analysis and the implementation of the recommended mitigation measures, no negative impacts are expected.

- b) Geotechnical Assessment (Golder, August 2015)

Based on the results of the investigation carried out by Golder, the subsurface soil conditions are generally considered to be suitable to support the proposed development.

- c) Hydrogeological Assessment (Golder, August 2015)

The subject property will be serviced by private water and sewage

The bedrock aquifers in the area have been shown to support good water quality and quantity and are used for various purposes. The water supply for future development of the site could be obtained from one or more wells depending on demand required. Water taking for typical dry industrial/commercial uses is not expected to create interference with neighbouring wells. Apart from the need to maintain recharge, no significant hydrogeological constraints were noted for the main portion of the site south of the Provincially Significant Wetland.

The Guelph-Amabel bedrock aquifer and localized overburden aquifers in the area are highly productive aquifers and should be capable of producing enough water to supply the proposed development. Nitrate loading calculations were completed to ensure the feasibility of on-site private septic systems. The sewage carrying capacity for each of the lots was calculated to ensure that the concentration of contaminants is below maximum allowable concentrations at the property limits.

d) Servicing Feasibility Report (SBM Engineering, July 2018)

There are no municipal services currently available in Puslinch, so the proposed development will rely on private well and sanitary servicing.

Detailed calculations for water demand (per OBC 7.6.1.3), well sizing and location/number, and storage tanks/cisterns will be provided with a site plan approval application as per the draft Township of Puslinch Municipal Design Standards (MDS). As per the conceptual water demand calculations attached to this study, two (2) wells are estimated to be required at this time. As per the MDS, wells will be sited so as to minimize impact from the proposed leaching beds. There is ample space on-site to meet these requirements.

For septic treatment, a proprietary treatment system will be implemented including treatment unit(s) meeting or exceeding OBC Level IV effluent quality objectives. The septic tank(s) will be required to have a minimum capacity of 309,000 L (three times the daily flow), will require an effluent filter at the outlet to the leaching bed, and will require maintenance access at grade. Three septic tanks of volume 105,000 L are sufficient to provide this capacity. Pump tank(s), biofilter tanks, and a flow meter chamber will also be provided, and will be designed by the proprietary treatment system supplier. Effluent targets will be determined and designed for through consultation with the MOECC.

The leaching bed has been conceptually designed according to Section 8.7.3.1 of the OBC including 103 absorption trenches of 40 m length arranged in 2 leaching beds. These beds will be designed to be above the flood plain boundary and to meet setbacks from the water wells. Refer to the attached Conceptual Site Servicing Plan for leaching bed locations. Ample space is available on-site for septic servicing for the proposed development.

Storm servicing design and quality/quantity controls will be provided through detailed design with a site plan approval application in accordance with the Township's requirements to ensure post-development runoff matches pre-development levels. In general, flows from the rooftop area are considered clean and may discharge directly to grassed bioswales and/or infiltration galleries (for treatment train approach). Flows from paved areas will be treated through the implementation of a treatment train approach to SWM quality controls (inlet filters, infiltration measures, bioswales, and end-of-pipe controls such as oil-grit separators as required). Quality control will be provided to achieve the enhanced level of protection (80% TSS removal) as described in the MOECC Stormwater Management Planning and Design Manual.

Based on the results of the engineering investigation, there is sufficient servicing capacity to accommodate the proposed redevelopment of this property.

e) Traffic Impact Study

The transportation study prepared by Paradigm concluded that the traffic volumes generated by the development can be accommodated with appropriate levels of service based on 2018 background traffic conditions, current roadway geometry and traffic controls. The report recommended that consideration for traffic control signals at Wellington Rd 34 and Concession Road 7 be considered to accommodate future traffic volumes. Similarly, it was recommended that turn lanes be considered at the entrance to the site.

7.0 CONCLUSION

The proposed Official Plan and Zoning By-law Amendments are justified and represents good planning for the following reasons:

1. The proposal conforms to and promotes the policies of the Provincial Policy Statement, the Growth Plan, the County of Wellington Official Plan and the general intent of the Township of Puslinch Zoning By-law;
2. The proposed amendments ensure that land will be available to accommodate a range of employment and commercial opportunities to meet projected needs in the County of Wellington;
3. Amending the Zoning By-law to permit a range of commercial and industrial uses would be consistent with the County's vision for areas of previous extractive uses that are within the 'Puslinch Economic Development Area' (PA7-1);
4. The proposed rezoning will make use of the existing transportation infrastructure and public service facilities provided along Highway 401 and existing local collector roads, thereby representing an efficient use of existing rural infrastructure, which avoids uneconomical expansion of public services;
5. The proposed development will be on private servicing and will be consistent with surrounding existing developments.

Appendix 1: Draft Official Plan Amendment

AMENDMENT NUMBER _____

**TO THE OFFICIAL PLAN FOR THE COUNTY OF
WELLINGTON**

DRAFT

**FARHI HOLDINGS CORPORATION
County File No. OP-2016-10**

Part Lot 26, Concession 2
Township of Puslinch

This draft amendment to the County of Wellington Official Plan was prepared by the applicant in support of their application. Please be advised that the amendment may be revised prior to final consideration by County Council.

THE CORPORATION OF THE COUNTY OF WELLINGTON BY-LAW

NO. _____

A By-law to adopt Amendment No. ___ to the Official Plan for the County of Wellington.

The Council of the Corporation of the County of Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enacts as follows:

1. THAT Amendment Number ___ to the Official Plan for the County of Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2018

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2018

WARDEN

CLERK

AMENDMENT NUMBER ____ TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

INDEX

PART A - THE PREAMBLE

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The Amendment describes the changes and/or modifications to the Wellington County Official Plan which constitute Official Plan Amendment Number ____

PART C - THE APPENDICES

The Appendices, if included herein, provide information related to the Amendment, but do not constitute part of the Amendment.

PART A - THE PREAMBLE

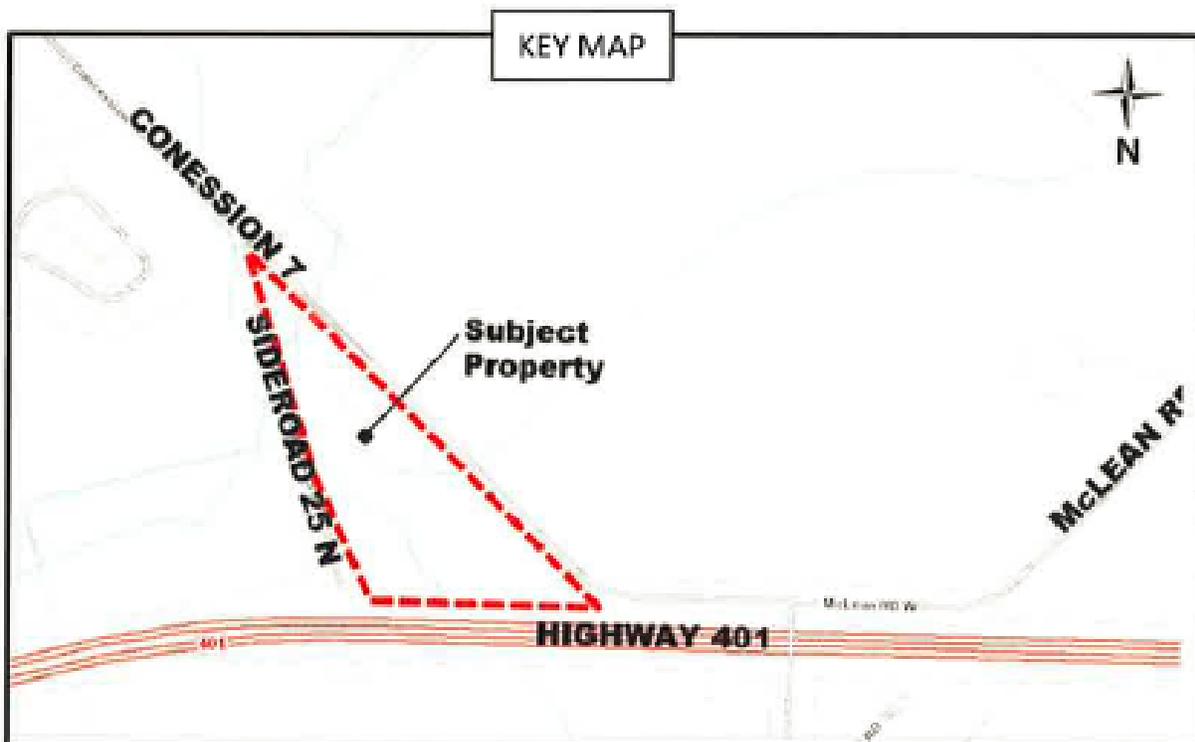
PURPOSE

The purpose of this amendment is to permit the redevelopment of a former sand and gravel pit operation located in Part Lot 26, Concession 2, in the Township of Puslinch. The proposed after uses include industrial and office/employment uses

LOCATION

The subject lands are located in the Township of Puslinch on the west side of Concession Rd 7, on the north side of Highway #401. The property is approximately 10 hectares (25 acres) and is located on Part Lot 26, Concession 2, Township of Puslinch, County of Wellington. At the north end of the subject property there a small watercourse (Mill Creek) that crosses the site. A hydro right-of-way is located along the western boundary of the subject property, adjacent to Concession Road 7, with six (6) steel towers.

Figure 1 **Location**



BACKGROUND

The property was formerly part of a licensed sand and gravel operation. The extraction has been completed and the site has been rehabilitated. The Official Plan amendment would permit the redevelopment of this property for employment uses.

BASIS

The subject lands are designated as Secondary Agriculture. The proposed amendment would allow for a minor adjustment to include the subject lands in the 'PA7-1' (Puslinch Economic Development Area) Special Policy Area. This area includes ongoing and former aggregate extraction sites on the north side of Highway #401. The Special Policy area is intended to be a predominant location for economic activity and employment opportunities in the Township of Puslinch. The 'PA7-1' Special Policy Area specifically notes that extractive uses within the policy area "should be considered for industrial, commercial, institutional and/or recreational activities or natural area as after-uses when the extractive or aggregate-related activities have either ceased or are incorporated into an after-use". This policy accurately describes the subject lands which have served as a mineral aggregate resource operation and have been fully extracted and are now a strong candidate for a new compatible land use and serves to compliment the County's vision for economic development.

The Amendment will allow the former aggregate operation to be redeveloped for industrial and commercial uses that are compatible with the surrounding area. Any specific development plans for this site will be subject to Site Plan Control.

PART B – THE AMENDMENT

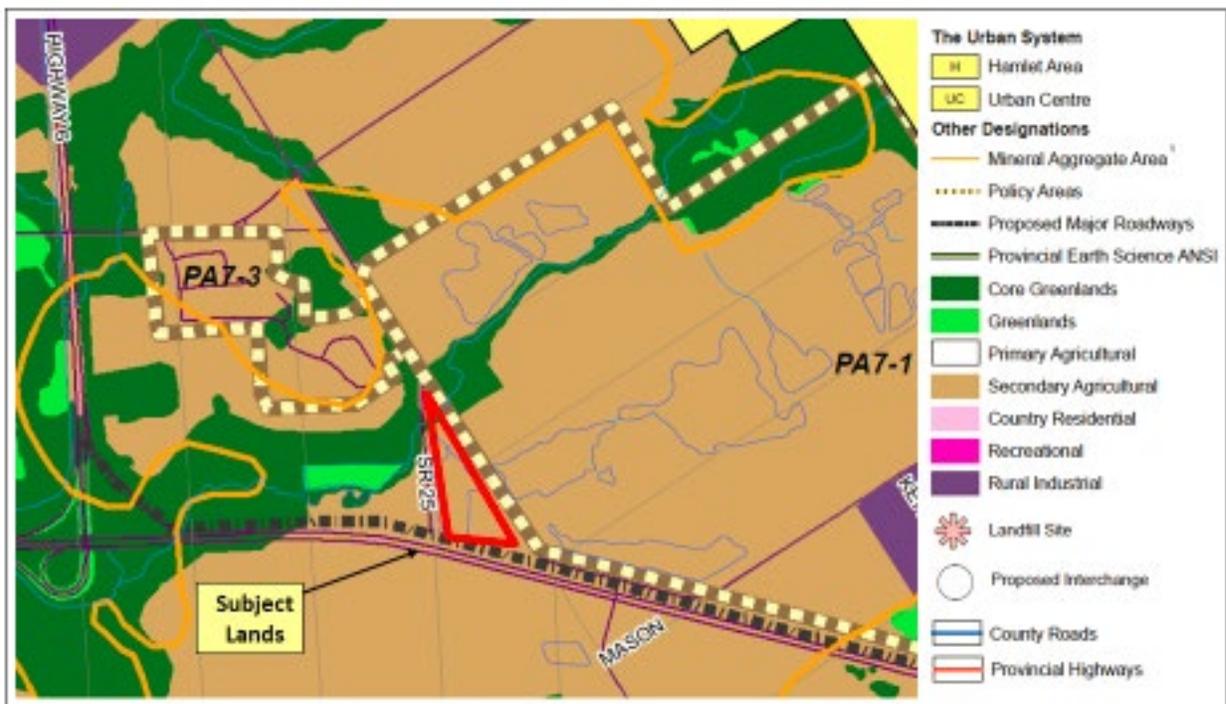
All of this part of the document entitled Part B – The Amendment, consisting of the following text and maps constitute Amendment No. ___ to the Official Plan for the County of Wellington.

DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT SCHEDULE A7 (Puslinch) is amended as shown on Schedule “A” to this Amendment:

SCHEDULE “A” OF OFFICIAL PLAN AMENDMENT NO. ___



Appendix 2: Draft Zoning By-law Amendment

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER XX/18

**A BY-LAW TO AMEND BY-LAW NUMBER 19-85, AS AMENDED
BEING THE ZONING BY-LAW OF THE TOWNSHIP OF PUSLINCH**

WHEREAS, the Council of the Corporation of the Township of Puslinch deem it appropriate and in the public interest to amend By-Law Number 19/85 pursuant to Section 34 of the Planning Act, R.S.O. 1990 as amended;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF PUSLINCH ENACTS AS FOLLOWS:

1. That Schedule 'A' of By-law 19/85 is hereby amended by rezoning Part of Lot 25, Concession 7 from an EXTRACTIVE (EXI) ZONE to an INDUSTRIAL SITE SPECIFIC (IND-XX) zone, as shown on schedule "A" of this By-law.

2. That subsection 15(4) SPECIAL PROVISIONS of the Industrial Zone is amended by adding the following new exceptions:

(x) IND-XX (Hwy 401 and Concession 7 "triangle property")

Notwithstanding any provisions of this By-law to the contrary, within the land zoned IND-XX on Schedule "A" and Map A-4 hereto, the following special provisions shall apply:

(i) Uses Permitted:

- A Farmers Market
- A Garden Centre
- Outdoor Display and Sales Centre
- A public indoor storage facility
- Retail uses or a showroom ancillary to an above-listed permitted use.

3. This By-law shall become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS XXTH DAY OF XXXX, 201X.

Dennis Lever, Mayor

Karen Landry, CAO Clerk

September 20, 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: August 09, 2019

FILE NO. B52-19

APPLICANT

Her Majesty The Queen in the Right of The
Province of Ontario, Represented by The
Minister of Transportation for the Province
of Ontario
MTO Operations Office
301 St. Paul Street
2nd Floor South
St. Catherines L2R 7R4

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lots 8 & 9
Concession 2
Part of Part 1 on 61R-10764
289 ON-401
Cambridge South ONroute Service Centre

Property currently leased to HKSC Developments L.P.. Proposal is 0.374 hectares (outlined in purple) for a Sub-lease in excess of 21 years to Fuelco for the delivery of fueling and automotive supplies.

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

October 23, 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

MTO – London MTO – Owen Sound

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4340
Fee Received: Aug 9/19
File No. B52-19
Accepted as Complete on: Aug 9/19

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

2. (a) Name of Registered Owner(s) Her Majesty The Queen in the Right of The Province of Ontario, Represented by The Minister of Transportation for The Province of Ontario

Address MTO Operations Office, 301 St. Paul Street, 2nd Floor South
St. Catherines, ON L2R 7R4 Attention: Sandra Bailey
Phone No. (289) 668-3142 Email: Sandra.Bailey@ontario.ca

(b) Name and Address of Applicant (as authorized by Owner) HKSC Developments L.P.
40 King Street West, Suite 2700 Toronto, ON M5H 3Y2
Attention: David Myers
Cell: 416-930-5926
Phone No. Work: 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.com

(c) Name and Address of Owner's Authorized Agent:
Attention: David Myers
Phone No. 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.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 & provide short explanation)

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

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE
(21+ year Sub-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.
CTC KDL Fuelco L.P.

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

Local Municipality: Puslinch
Concession 2 Lot No. 8, 9
Registered Plan No. _____ Lot No. _____
Reference Plan No. _____ Part No. _____
Civic Address 289 ON - 401, Cambridge, ON N3C 2V4

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

5. Description of Land intended to be SEVERED: Metric [] Imperial []

Frontage/Width _____
Depth _____
Existing Buildings or structures: _____
Proposed Uses (s): _____

AREA
N/A
Existing Line(s)

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 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 |

N/A

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 74.35 m

AREA 0.374 ha

Depth 30.9 m

Existing Use(s) Retail Fueling Services and Related Convenience

Existing Buildings or structures: Retail Fueling Services and Related Convenience

Proposed Uses (s): No proposed change in use

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): _____

Pit Privy

Other (Specify): _____

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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)

Highway Commercial

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) Gas and Diesel

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.

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? YES [] NO

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

The application is consistent with the Provincial Policy Statement (PPS). In particular, the application will:

- support employment uses for the long term and assist in ensuring the necessary infrastructure is provided to support current and projected needs (1.3.1.d);

- support a transportation system that is safe and facilitates the movement of people and goods, and is appropriate to address projected needs (1.6.7.1);

- support the use of the planned corridor for the purpose(s) for which it was identified (1.6.8.3);

- support long term economic prosperity by providing for a reliable transportation system (1.7.1).

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.

N/A

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

Secondary Agricultural/ Greenlands

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).

Highway Commercial C2-1 Service Centre Special Zone

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? Agricultural Area

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:

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area N/A	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 []	

County of Wellington

July 4th, 2019

Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

Re: Cambridge South ONroute Service Centre Consent Applications

To Whom it may concern,

Please accept our consent applications to allow for two long-term subleases on the site known as "**Cambridge South ONroute Service Centre**" located at 289 ON-401, Lot 8-9, Concession 2, Cambridge, N3C 2V4

In accordance with Section 50(3)(f) of the Planning Act (the Act), Consent is required as the sublease term (50 years) in each case exceeds the term limit allowed under Section 50(3) of the Act.

On March 30, 2010, Her Majesty the Queen, in right of the Province of Ontario, represented by the Ministry of Transportation entered into an agreement with HKSC Developments L.P. ("**Project Co**") to a long-term concession of 50 years to design build and operate the ONroute Service Centres along the Highways 400 and 401 (the "**Concession Agreement**"). The concession provides a quality suite of standard services and amenities for the travelling public and commercial operators in support of road safety and the achievement of broader public objectives, such as the promotion of local communities and tourism, that improves the quality, convenience and accessibility of traveler services and amenities and accommodates changing traveler requirements.

Such an ambitious program requires the unique skills and services of different suppliers each able to meet the needs of the local areas and travelling public. To this end, the delivery of fueling, alternative fueling and automotive supplies available on site is provided by CTC KDL Fuelco L.P., operated by the Canadian Tire Corporation ("**Fuelco**") and the delivery of food and beverage and other services is provided by HK Travel Centres L.P. ("**Food & Bev. Co**").

Project Co entered into an operating agreement with HKSC Opco L.P. ("**Opco**") which provides a sublease of the entire site for the lease term. Opco has in turn subleased a portion of the site to Fuelco for the delivery of fueling and automotive supplies (the "**Fuelco Sublease**") and the remainder of the site to Food & Bev. Co for the delivery of other services (the "**Retail Sublease**"). The applications are required in respect of the Fuelco Sublease and the Retail Sublease.

The Province as owner in fee simple is aware of and has consented to the Fuelco Sublease and the Retail Sublease and under Section 12.12(b) of the Concession Agreement has agreed to execute such consents as the fee simple owner as may be required in connection with these consent applications.

We respectfully submit our application related to the "**Fuelco**" Sublease.

Sincerely,
HKSC Developments L.P.



Per: **David Myers**
Project Representative
Encl(4)

- Fuelco Consent Application
- Site R Plan
- Registered Notice of Lease
- Cheque made payable to the Treasurer of the Wellington County – [**\$4,340**]

RECEIVED

AUG 09 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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)

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.

NOTES:

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

Ministry of Transportation

Provincial Highways Management Division

Contract Management and
Operations Branch

301 St. Paul Street, 2nd Floor
St. Catharines, ON L2R 7R4
Tel.: 905-704-2997

Ministère des Transports

Division de la gestion des routes provinciales

Direction de la gestion des contrats et
des opérations

301, rue St. Paul, 2^e étage
St. Catharines (ON) L2R 7R4
Tél. : (905) 704-2997



August 30, 2019

County of Wellington

Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

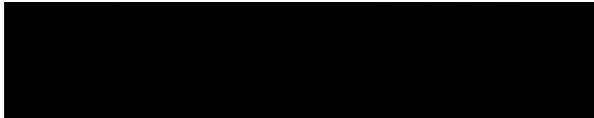
**Re: Authorization of an Agent by Owner of the Land – Part Lot 8, Concession 2,
Township of Puslinch; Part Lot 9, Concession 2, Township of Puslinch
designated as Part 1 on Plan 61R-10764**

Cambridge South ONroute – 289 ON-401, Cambridge, ON, N2G 3H5

Dear Sir/Madam:

I am the authorized representative of the owner of the above noted property. I hereby authorize David Myers of HKSC Development L.P. to make the application in order to obtain any necessary consent under the subdivision control provisions of the Planning Act.

Sincerely,



Sandra Bailey, CPA, CGA
Head Municipal and Highway Services

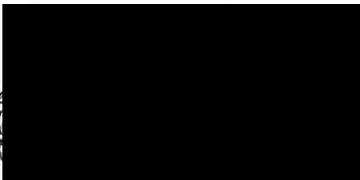
RECEIVED

SEP 05 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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, DAVID MYERS, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner 

Date July 11th, 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

1. I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO ME BY THE APPLICANT AND THAT I AM A LICENSED SURVEYOR UNDER THE LAND TITLES ACT.

PLAN 81R-10764

DATE: Dec 19, 2007 DATE: December 31, 2007

LAND REGISTRY FOR THE LAND TITLES DIVISION OF ONTARIO (No. 61)

PLAN	LOT	CONVEYANCE	PLAN	NAME OF LOT	AREA (sq. m)	LOCATION
Part of 401	8 and 9		AS IN 3156-138 (2007-17)	THE VALLEY SET QUEN IN RIGHT OF ROAD AS REPRESENTED BY THE NUMBER OF METERS	21,301.6	CONVEYING PURCHASER
			AS IN 3156-138 (2007-17)	GRAND BUILT CONVEYANCE AUTHORITY	34,807	CONVEYING PURCHASER

PLAN OF SURVEY
OF PART OF
LOTS 8 and 9,
CONCESSION 2,
GEOGRAPHIC TOWNSHIP OF PUSLINCH
IN THE
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1:2000 (Metric)

(S. S. P. M. E. P. C.)
J. ANDREW SMITH
ONTARIO LAND SURVEYOR

LEGEND:

- LI DENOTES SURVEY MONUMENT SET
- LD DENOTES SURVEY MONUMENT FOUND
- SM DENOTES STANDING IRON NAIL
- SSM DENOTES SHORT STANDING IRON NAIL
- SI DENOTES IRON NAIL
- RIE DENOTES 15mm DIAMETER IRON NAIL
- CC DENOTES CANT CHISEL
- OC DENOTES ORIGINAL OWNERSHIP
- WT DENOTES WHITES
- HEAS DENOTES HEAVY SET
- CD DENOTES CANTON, D.M.T., O.L.S.'s
- F1 DENOTES PLAN 565 (MTO PLAN P-3156-44)
- F2 DENOTES PLAN 808-34 (MTO PLAN P-3156-138)
- F3 DENOTES PLAN 818-138 (MTO PLAN P-3156-148)
- F4 DENOTES PLAN 248 (MTO PLAN P-3156-2)
- A DENOTES P2 & SET TO ESTABLISH PROPERTY LIMIT
- B DENOTES TOP OF BAW SET 0.3 BOW CHAIN
- CU DENOTES CONCRETE CURBSTONE
- YCU DENOTES YARD-DIGITAL CONTROL, ADJACENT
- UTU DENOTES UTILITY OF TRANSFORMATION OF ONTARIO
- PLAN DENOTES PROPERTY IDENTIFIER NUMBER

NOTE:

A CORRECTION OF 0.3330' (100MM) HAS BEEN APPLIED TO DIMENSIONS FROM H, P2, P3 AND P4 TO ACCORD WITH DIFFERENT REFERENCE HEIGHTS.

METRIC:

DIMENSIONS SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

HEIGHTS ARE V.T.M. GRID (NAD83) REFERENCES DERIVED FROM PCN 00819703116 AND HIGH CONTROL 0012032 AND ARE REFERRED TO THE CENTRAL UTM ZONE 18 TOWNSHIP 10N, ZONE 18.

CONVEYANCE	LONG VALUES	UTM NORTHINGS
138	481292.310	241208.848
00819703116	481292.310	241208.848
00819703132	481297.831	241208.848

LEVEL VALUES SHOWN ON THIS PLAN ARE ADJUSTED ORIGIN LEVEL, CORRECTIONS AND CAN BE CONVERTED TO GRID ELEVATIONS BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 0.9999904.

CAMBRIDGE S W2

SURVEYOR'S CERTIFICATE:

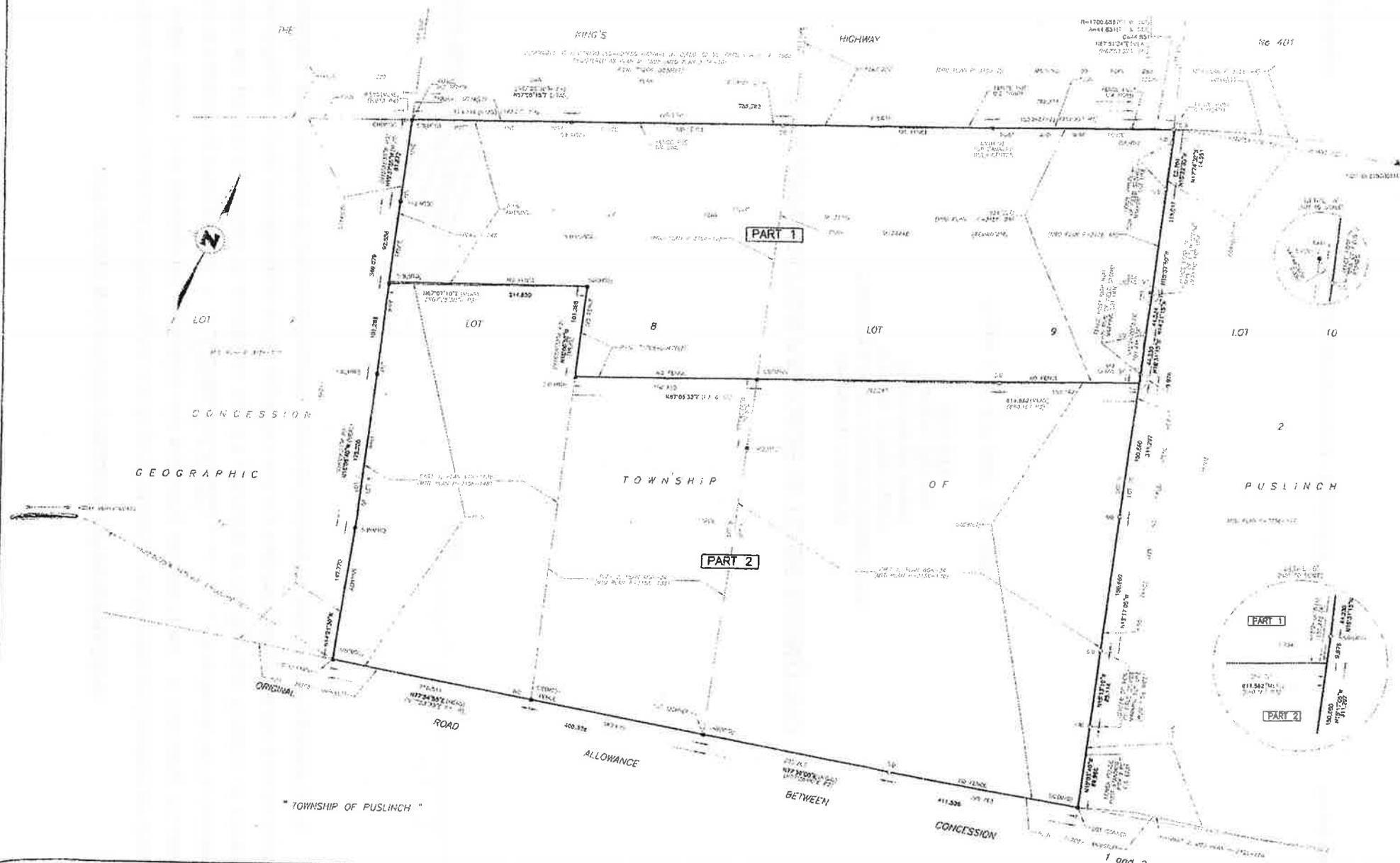
- (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- (2) THE SURVEY WAS COMPLETED ON THE 18th DAY OF DECEMBER, 2007.

Dec 19, 2007
LONDON, ONTARIO

ONTARIO LAND SURVEYOR

PLAN	SHO USE ONLY	REFERENCE PLAN
401	S.S. 83-32-816	TYPE 4
DEVELOPED UNDER TOWNSHIP OF PUSLINCH		P-3156-174
	FILE: 401PUS03116-174-001	

SOUTHWESTERN REGION

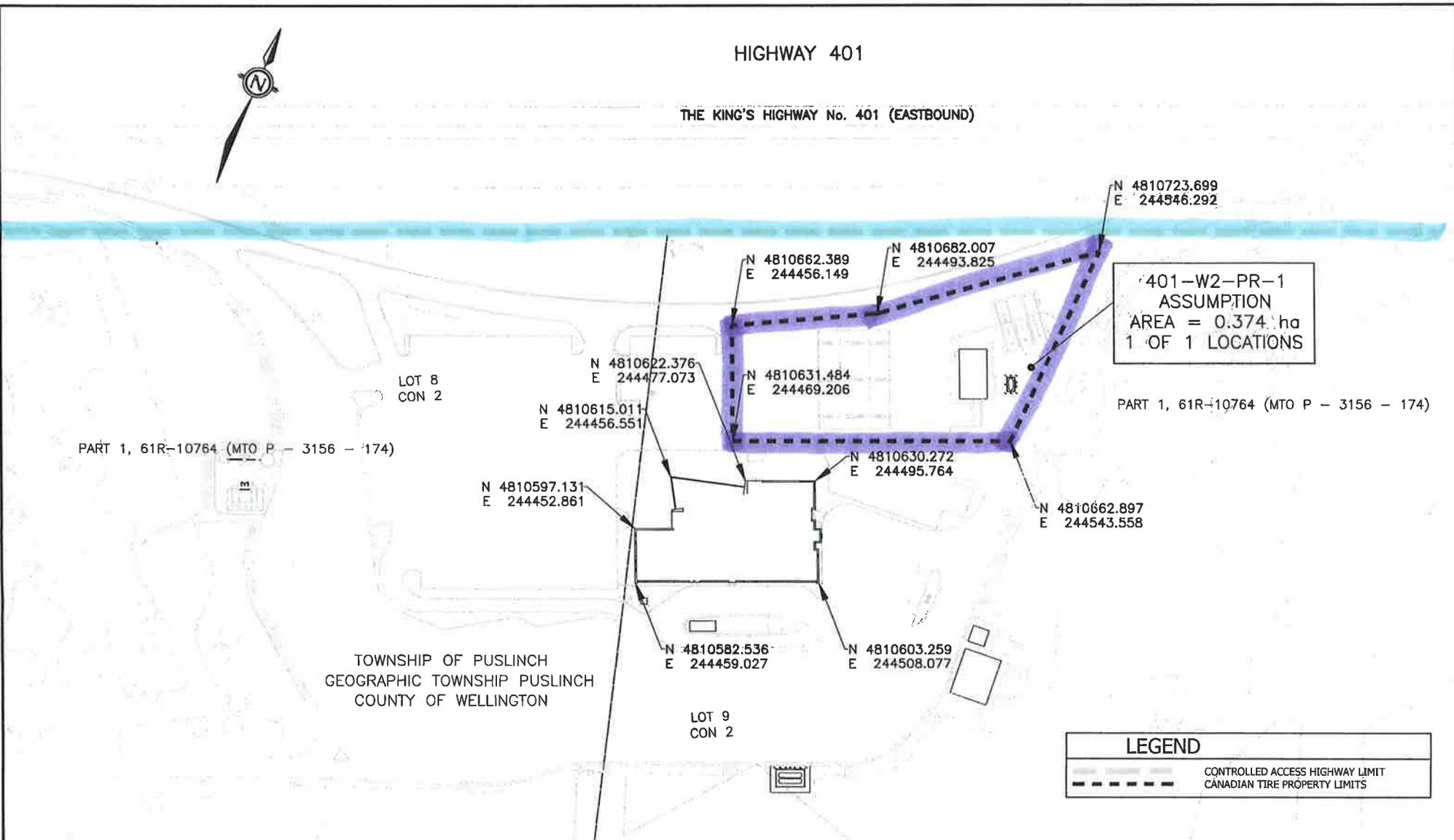


Callon & Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
LONDON, ONTARIO
T: (519) 673-8052
www.callondietz.com

(519) 673-0220

fuelco = 0.374 ha

Food & Bev. Co = Total Area - 0.374 ha = 20.92 ha



September 20, 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.

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FILE NO. B53-19

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Province of Ontario, Represented by The
Minister of Transportation for the Province
of Ontario
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WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

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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 – Township of Puslinch County Planning Conservation Authority - GRCA

MTO – London MTO – Owen Sound

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4340
Fee Received: Aug 9/19
File No. B53-19
Accepted as Complete on: Aug 9/19

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

2. (a) Name of Registered Owner(s) Her Majesty The Queen in the Right of The Province of Ontario, Represented by The Minister of Transportation for The Province of Ontario

Address MTO Operations Office, 301 St. Paul Street, 2nd Floor South
St. Catherines, ON L2R 7R4 Attention: Sandra Bailey
Phone No. (289) 668-3142 Email: Sandra.Bailey@ontario.ca

(b) Name and Address of Applicant (as authorized by Owner) HKSC Developments L.P.
40 King Street West, Suite 2700 Toronto, ON M5H 3Y2
Attention: David Myers
Cell: 416-930-5926
Phone No. Work: 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.com

(c) Name and Address of Owner's Authorized Agent:
Attention: David Myers
Phone No. 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.com

(d) All Communication to be directed to:
REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:
REGISTERED OWNER [] APPLICANT [] AGENT []

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)
RURAL RESIDENTIAL [] AGRICULTURAL [] URBAN RESIDENTIAL [] COMMERCIAL/INDUSTRIAL []

OR
EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [X]
(21+ year Sub-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.
HK Travel Centres L.P.

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

Local Municipality: Puslinch
Concession 2 Lot No. 8, 9
Registered Plan No. Lot No.
Reference Plan No. Part No.
Civic Address 289 ON - 401, Cambridge, ON N3C 2V4

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

5. Description of Land intended to be SEVERED: Metric [] Imperial []

Frontage/Width AREA
Depth N/A Existing Line(s)
Existing Buildings or structures:
Proposed Uses (s):

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

N/A

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

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

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

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

6. Description of Land intended to be RETAINED:

Metric []

Imperial []

Frontage/Width _____

AREA 20.9272 ha

Depth _____

Existing Use(s) Highway Commercial: Food, Beverages and Highway Amenities

Existing Buildings or structures: 1

Proposed Uses (s): No proposed change in use

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): _____

Pit Privy

Other (Specify): _____

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

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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)

Highway Commercial

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) Gas and Diesel

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.

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? YES [] NO

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

The application is consistent with the Provincial Policy Statement (PPS). In particular, the application will:

- support employment uses for the long term and assist in ensuring the necessary infrastructure is provided to support current and projected needs (1.3.1.d);

- support a transportation system that is safe and facilitates the movement of people and goods, and is appropriate to address projected needs (1.6.7.1);

- support the use of the planned corridor for the purpose(s) for which it was identified (1.6.8.3);

- support long term economic prosperity by providing for a reliable transportation system (1.7.1).

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.

N/A

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

Secondary Agricultural/ Greenlands

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).

Highway Commercial C2-1 Service Centre Special Zone

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? Agricultural Area

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:

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

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	N/A	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 []

County of Wellington

July 4th, 2019

Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

Re: Cambridge South ONroute Service Centre Consent Applications

To Whom it may concern,

Please accept our consent applications to allow for two long-term subleases on the site known as "**Cambridge South ONroute Service Centre**" located at 289 ON-401, Lot 8-9, Concession 2, Cambridge, N3C 2V4

In accordance with Section 50(3)(f) of the Planning Act (the Act), Consent is required as the sublease term (50 years) in each case exceeds the term limit allowed under Section 50(3) of the Act.

On March 30, 2010, Her Majesty the Queen, in right of the Province of Ontario, represented by the Ministry of Transportation entered into an agreement with HKSC Developments L.P. ("**Project Co**") to a long-term concession of 50 years to design build and operate the ONroute Service Centres along the Highways 400 and 401 (the "**Concession Agreement**"). The concession provides a quality suite of standard services and amenities for the travelling public and commercial operators in support of road safety and the achievement of broader public objectives, such as the promotion of local communities and tourism, that improves the quality, convenience and accessibility of traveler services and amenities and accommodates changing traveler requirements.

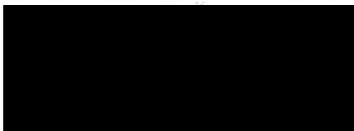
Such an ambitious program requires the unique skills and services of different suppliers each able to meet the needs of the local areas and travelling public. To this end, the delivery of fueling, alternative fueling and automotive supplies available on site is provided by CTC KDL Fuelco L.P., operated by the Canadian Tire Corporation ("**Fuelco**") and the delivery of food and beverage and other services is provided by HK Travel Centres L.P. ("**Food & Bev. Co**").

Project Co entered into an operating agreement with HKSC Opco L.P. ("**Opco**") which provides a sublease of the entire site for the lease term. Opco has in turn subleased a portion of the site to Fuelco for the delivery of fueling and automotive supplies (the "**Fuelco Sublease**") and the remainder of the site to Food & Bev. Co for the delivery of other services (the "**Retail Sublease**"). The applications are required in respect of the Fuelco Sublease and the Retail Sublease.

The Province as owner in fee simple is aware of and has consented to the Fuelco Sublease and the Retail Sublease and under Section 12.12(b) of the Concession Agreement has agreed to execute such consents as the fee simple owner as may be required in connection with these consent applications.

We respectfully submit our application related to the "**Food & Bev. Co**" Sublease.

Sincerely,
HKSC Developments L.P.



Per: **David Myers**
Project Representative
Encl(4)

- **Food & Bev. Co** Consent Application
- Site R Plan
- Registered Notice of Lease
- Cheque made payable to the Treasurer of the Wellington County – **[\$4,340]**

RECEIVED

AUG 09 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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)

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.

NOTES:

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

Ministry of Transportation

Provincial Highways Management Division

Contract Management and
Operations Branch

301 St. Paul Street, 2nd Floor
St. Catharines, ON L2R 7R4
Tel.: 905-704-2997

Ministère des Transports

Division de la gestion des routes provinciales

Direction de la gestion des contrats et
des opérations

301, rue St. Paul, 2^e étage
St. Catharines (ON) L2R 7R4
Tél. : (905) 704-2997



August 30, 2019

County of Wellington

Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

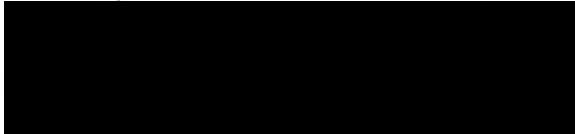
**Re: Authorization of an Agent by Owner of the Land – Part Lot 8, Concession 2,
Township of Puslinch; Part Lot 9, Concession 2, Township of Puslinch
designated as Part 1 on Plan 61R-10764**

Cambridge South ONroute – 289 ON-401, Cambridge, ON, N2G 3H5

Dear Sir/Madam:

I am the authorized representative of the owner of the above noted property. I hereby authorize David Myers of HKSC Development L.P. to make the application in order to obtain any necessary consent under the subdivision control provisions of the Planning Act.

Sincerely,



Sandra Bailey, CPA, CGA
Head Municipal and Highway Services

RECEIVED

SEP 05 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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.

SEE ATTACHED COVER LETTER

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

APPLICANT'S DECLARATION

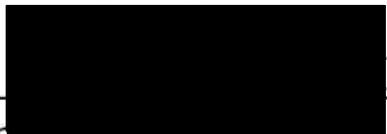
This must be completed by the Applicant for the proposed consent

I, (we) DAVID MYERS - AUTHORIZED REPRESENTATIVE OF HKS DEVELOPMENTS L.P. of the
TOWN OF CALEDON In the County/Region of
PEEL Solemnly declare that all

the statements contained in this application for consent for (property description) _____
289 ON-401 CAMBRIDGE, ON, N3C 2V4

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 _____
TORONTO In the _____
County/Region of _____



(Owner or Applicant)

This 26 day of July 20 19

(Owner or Applicant)



Commissioner of Oaths

WAYNE CARSON

Printed Commissioner's, etc. Name

County of Wellington **Wayne C. Carson**
Barrister & Solicitor
Province of Ontario

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, DAVID MYERS, 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 July 23rd, 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

I HEREBY THIS PLAN TO BE MENTIONS UNDER THE LAND TILES ACT		PLAN 61R-10764				
REVISED AND EXTENDED		DATE December 31, 2007				
DATE Dec 19, 2007		DATE December 31, 2007				
LAWYER ANDREW SMITH O.L.S.		LAWYER ANDREW SMITH O.L.S.				
LAWYER (REGULATED FOR THE LAND TILES DIVISION OF MINISTRY (No. 61))						
SCHEDULE						
NO.	LOT	CONVEYANCE	PLAN	NAME OF MOST RECENT TRANSFEREE	AREA (±)	LOCATION
1	Part of 8 and 9		All of 21000-0047(1)	HEA WILSON'S TRUST TRUSTEE IN RIGHT OF SHERWIN AS REPRESENTED BY THE ATTORNEY AT LAW	21.3312	Geographic Township
2			All of 21000-0029(1)	TRAVIS BROWN CONVEYANCE AUTHORITY	24.8867	Geographic Township

PLAN OF SURVEY OF PART OF LOTS 8 and 9, CONCESSION 2, GEOGRAPHIC TOWNSHIP OF PUSLINCH IN THE TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON SCALE 1:2000 (Metric) (1:6694 Feet)

(SCALE IN METERS)

1 ANDREW SMITH ONTARIO LAND SURVEYOR

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SM DENOTES STANDARD IRON BAR
- SBM DENOTES SHORT STANDING IRON BAR
- IR DENOTES IRON PIN
- HE DENOTES HEAVY DIAMETER HOUND IRON BAR
- OC DENOTES CUT CORNER
- OCU DENOTES CORNER UNUSUAL
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- CD DENOTES CALLON, DATE, O.L.S.'S
- P1 DENOTES PLAN 255 (AUTO PLAN P-3155-14)
- P2 DENOTES PLAN 808-24 (AUTO PLAN P-3156-138)
- P3 DENOTES PLAN 618-1138 (AUTO PLAN P-3158-148)
- P4 DENOTES PLAN 748 (AUTO PLAN P-3159-7)
- A DENOTES P1 & P2 TO ESTABLISH PROPERTY LIMIT
- R DENOTES TOP OF 189-503 6.3 CONCRETE CURB
- CU DENOTES CONCRETE MONUMENT
- ICM DENOTES INTERNATIONAL CONTROL MONUMENT
- INT DENOTES INTERSECTION OF TRANSFORMATION OF ONTARIO
- P.L.N. DENOTES PROPERTY CORNER NUMBER

NOTE:

A CONVERGENCE OF 0.2430" (ELECTRONIC) HAS BEEN APPLIED TO BEARINGS FROM P1, P2, P3 AND P4 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

METRIC:

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

BEARINGS ARE U.T.M. GRID (NAD 83) REFERENCE, DERIVED FROM NAD 83 COORDINATE AND HIGH CONTROL POINTS AND ARE REFERRED TO THE CENTRAL MERIDIAN 79°00' WEST LONGITUDE, 2000 TO.

CONTROL	SCHEDULE	GRID VALUES, N.T.M. AND U.T.M. REFERENCE
NAD 83	NORTHING	EASTING
00918700116	4810282.310	242006.848
00918700123	4810277.621	242003.958

LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED TO THE 1984 MEAN SEA LEVEL DISTANCES AND CAN BE CONVERTED TO GRID BEARINGS BY MULTIPLYING BY A CORRECTION SCALE FACTOR OF 0.9999040

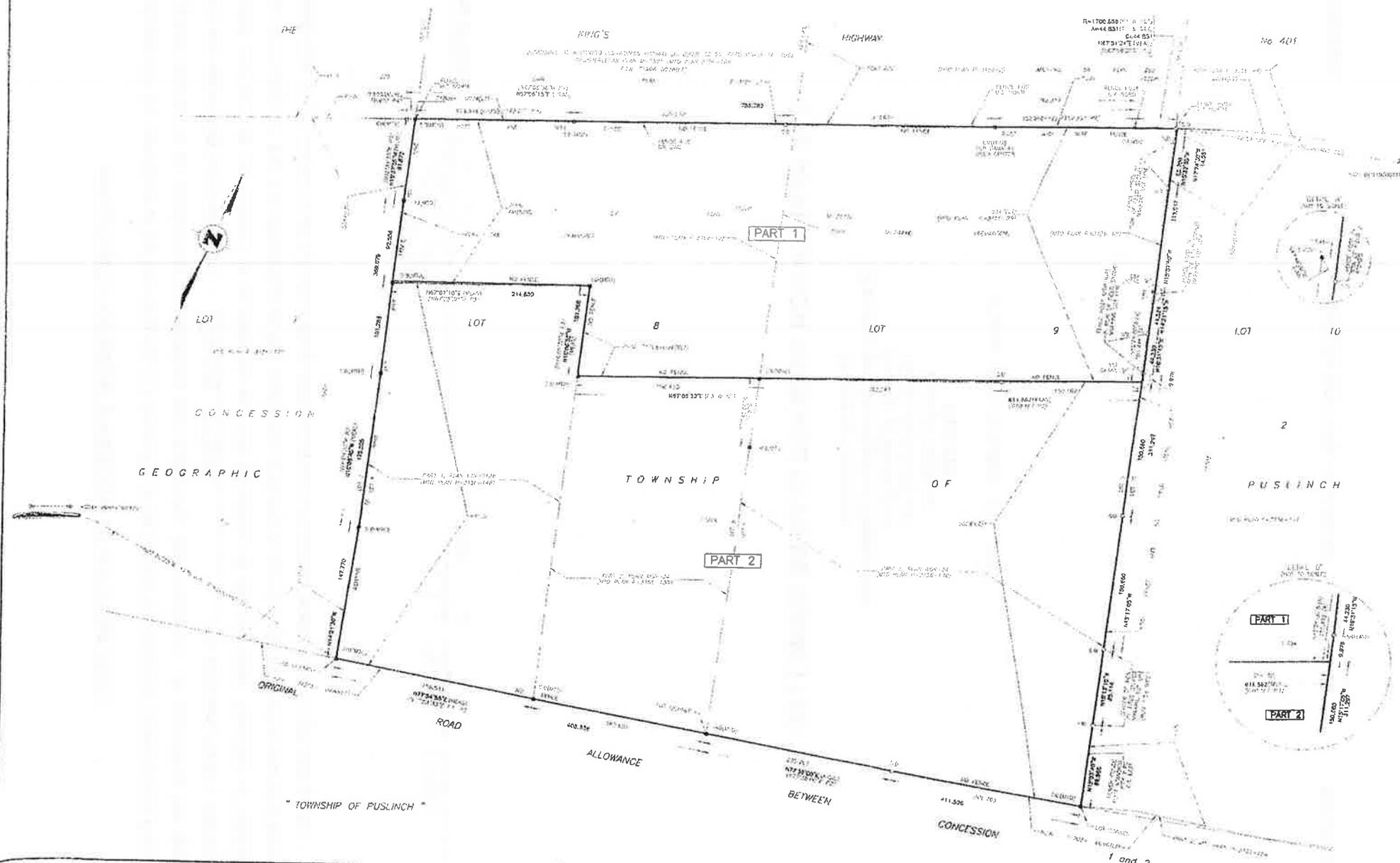
CAMBRIDGE S W2 SURVEYOR'S CERTIFICATE:

- (1) I CERTIFY THAT:
- (1) THE SURVEY AND PLAN ARE CONDUCTED IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TILES ACT AND THE REGULATIONS MADE UNDER THEM;
- (2) THE SURVEY WAS COMPLETED ON THE 18th DAY OF DECEMBER, 2007.

Dec 19, 2007
LONDON, ONTARIO

[Redacted Signature]
ONTARIO LAND SURVEYOR

DATE	FILE NO.	REFERENCE PLAN
NOV 07-32-010		P-3156-174
FILED UNDER SURVEYOR'S OFFICE		
	FILE: 4010503156-174.000	

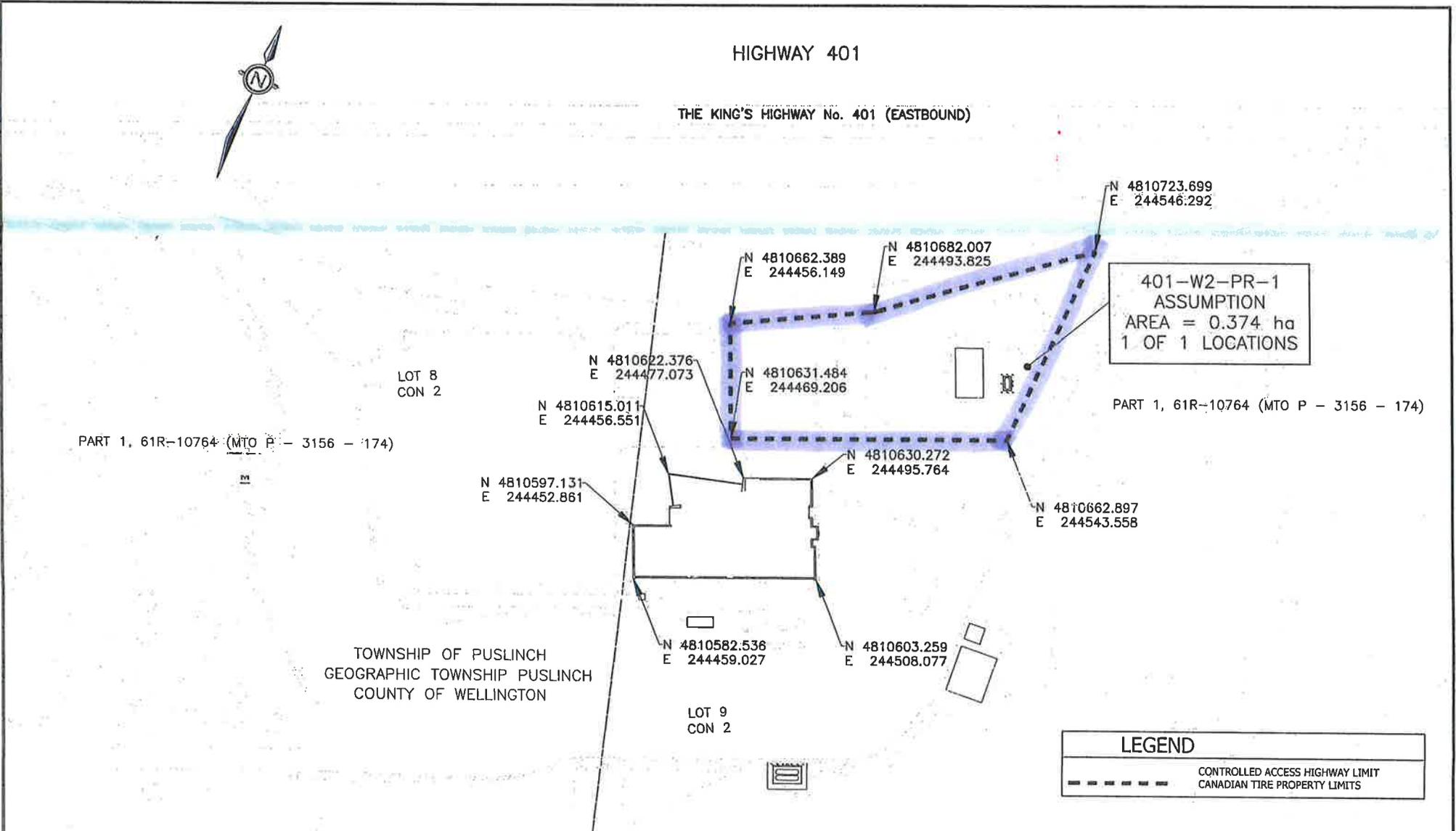


Callon & Dietz
INCORPORATED
ONTARIO LAND SURVEYORS
LONDON, ONTARIO

(519) 673-0220 F: (519) 673-5052 www.callondietz.com

fuelco = 0.374 ha

Food & Bev. Co = Total Area - 0.374 ha = 20.92 ha



September 20, 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: August 09, 2019

FILE NO. B54-19

APPLICANT

Her Majesty The Queen in the Right of the
Province of Ontario, Represented by The
Minister of Transportation for the Province
of Ontario
MTO Operations Office
301 St. Paul Street
2nd Floor South
St. Catherines L2R 7R4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 8 & 9
Concession 2
Part of Part 1 on 61R-10770
290 ON-401
Cambridge North ONroute Service Centre

Property currently leased to HKSC Developments L.P.. Proposal is 0.375 hectares (outlined in purple) for a Sub-lease in excess of 21 years to Fuelco for the delivery of fueling and automotive supplies.

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

October 23, 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.

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

MAILED TO:

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

MTO – London MTO – Owen Sound

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4340
Fee Received: Aug 9/19
File No. BS4/19
Accepted as Complete on: Aug 9/19

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

2. (a) Name of Registered Owner(s) Her Majesty The Queen in the Right of The Province of Ontario, Represented by The Minister of Transportation for The Province of Ontario

Address MTO Operations Office, 301 St. Paul Street, 2nd Floor South
St. Catherines, ON L2R 7R4 Attention: Sandra Bailey
Phone No. (289) 668-3142 Email: Sandra.Bailey@ontario.ca

(b) Name and Address of Applicant (as authorized by Owner) HKSC Developments L.P.
40 King Street West, Suite 2700 Toronto, ON M5H 3Y2
Attention: David Myers
Phone No. Cell: 416-930-5926
Work: 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.com

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

Cell: 416-930-5926
Phone No. Work: 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.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 & provide short explanation)

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

OR
EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE
(21+ year Sub-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.
CTC KDL Fuelco L.P.

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

Local Municipality: Puslinch
Concession 2 Lot No. 8, 9
Registered Plan No. 61R-10770 Lot No. _____
Reference Plan No. _____ Part No. 1
Civic Address 290 ON-401 (West Bound) Cambridge, ON N3C 2V6

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

5. Description of Land intended to be SEVERED:

Metric [] Imperial []

Frontage/Width _____
Depth _____
Existing Buildings or structures: _____
Proposed Uses (s): _____

AREA
N/A
Existing Use(s)

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 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 |

N/A

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

- | |
|---|
| <input type="checkbox"/> Municipally owned and operated pipe water system |
| <input type="checkbox"/> Well <input type="checkbox"/> individual <input type="checkbox"/> communal |
| <input type="checkbox"/> Lake |
| <input type="checkbox"/> Other |

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

- | |
|--|
| <input type="checkbox"/> Municipally owned and operated sanitary sewers |
| <input type="checkbox"/> Septic Tank (specify whether individual or communal): _____ |
| <input type="checkbox"/> Pit Privy |
| <input type="checkbox"/> Other (Specify): _____ |

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 69.56 m

AREA 0.375 ha

Depth 29.17 m

Existing Use(s) Retail Fueling Services and Related Convenience

Existing Buildings or structures: 1

Proposed Uses (s): No proposed change in use

Type of access (Check appropriate space)

Existing

Proposed

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

- Right-of-way
- Private road
- Crown access road
- Water access
- Other

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
 *If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: _____

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

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)

Gas and Diesel

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.

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? YES [] NO

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

The application is consistent with the Provincial Policy Statement (PPS). In particular, the application will:

- support employment uses for the long term and assist in ensuring the necessary infrastructure is provided to support current and projected needs (1.3.1.d);

- support a transportation system that is safe and facilitates the movement of people and goods, and is appropriate to address projected needs (1.6.7.1);

- support the use of the planned corridor for the purpose(s) for which it was identified (1.6.6.3);

- support long term economic prosperity by providing for a reliable transportation system (1.7.1).

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.

N/A

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

Secondary Agricultural / Core Greenlands

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).

Highway Commercial C2-1 Service Centre Special Zone

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? Agricultural Area

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:

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

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

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

33. Manure Storage Facilities on these lands:

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

County of Wellington

July 4th, 2019

Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

Re: Cambridge North ONroute Service Centre Consent Applications

To Whom it may concern,

Please accept our consent applications to allow for two long-term subleases on the site known as "Cambridge North ONroute Service Centre" located at 290 ON-401, Lot 8-9, Concession 2, Cambridge, N3C 2V6

In accordance with Section 50(3)(f) of the Planning Act (the Act), Consent is required as the sublease term (50 years) in each case exceeds the term limit allowed under Section 50(3) of the Act.

On March 30, 2010, Her Majesty the Queen, in right of the Province of Ontario, represented by the Ministry of Transportation entered into an agreement with HKSC Developments L.P. ("Project Co") to a long-term concession of 50 years to design build and operate the ONroute Service Centres along the Highways 400 and 401 (the "Concession Agreement"). The concession provides a quality suite of standard services and amenities for the travelling public and commercial operators in support of road safety and the achievement of broader public objectives, such as the promotion of local communities and tourism, that improves the quality, convenience and accessibility of traveler services and amenities and accommodates changing traveler requirements.

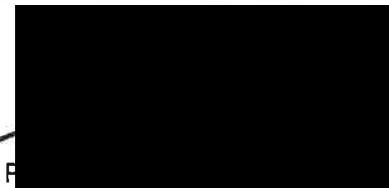
Such an ambitious program requires the unique skills and services of different suppliers each able to meet the needs of the local areas and travelling public. To this end, the delivery of fueling, alternative fueling and automotive supplies available on site is provided by CTC KDL Fuelco L.P., operated by the Canadian Tire Corporation ("Fuelco") and the delivery of food and beverage and other services is provided by HK Travel Centres L.P. ("Food & Bev. Co").

Project Co entered into an operating agreement with HKSC Opco L.P. ("Opco") which provides a sublease of the entire site for the lease term. Opco has in turn subleased a portion of the site to Fuelco for the delivery of fueling and automotive supplies (the "Fuelco Sublease") and the remainder of the site to Food & Bev. Co for the delivery of other services (the "Retail Sublease"). The applications are required in respect of the Fuelco Sublease and the Retail Sublease.

The Province as owner in fee simple is aware of and has consented to the Fuelco Sublease and the Retail Sublease and under Section 12.12(b) of the Concession Agreement has agreed to execute such consents as the fee simple owner as may be required in connection with these consent applications.

We respectfully submit our application related to the "Fuelco" Sublease.

Sincerely,
HKSC Developments L.P.



Project Representative

Encl(4)

- Fuelco Consent Application
- Site R Plan
- Registered Notice of Lease
- Cheque made payable to the Treasurer of the Wellington County – [\$4,340]

40 King Street West Suite #2700, Toronto, ON, M5H 3Y2

416-635-6100

RECEIVED

AUG 09 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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)

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.

NOTES:

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

Ministry of Transportation

Ministère des Transports

Provincial Highways Management Division

Division de la gestion des routes provinciales

Contract Management and
Operations Branch

Direction de la gestion des contrats et
des opérations

301 St. Paul Street, 2nd Floor
St. Catharines, ON L2R 7R4
Tel.: 905-704-2997

301, rue St. Paul, 2^e étage
St. Catharines (ON) L2R 7R4
Tél. : (905) 704-2997



August 30, 2019

County of Wellington
Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

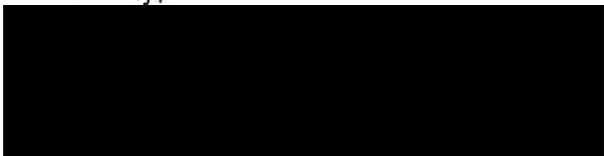
Re: Authorization of an Agent by Owner of the Land – Part Lot 8, Concession 2, township of Puslinch; Part Lot 9, Concession 2, Township of Puslinch designated as Part 1, on Plan 61R-10770

Cambridge North ONroute – 290 ON-401, Cambridge, ON, N3C 2V6

Dear Sir/Madam:

I am the authorized representative of the owner of the above noted property. I hereby authorize David Myers of HKSC Development L.P. to make the application in order to obtain any necessary consent under the subdivision control provisions of the Planning Act.

Sincerely,



Sandra Bailey, CPA, CGA
Head Municipal and Highway Services

RECEIVED

SEP 05 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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.

SEE ATTACHED COVER LETTER
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) DAVID MYERS - AUTHORIZED REPRESENTATIVE OF HKSC DEVELOPMENTS LP of the
TOWN OF CALEDON In the County/Region of
REGION OF PEEL Solemnly declare that all

the statements contained in this application for consent for (property description) _____
290 ON-401 Westbound, Cambridge ON N3C 2V6

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
Toronto In the


(Owner or Applicant)

County/Region of _____

This 11th day of July 20 19

(Owner or Applicant)


Commissioner of Oaths

CHRIS GERMANAKOS
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, DAVID MYERS, 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.

DAVID MYERS - AUTHORIZED AGENT OF HKSC DEVELOPMENTS L.P.

Signature of Owner



Date

July 11th, 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

CONVEYANCE	DATE	REGISTERED	REGISTERED
CONVEYANCE	1998-01-15	1998-01-15	1998-01-15
CONVEYANCE	1998-01-15	1998-01-15	1998-01-15
CONVEYANCE	1998-01-15	1998-01-15	1998-01-15

METRES
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE SPECIFIED.

- NOTE:**
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 20. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND ARE TO BE CONSIDERED AS SUCH UNLESS OTHERWISE SPECIFIED.

PLAN 618-173
 TOWNSHIP OF PUSLUNCH
 CONVEYANCE 2
 LOTS 8 and 9
 OF PART OF
 CONVEYANCE 2
 COUNTY OF WELLINGTON
 SOLE 11250 (REV. 01/01)

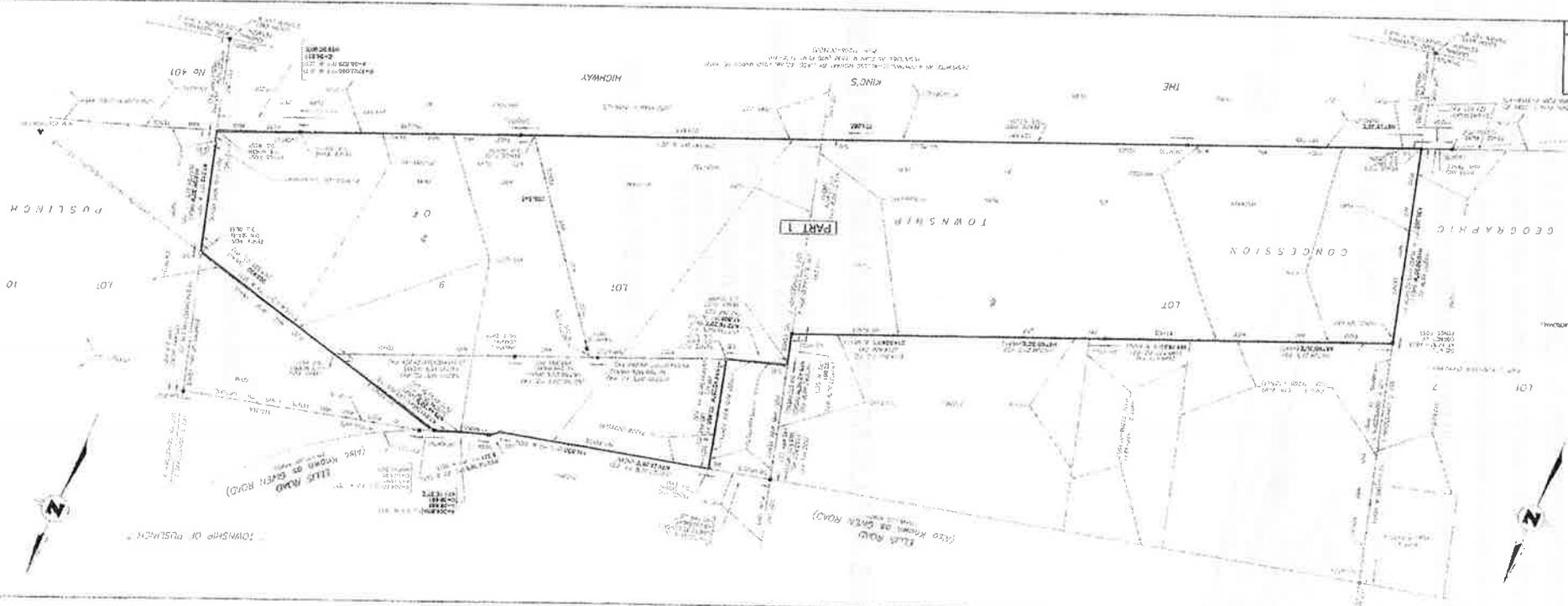
DATE: 2018-01-15
BY: [Redacted]
FOR: [Redacted]

PLAN 618-173
 TOWNSHIP OF PUSLUNCH
 CONVEYANCE 2
 LOTS 8 and 9
 OF PART OF
 CONVEYANCE 2
 COUNTY OF WELLINGTON
 SOLE 11250 (REV. 01/01)

DATE: 2018-01-15
BY: [Redacted]
FOR: [Redacted]

PLAN 618-173
 TOWNSHIP OF PUSLUNCH
 CONVEYANCE 2
 LOTS 8 and 9
 OF PART OF
 CONVEYANCE 2
 COUNTY OF WELLINGTON
 SOLE 11250 (REV. 01/01)

DATE: 2018-01-15
BY: [Redacted]
FOR: [Redacted]



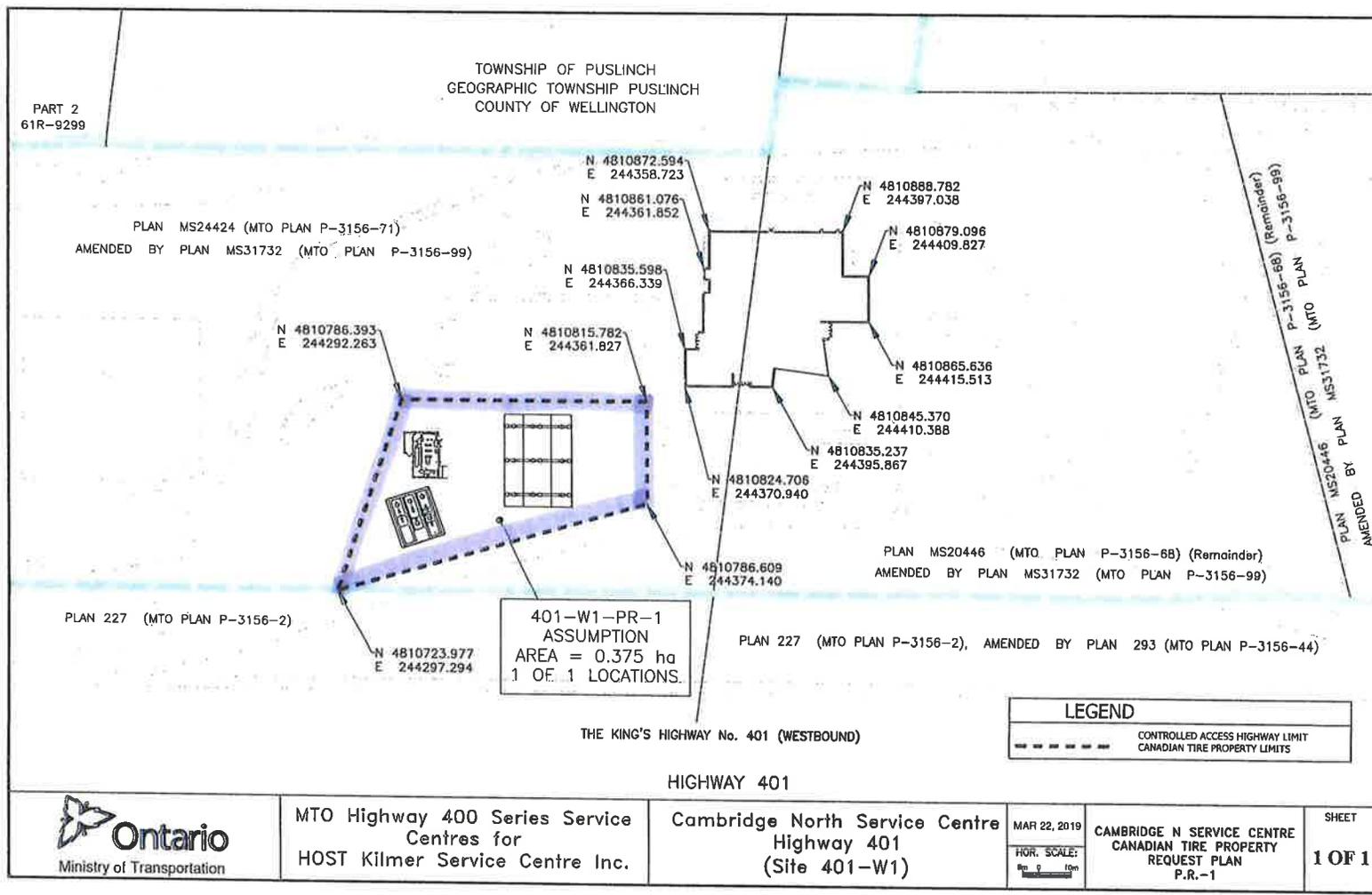
SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS FILED IN MY OFFICE AND AS SHOWN TO ME BY THE SURVEYOR.

CAMBRIDGE N W1

PLAN 618-173
 TOWNSHIP OF PUSLUNCH
 CONVEYANCE 2
 LOTS 8 and 9
 OF PART OF
 CONVEYANCE 2
 COUNTY OF WELLINGTON
 SOLE 11250 (REV. 01/01)

fuelco = 0.375 ha

Food & Bev. Co = Total Area - 0.375 ha = 12.82 ha



MTO Highway 400 Series Service Centres for HOST Kilmer Service Centre Inc.

Cambridge North Service Centre Highway 401 (Site 401-W1)

MAR 22, 2019
HOR. SCALE:
0 10m

CAMBRIDGE N SERVICE CENTRE CANADIAN TIRE PROPERTY REQUEST PLAN P.R.-1

SHEET
1 OF 1

September 20, 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: August 09, 2019

FILE NO. B55-19

APPLICANT

Her Majesty The Queen in the Right of The
Province of Ontario, Represented by The
Minister of Transportation for the Province
of Ontario
MTO Operations Office
301 St. Paul Street
2nd Floor South
St. Catherines L2R 7R4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 8 & 9
Concession 2
Part of Part 1 on 61R-10770
290 ON-401
Cambridge North ONroute Service Centre

Property currently leased to HKSC Developments L.P.. Proposal is 12.82 hectares (outlined in blue) for a Sub-lease in excess of 21 years to Food & Bev. Co for the delivery of food and beverage and other services.

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

October 23, 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

MTO - London MTO - Owen Sound

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 4340
Fee Received: Aug 9/19
File No. B55-19
Accepted as Complete on: Aug 9/19

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

2. (a) Name of Registered Owner(s) Her Majesty The Queen in the Right of The Province of Ontario, Represented by The Minister of Transportation for The Province of Ontario

Address MTO Operations Office, 301 St. Paul Street, 2nd Floor South
St. Catherines, ON L2R 7R4 Attention: Sandra Bailey
Phone No. (289) 668-3142 Email: Sandra.Bailey@ontario.ca

(b) Name and Address of Applicant (as authorized by Owner) HKSC Developments L.P.
40 King Street West, Suite 2700 Toronto, ON M5H 3Y2
Attention: David Myers
Cell: 416-930-5926
Phone No. Work: 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.com

(c) Name and Address of Owner's Authorized Agent:
Attention: David Myers
Cell: 416-930-5926
Phone No. Work: 416-635-6100 Ext. 4462 Email: dmyers@kilmerinfrastructure.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT []

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

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

OR

EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE [X]
(21+ year Sub-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.
HK Travel Centres L.P.

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

Local Municipality: Puslinch
Concession 2 Lot No. 8, 9
Registered Plan No. 61R-10770 Lot No. _____
Reference Plan No. _____ Part No. 1
Civic Address 290 ON-401 (West Bound) Cambridge, ON N3C 2V6

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

5. Description of Land intended to be SEVERED: Metric [] Imperial []

Frontage/Width _____ AREA _____
Depth _____ Existing Use(s) N/A
Existing Buildings or structures: _____
Proposed Uses (s): _____

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 pipe water system
- Well individual communal
- Lake
- Other _____

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

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

6. Description of Land intended to be RETAINED: Metric [] Imperial []
 Frontage/Width _____ AREA 12.8278 ha
 Depth _____ Existing Use(s) Highway Commercial: Food, Beverages and Highway Amenities
 Existing Buildings or structures: 1
 Proposed Uses (s): No proposed change in use

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

<input checked="" type="checkbox"/> 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): _____
 [] Pit Privy
 [] Other (Specify): _____

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

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

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

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

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

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

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

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

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

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

Name of Rail Line Company: _____

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

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)

Gas and Diesel

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.

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? YES [] NO

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

The application is consistent with the Provincial Policy Statement (PPS). In particular, the application will:

- support employment uses for the long term and assist in ensuring the necessary infrastructure is provided to support current and projected needs (1.3.1.d):

- support a transportation system that is safe and facilitates the movement of people and goods, and is appropriate to address projected needs (1.6.7.1);

- support the use of the planned corridor for the purpose(s) for which it was identified (1.6.8.3):

- support long term economic prosperity by providing for a reliable transportation system (1.7.1).

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.

N/A

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

Secondary Agricultural / Core Greenlands

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).

Highway Commercial C2-1 Service Centre Special Zone

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? Agricultural Area

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:

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

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

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

33. Manure Storage Facilities on these lands:

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

County of Wellington

July 4th, 2019

Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

Re: Cambridge North ONroute Service Centre Consent Applications

To Whom it may concern,

Please accept our consent applications to allow for two long-term subleases on the site known as "Cambridge North ONroute Service Centre" located at 290 ON-401, Lot 8-9, Concession 2, Cambridge, N3C 2V6

In accordance with Section 50(3)(f) of the Planning Act (the Act), Consent is required as the sublease term (50 years) in each case exceeds the term limit allowed under Section 50(3) of the Act.

On March 30, 2010, Her Majesty the Queen, in right of the Province of Ontario, represented by the Ministry of Transportation entered into an agreement with HKSC Developments L.P. ("Project Co") to a long-term concession of 50 years to design build and operate the ONroute Service Centres along the Highways 400 and 401 (the "Concession Agreement"). The concession provides a quality suite of standard services and amenities for the travelling public and commercial operators in support of road safety and the achievement of broader public objectives, such as the promotion of local communities and tourism, that improves the quality, convenience and accessibility of traveler services and amenities and accommodates changing traveler requirements.

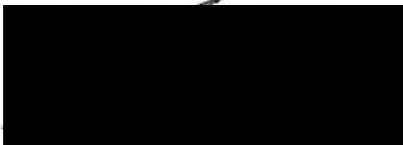
Such an ambitious program requires the unique skills and services of different suppliers each able to meet the needs of the local areas and travelling public. To this end, the delivery of fueling, alternative fueling and automotive supplies available on site is provided by CTC KDL Fuelco L.P., operated by the Canadian Tire Corporation ("Fuelco") and the delivery of food and beverage and other services is provided by HK Travel Centres L.P. ("Food & Bev. Co").

Project Co entered into an operating agreement with HKSC Opco L.P. ("Opco") which provides a sublease of the entire site for the lease term. Opco has in turn subleased a portion of the site to Fuelco for the delivery of fueling and automotive supplies (the "Fuelco Sublease") and the remainder of the site to Food & Bev. Co for the delivery of other services (the "Retail Sublease"). The applications are required in respect of the Fuelco Sublease and the Retail Sublease.

The Province as owner in fee simple is aware of and has consented to the Fuelco Sublease and the Retail Sublease and under Section 12.12(b) of the Concession Agreement has agreed to execute such consents as the fee simple owner as may be required in connection with these consent applications.

We respectfully submit our application related to the "Food & Bev. Co" Sublease.

Sincerely,
HKSC Developments L.P.



Per: David Myers
Project Representative

Encl(4)

- Food & Bev. Co Consent Application
- Site R Plan
- Registered Notice of Lease
- Cheque made payable to the Treasurer of the Wellington County – [\$4,340]

40 King Street West Suite #2700, Toronto, ON, M5H 3Y2

416-635-6100

RECEIVED

AUG 09 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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)

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.

NOTES:

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

Ministry of Transportation

Ministère des Transports

Provincial Highways Management Division

Division de la gestion des routes provinciales

Contract Management and
Operations Branch

Direction de la gestion des contrats et
des opérations

301 St. Paul Street, 2nd Floor
St. Catharines, ON L2R 7R4
Tel.: 905-704-2997

301, rue St. Paul, 2^e étage
St. Catharines (ON) L2R 7R4
Tél.: (905) 704-2997



August 30, 2019

County of Wellington
Planning and Land Division Committee
74 Woolwich St.
Guelph, ON
N1H 3T9

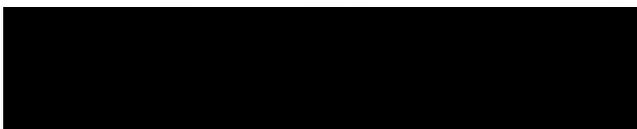
**Re: Authorization of an Agent by Owner of the Land – Part Lot 8, Concession 2,
township of Puslinch; Part Lot 9, Concession 2, Township of Puslinch designated
as Part 1, on Plan 61R-10770**

Cambridge North ONroute – 290 ON-401, Cambridge, ON, N3C 2V6

Dear Sir/Madam:

I am the authorized representative of the owner of the above noted property. I hereby authorize David Myers of HKSC Development L.P. to make the application in order to obtain any necessary consent under the subdivision control provisions of the Planning Act.

Sincerely,


Sandra Bailey, CPA, CGA
Head Municipal and Highway Services

RECEIVED

SEP 05 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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.

SEE ATTACHED COVER LETTER

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) DAVID MYERS - AUTHORIZED REPRESENTATIVE OF HKSC DEVELOPMENTS L.P. of the
TOWN OF CALEDON In the County/Region of
PEEL Solemnly declare that all

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

290 ON-401 WESTBOUND, CAMBRIDGE, ON N3C 2V6

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.

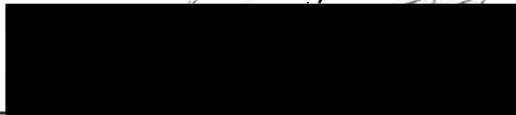
DECLARED before me at the

CITY Of _____
TORONTO In the
County/Region of _____


(Owner or Applicant)

This 26 day of July 20 19

(Owner or Applicant)



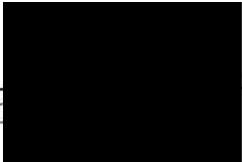
WAYNE CARSON

Commissioner of Oaths

Printed Commissioner's, etc. Name

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, DAVID MYERS, 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 July 23rd, 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

September 20, 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: September 11, 2019

FILE NO. B59-19

APPLICANT

Victoria Laurensen
4099 Watson Road S
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 34 & 35
Concession 10

Proposed severance is 0.7 hectares with 54.2m frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 51 hectares with 633m frontage, existing and proposed agricultural use with existing dwelling, barn & sheds.

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

October 23, 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 – Conservation Halton

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

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

1. Approval Authority:

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

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

Required Fee: \$ 4340
Fee Received: Sept 11/19
File No. BS9-19
Accepted as Complete on: Sept 11/19

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

2. (a) Name of Registered Owner(s) Victoria LAURENSSEN

Address 4099 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To create a new lot for rural residential purposes

OR
EASEMENT [] RIGHT OF WAY [] CORRECTION OF TITLE [] LEASE []

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

Future owner is not known

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

Local Municipality: Township of Puslinch

Concession 10

Lot No. Part of Lots 34 & 35

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-4379

Part No. 1

Civic Address 4099 Watson Road South

(b) When was property acquired: October 2014

Registered Instrument No. WC415863

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 54.2 / 91.0 ±

AREA

0.7 ha ±

Depth 95.0 / 101.9 ±

Existing Use(s)

Vacant Land

Existing Buildings or structures: None

Proposed Uses (s): Rural Residential – Proposed Dwelling

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other _____

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify): _____

6. Description of Land intended to be RETAINED: Metric Imperial

Frontage/Width 204 & 364 ± AREA 51 ha ±
Depth Existing Use(s) Agricultural
Existing Buildings or structures: Dwelling, Barn and Sheds
Proposed Uses (s): No Change

Type of access (Check appropriate space)	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

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

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

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

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

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES NO
*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.
8. Is there a landfill within 500 metres [1640 feet]? YES NO
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES NO
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES NO
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES NO
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES NO
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES NO
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES NO
15. Is there a noxious industrial use within 500 meters [1640']? YES NO
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES NO

Name of Rail Line Company: _____

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This application is consistent with the PPS as per Section 2.3.3.3 where it states that new land uses, including the creation of lots shall comply with the minimum distance separation formula. MDS has been met for the barn on the subject property and across the road at #7735 Leslie Road.

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 is within the Greenbelt Plan and contains Natural Heritage Features, however the severance has been configured to be outside of the regulatory features and adheres to the policies.

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

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

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

N/A

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

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

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

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

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

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

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

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

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

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

• [REDACTED] located at 465
Concession 10 E, Freelon, ON, L0R 1K0

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: Cattle

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

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

<u>Retained</u>	Width	<u>13±m</u>	Length	<u>24±m</u>	Area	<u>288±m²</u>	Use	<u>Shed</u>
	Width	<u>7±m</u>	Length	<u>19±m</u>	Area	<u>133±m²</u>	Use	<u>Shed</u>
	Width	<u>23±m</u>	Length	<u>26±m</u>	Area	<u>598±m²</u>	Use	<u>Barn</u>
<u>Severed</u>	Width		Length		Area		Use	

September 11, 2019

26850-19

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
4099 Watson Road South
Part of Lots 34 & 35, Concession 10
PIN 71192-0112
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, MDS Farm Data Sheets, Topographic Survey, a cheque to Conservation Halton for \$2,090.00 and a cheque to Wellington County for \$4,340.00.

Proposal:

The proposal is to create a new rural residential parcel along Leslie Road West with a frontage of 54.2 m, depth of 95 m and a rear width of 91.0 m for an area of 0.69 ha. The retained parcel has an area of 51± ha where the existing dwelling, barn, accessory buildings and agricultural will remain. The intention was to have the severance as close to the easterly corner of the property as possible so as to limit the impact on agricultural activity on the retained lands.

After various discussions and feedback from Conservation Halton, the severed parcel has been configured to meet the necessary regulatory requirements from the Provincially Significant Wetland and Floodplain located to the east of the proposed severance. The details of the Severance and the site are presented more clearly on the enclosed Topographic Survey. This plan shows that the front eastern limit of the proposed severance adheres to Conservation Halton's policy of a 15 m buffer to the flood line of 301.06 m. The rear corner of the eastern limit adheres to the Authority's policy of a 30 m from the bush located to the east.

Another factor in determining the location and configuration of the severed parcel was to ensure that the Minimum Distance Separation (MDS 1) requirement can be met from the barn on the retained parcel to the proposed parcel. The barn on the retained parcel contains beef cattle and the required minimum distance for Type A is 223 m. This governing distance has been used to set the westerly rear corner of the severance. The MDS requirement for the barn across the road at #7735 Leslie Road has been met (97 m is required and the distance is 188 m).

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 and retained parcel.

In summary, this severance is a very practical; the parcel has been configured to meet the policies of Conservation Halton 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.



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

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

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

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

35. Source Water Protection Plan

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

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

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

YES [X] NO []

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

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.

Vicky ~~James~~ Law Loupensen

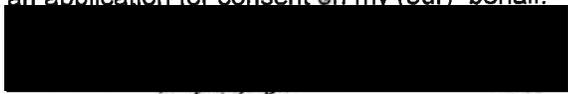
I, (we), ~~Allen John LISSON & Loretta Jean LISSON~~ the Registered Owners of

Part of Lot 34, Concession 10, ~~Part 1, 61R-8807~~ Of the Township of Puslinch in the

County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

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



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 34, Concession 10, Part 1, 61R-8807 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

Guelph

In the

County/Region of Wellington

This 11 day of Sept 20 19



Commissioner of Oaths

County of Wellington



(Owner or Applicant)

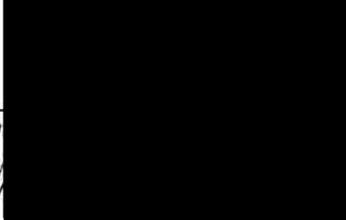
(Owner or Applicant)

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

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner



Date

Sept 11, 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



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

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

Owner(s) of Livestock Facility John Ryan & Melanie Michaels Ryan

Contact Information

Email [REDACTED] Telephone [REDACTED]
 Civic Address 7735 Leslie Road West Municipality Puslinch
 Lot 36 Concession 10 Division _____
 Lot Size (where livestock facility is located) 13ha hectares _____ acres

Signature of Livestock Facility Owner _____ Date April 22, 2019

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

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

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)		
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Hieifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)		
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	7 Stalls	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

PLEASE CONTACT

County of Wellington
 Planning and Development Department
 74 Woolwich Street, Guelph
 ON N1H 3T9
 F 519.923.1694

Linda Redmond, Senior Planner

E lindar@wellington.ca
 T 519.837.2600 x2380
 1.800.663.0750 x2380

Sarah Wilhelm, Senior Planner

E sarahw@wellington.ca
 T 519.837.2600 x2130
 1.800.663.0750 x2130



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

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

Owner(s) of Livestock Facility Victoria & Chris Laurensen

Contact Information

Email [redacted] Telephone [redacted]

Civic Address 4099 Watson Rd. South Municipality Rustlinch

Lot 34 & 35 Concession 10 Division _____

Lot Size (where livestock facility is located) 52.5 hectares _____ acres

Signature of Livestock Facility Owner [redacted] Date April 17, 2019

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 600 m² ft²/m² _____ ft²/m²

- | | | | |
|-----------------------------|---|--------------------------------|---|
| Manure Storage Types | Solid manure: 18% dry matter, or more | Liquid manure: <18% dry matter | |
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| V2 | Solid, outside, covered | L2 | Liquid, outside, with a permanent floating cover |
| V3 | Solid, outside, no cover, ≥30% dry matter | M1 | Liquid, outside, no cover, straight-walled storage |
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| V6 | Liquid, outside, with a permanent, tight-fitting cover | | |

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	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
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	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
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Veal	Milk-fed		
	Grain-fed		
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Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

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

QUESTIONS?

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County of Wellington
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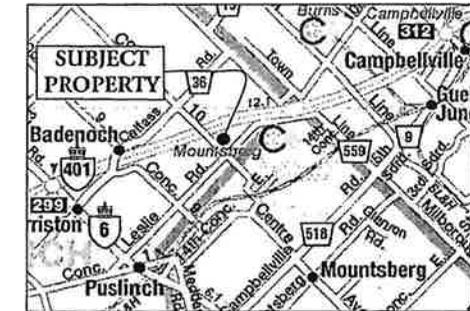
SEVERANCE SKETCH
PART OF LOTS 34 & 35, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. SUBJECT LANDS HAVE AN OFFICIAL PLAN GREENBELT DESIGNATION OF NATURAL HERITAGE SYSTEMS & PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.
8. DISTANCES TO THE BARN HAVE BEEN MEASURED.

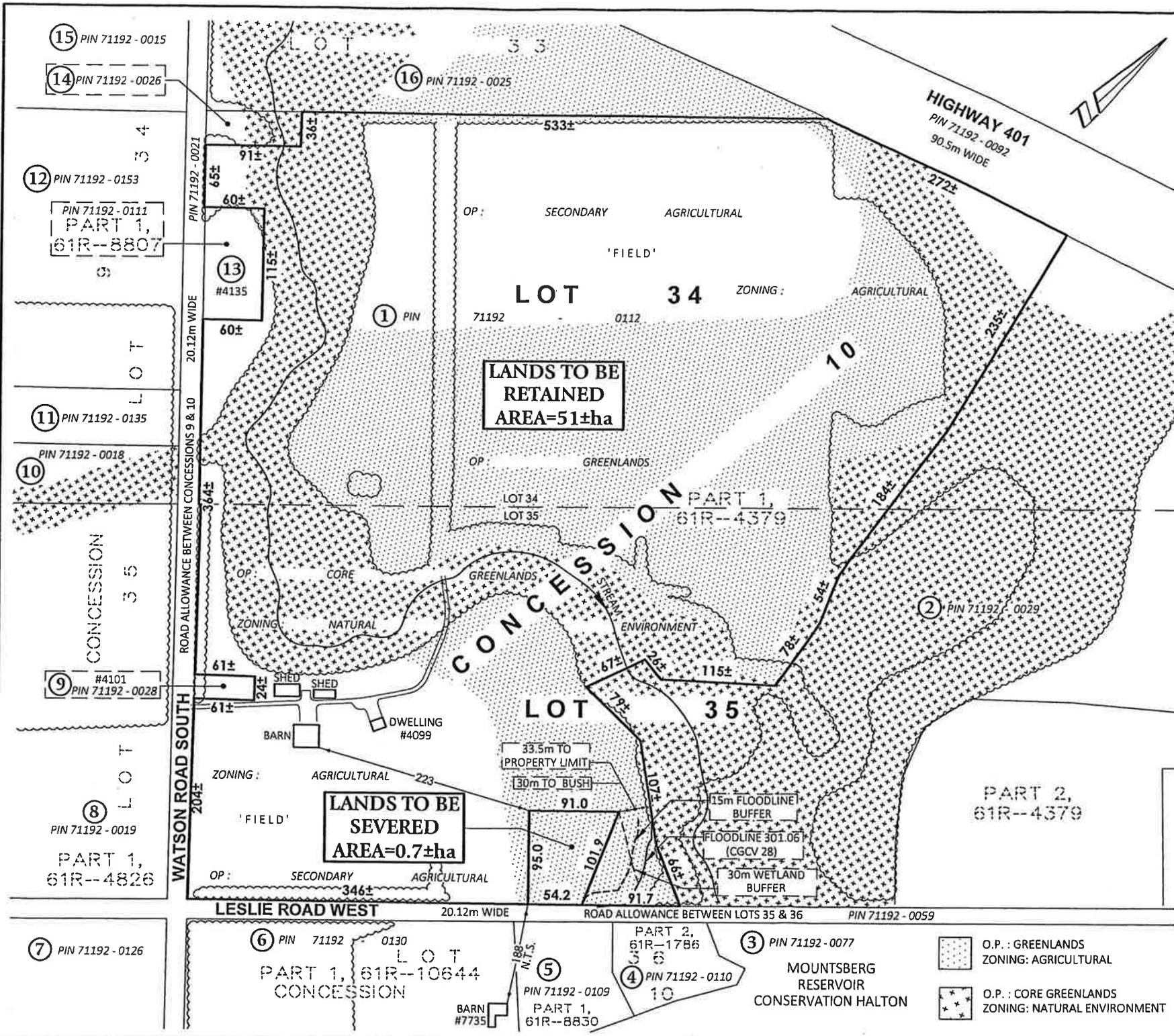
THIS SKETCH WAS PREPARED
 ON THE 11th DAY OF SEPTEMBER, 2019

JERRETT L. BOISMAN
 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. 26850-19
Sep 11, 2019-9:47:36 AM		
G:\PUSLINCH\Con10\Lot 35\ACAD\SEV PTLOT 34 35 (LAURENSSEN) UTM.dwg		



September 20, 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: September 11, 2019

FILE NO. B61-19

APPLICANT

Arnold Gregor
4388 Watson Road South
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 24
Concession 9

Proposed severance is 19.4 hectares with 108m frontage, existing agricultural land to be added to abutting residential lot for continued agricultural use – Kevin & Lori Hayden.

Retained parcel is 17.9 hectares with 52m frontage, existing and proposed agricultural use.

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

October 23, 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

SECTION B

Required Fee: \$ 4340

Fee Received: Sept 11-19

File No. B61-19

Accepted as Complete on: Sept 11-19

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) Arnold Earl GREGOR

Address 4388 Watson Road South, Puslinch, ON, N0B 2J0

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: _____

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 (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 24, Concession 9, Part 1, 61R-10695 (PIN 71191-0068)

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

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lot 24

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 4394 Watson Road South

(b) When was property acquired: June 1990 (Original)
February 2019 (Estate)

Registered Instrument No. WC562053

5. Description of Land intended to be SEVERED:

Metric [X]

Imperial []

Frontage/Width 108 / 200 ±

AREA

19.4 ha ±

Depth 904 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Accessory Buildings

Proposed Uses (s): To be added to Part 1, 61R-10695 (PIN 71191-0068) to for continued agricultural use

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[] Well [] individual [] communal

[] Lake

[X] Other (specify): Private well exists on lands to be added to

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

[] Municipally owned and operated sanitary sewers

[] Septic Tank [] individual [] communal

[] Pit Privy

[X] Other (specify): Septic exists on lands to be added to

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 52 / 202 ±

AREA

17.9 ha ±

Depth 1014 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: None

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing []

Proposed [X]

- 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): Not required for Agricultural use

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

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

Other (specify): Not required for Agricultural use

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 [X] NO []

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

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [] NO [X]
Name of Rail Line Company:

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

- c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [] NO [X] UNKNOWN []
- d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [] NO [X] UNKNOWN []

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

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

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

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [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 71191-0068 Created by Consent October 4th, 2007 by Instrument No. WC189595 (File No. B123/07) for Rural Residential purposes. Transferred from Marie Louise Connors to Arnold Earl Gregor.

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 and this application is for a boundary adjustment.

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 Greenlands and Core Greenlands with an underlying designation of Secondary Agricultural 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 (A) and Natural Environment (NE)**

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

A minor variance for the reduced lot frontage of the retained parcel is required.

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:

Type: Dairy [] **Beef Cattle [X]** Swine [] Poultry [] Other [X]
50 Cash Crop

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

Severed	Width <u>7±m</u>	Length <u>20±m</u>	Area <u>140±m²</u>	Use <u>Shed</u>
	Width <u>7±m</u>	Length <u>11±m</u>	Area <u>77±m²</u>	Use <u>Shed</u>
	Width <u>3±m</u>	Length <u>4±m</u>	Area <u>12±m²</u>	Use <u>Shed</u>
	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 []	

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 []



LAND SURVEYORS and ENGINEERS

September 11, 2019

27076-19

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
4394 & 4396 Watson Road South
Part of Lot 24, Concession 9
PIN 71191-0069 & 71191-0068
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, PIN report and map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$410.00 and a cheque to Wellington County for \$4,340.00.

Proposal:

The proposal of this lot line adjustment is to sever the large property known as 4394 Watson Road South (PIN 71191-0069) (owned by Arnold Gregor) essentially in half and merge the severed portion with the rural residential parcel to the north known as 4396 Watson Road South (PIN 71191-0068). This parcel is owned by Mr. Gregor's daughter Lori Hayden and her husband Kevin Hayden.

Kevin & Lori invested significantly in the Severed Lands so that it can be used for agriculture purposes. The investment includes significant grading to create a viable cash crop field and to set out grazing fields for specialty cattle raised by Kevin & Lori. They now wish to have ownership of these lands through this proposed merger.

The Severed Parcel has an area of 19.4± ha and consists of a new agricultural field, bush, accessory buildings and an area where beef cattle graze. Kevin & Lori's existing rural residential parcel contains a dwelling and shed on 0.4 ha of land. The Retained Parcel of 17.9± ha will continue to remain vacant.

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

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.



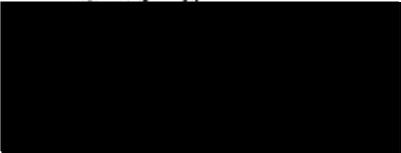
Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

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 enhances the agricultural opportunity in that Kevin & Lori can now own the lands in which they have made significant investment for agricultural purposes.

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 Kevin & Lori Hayden
cc Arnold Gregor

www.vanharten.com

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

34. Source Water Protection Plan

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

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

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), Arnold Earl GREGOR the Registered Owners of
Part of Lot 24, Concession 9, as in ROS626010 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 

X

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

the statements contained in this application for consent for (property description) _____
Part of Lot 24, Concession 9, as in ROS626010 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 _____
_____ of _____ (Owner or Applicant)
Guelph In the _____
County/-Region of Wellington

This 11 day of Sept 2019



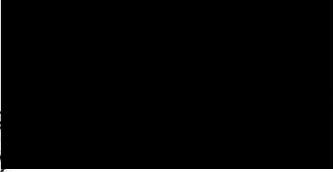
Commissioner of Oaths

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



Date

Sept 11, 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: Sept 11-19

File No. 361-19

Accepted as Complete on: Sept 11-19

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) Kevin & Lori HAYDEN

Address 4396 Watson Road South, Puslinch, ON, N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

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

Phone No. _____

Email: _____

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

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

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Location of Land in the County of Wellington:

Local Municipality: Township of Puslinch

Concession 9

Lot No. Part of Lot 24

Registered Plan No.

Lot No.

Reference Plan No. 61R-10695

Part No. Part 1

Civic Address 4396 Watson Road South

(b) When was property acquired: October 2007

Registered Instrument No. WC189595

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Tuesday, September 17, 2019 11:39 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B61-19 - Screening Form
Attachments: WHPA_Map_4394 Watson Rd S.PDF

Hi Jana,

Thank you for your email. I have reviewed the above referenced application and can confirm that the property is located within a WHPA-D (25 year time-of-travel) and therefore the application can be screened out and no notice is required pursuant to the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, NOB 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: Friday, September 13, 2019 10:46 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B61-19 - Screening Form

Hello.
Please see the attached application for Arnold Gregor for our next circulation.

Thanks.
Jana

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

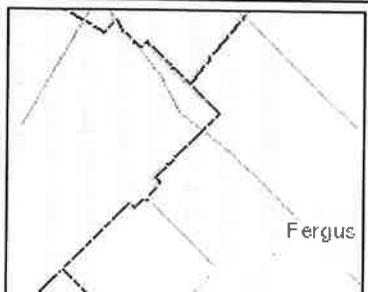
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Explore Wellington

2016 Wellington County, ON



Legend

- Parcels**
- Roads**
 - Local Road
 - County Road
 - Highway
- Waterbodies**
- Watercourses**
- Well Locations**
- Wellhead Protection Area Boundaries**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- RoadsLookup**

1: 1,000



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.

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

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

Notes

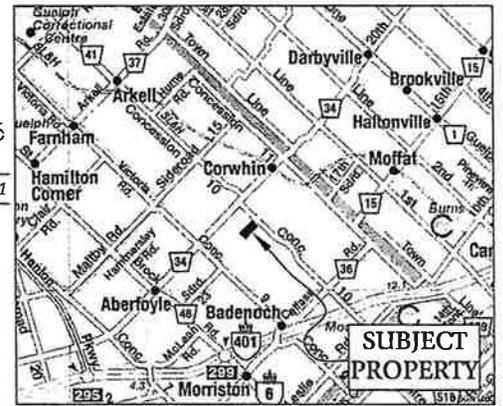
**SEVERANCE SKETCH
PART OF LOT 24, CONCESSION 9
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 4000



VAN HARTEN SURVEYING INC.

KEYMAP



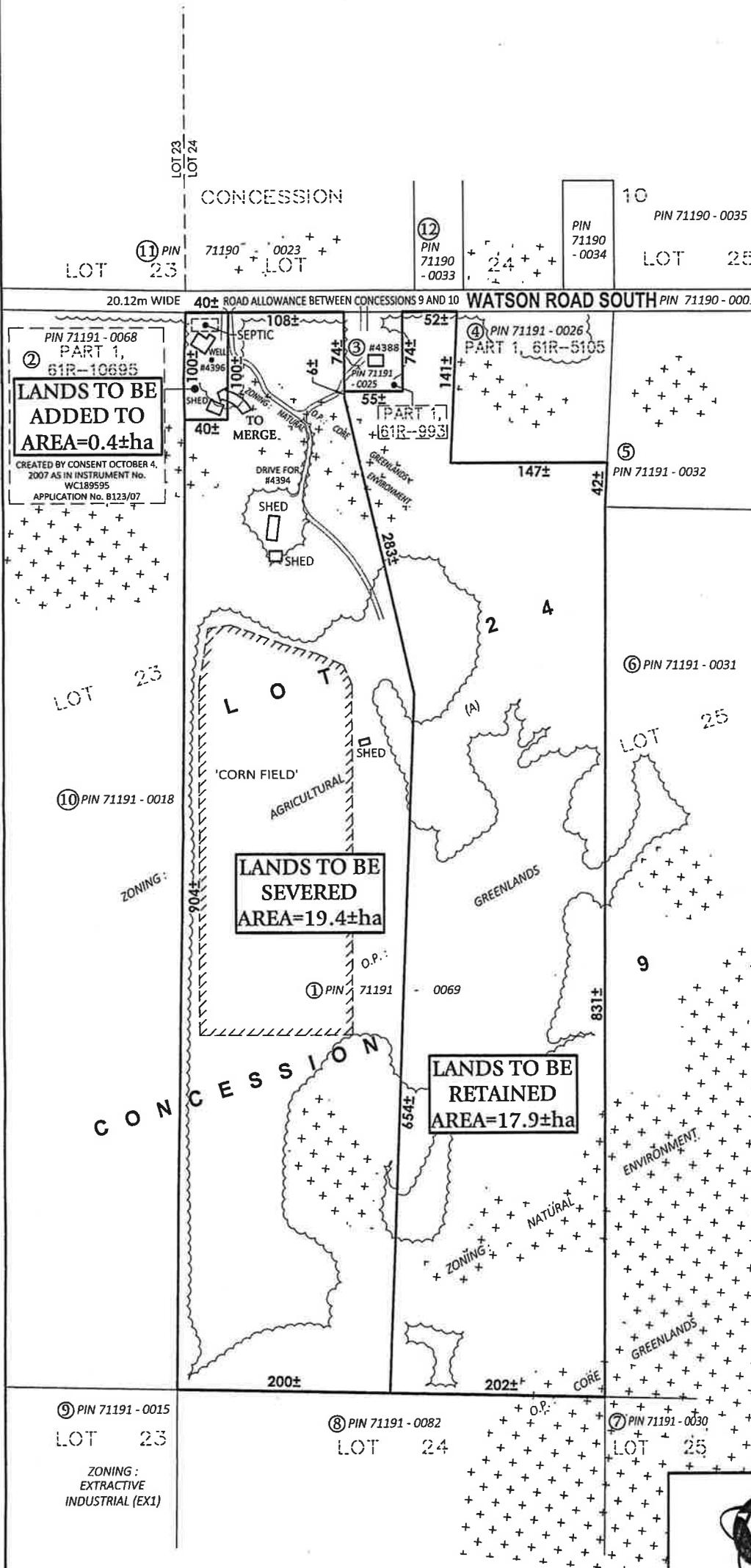
ZONING : NATURAL ENVIRONMENT
O.P. : CORE GREENLANDS

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 A COUNTY OFFICIAL PLAN DESIGNATION OF CORE GREENLANDS AND GREENLANDS WITH AN UNDERLYING DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF SEPTEMBER 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. 27076-19
Sep 5, 2019-11:50:42 AM		
G:\PUSLINCH\CON9\ACAD\SEV LOT 24 (HAYDEN) UTM.dwg		



2020 TOWNSHIP COUNCIL & BUDGET MEETING DATES

MEETING SCHEDULE

January						
Su	Mo	Tu	We	Th	Fr	Sa
			1 H	2 C	3	4
5	6 HC	7	8	9	10	11
12	13	14 PDAC	15	16 **PIM	17	18 ROMA
19 ROMA	20 ROMA	21 ROMA	22 C	23	24	25
26	27	28	29	30	31	

****2020 Budget PIM**

February						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5 C	6	7	8
9	10	11 PDAC	12	13 PIM	14	15
16	17 H	18 REC	19 C	20 B	21	22
23 OGRA	24 OGRA	25 OGRA	26 OGRA	27	28	29

March						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4 C	5	6	7
8	9	10 PDAC	11	12	13	14
15	16 March Break	17 March Break	18 C	19	20 March Break	21
22	23	24	25	26 PIM	27	28
29	30	31				

April						
Su	Mo	Tu	We	Th	Fr	Sa
			1 C	2	3	4
5	6 HC	7	8	9	10 H	11
12	13 H	14 PDAC	15 C	16	17	18
19	20	21	22	23 PIM	24	25
26	27	28	29	30		

May						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6 C	7	8	9
10	11	12 PDAC	13	14	15	16
17	18 H	19 REC	20 C	21 PIM	22	23
24	25	26	27	28	29	30
31						

June						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3 C	4 FCM	5 FCM	6 FCM
7 FCM	8	9 PDAC	10	11	12	13
14	15	16	17 C	18 PIM	19	20
21	22	23	24	25	26	27
28	29	30				

July						
Su	Mo	Tu	We	Th	Fr	Sa
			1 H	2	3	4
5	6 HC	7	8	9	10	11
12	13	14 PDAC	15 C	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3 H	4	5	6	7	8
9	10	11 PDAC	12 C	13	14	15
16 AMO	17 AMO	18 REC	19 AMO	20	21	22
23	24	25	26	27	28	29
30	31					

September						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2 C	3	4	5
6	7 H	8 PDAC	9	10	11	12
13	14	15	16 C	17 PIM	18	19
20	21	22	23 CB	24	25	26
27	28	29	30			

October						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5 HC	6	7 C	8	9	10
11	12 H	13 PDAC	14	15	16	17
18	19	20	21 C	22 PIM	23	24
25	26	27	28 OPB	29	30	31

November						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4 C	5	6	7
8	9	10 PDAC	11 H	12	13	14
15	16	17 REC	18 C	19 PIM	20	21
22	23	24	25 OCB	26	27	28
29	30					

December						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2 C	3	4	5
6	7	8 PDAC	9	10	11	12
13	14	15	16 C	17 PIM	18	19
20	21	22	23	24	25 H	26 H
27	28	29	30	31 H		

PIM	Public Info. Meeting/Open House (7:00p.m.)	HC	Heritage Committee (1 p.m.)
H	Denotes a Statutory Holiday/Offices Closed	B	Final Budget Approval
CB	Capital Budget Meeting - 9 a.m.	REC	Recreation Committee Meeting - 7 p.m.
C	Council Meeting (1 p.m.)	ROMA	2020 ROMA Conference Jan. 18-21
OPB	Operating Budget Meeting - 9 a.m.	ORGA	2020 OGRA Conference Feb. 23-26
C	Council Meeting (7 p.m.)	AMO	2020 AMO Conference Aug. 16-19
PDAC	Planning Development Advisory Committee - 7 p.m.	FCM	2020 FCM Conference Jun. 4-7