



PLANNING & DEVELOPMENT ADVISORY COMMITTEE  
December 10, 2019  
7:00 p.m.

**A G E N D A**

**COMMITTEE OF ADJUSTMENT:**

- 1. OPENING REMARKS**
- 2. DISCLOSURE OF PECUNIARY INTEREST**
- 3. APPROVAL OF MINUTES**
  - November 12, 2019
- 4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:
  - None
- 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**
  - November 12, 2019
- 10. APPLICATION FOR SITE PLAN URBAN DESIGN REVIEW**
  - None
- 11. ZONING BY-LAW AMENDMENT**
  - None



## PLANNING & DEVELOPMENT ADVISORY COMMITTEE

November 12, 2019

7:00 p.m.

### 12. LAND DIVISION

- 12(a) Severance Application B65/19 (D10/CSI)** – Rasmussen, Frank and Eaglesham, Dora, Part Lot 27, Concession Gore, municipally known as 7198 Concession 1, Township of Puslinch.

Proposed severance is 44.2m fr x 95m = 0.419 hectares, vacant land for proposed rural residential use.

Retained parcel is 16.63 hectares with 28.79m frontage, existing and proposed rural residential use with existing house and two storage sheds.

### 13. OTHER MATTERS

- None

### 14. CLOSED MEETING

- None

- 15. NEXT MEETING** Tuesday, January 14, 2020 @ 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  
Meagan Ferris, Sr. Planner, County of Wellington  
Jeff Buisman, Van Harten Surveying Inc.

### **1. OPENING REMARKS**

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

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

- None

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

Moved by: Dennis O'Connor

Seconded by: Deep Basi

That the Minutes of the Committee of Adjustment meetings held Tuesday, October 8, 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:

#### **4(a) Minor Variance Application D13/FER – Anthony and Barbara Ann Fera**

Property described as Part Lot 15, 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.

- Jeff Buisman, agent for the applicant, provided an overview of the application and reviewed the MDS guidelines, advised that the application involves a Type "B" MDS. He further noted that there is no conflict with the barn located across the road from the property since the barn is already existing. He also noted that the application is new so MDS comes into play and that the GRCA had no objections to the severance.
- There were no questions or comments from the public.
- Dennis O'Connor asked if both barns on the property are staying in operation.
- Jeff Buisman advised that they are.

- Dennis O'Connor asked if the land is sold would the barns need to be reconfigured for other animals
- Jeff Buisman advised that the barns are set up for horses and no modifications are planned or needed.
- Deep Basi asked if the proposed retained parcel is sold would there be odours from the barn.
- Jeff Buisman advised that it meets the MDS tests based on type and animal units
- Paul Sadhra asked if the 97 metres the least amount of distance or could the lot be made tighter to the yard, possibly be made 100 metres.
- Jeff Buisman advised that the land is already developed and the distinct is 128 metres to the house.
- John Sepulis asked Meagan Ferris if the GRCA is okay with the MDS and the County asks for deferral due to the growth plan, who has authority for the minor variance.
- Meagan Ferris advised that the County has overall authority but would rely heavily on comments from any of the commenting authorities
- John Sepulis asked if the County recommends deferral, then how can the lot be reconfigured to be 30 metres from the wetlands.
- Meagan Ferris advised that it might be possible to take the wetlands with the retained parcel and have a larger lot
- John Sepulis when discussed with the Committee and noted to the committee that they are obligated to make a decision to approve or defer the application.
- Dennis O'Connor noted that any dispute will come to the Township based on its decision.
- Dan Kennedy stated that 97 metres is too much compaction.
- There were no further questions or comments.

The Committee voted on the motion with all opposed.

**That Application D13/FER 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 be denied.**

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

1. If the land is sold at a later date, the new owner(s) might have an issue with any odours from the barn.
2. If a new owner purchases the property, they could expand the barn.

#### **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.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that future barn expansion is not an issue as any changes to the severed parcel won't affect the MDS.
- There were no questions or comments from the public.
- Dan Kennedy asked if the existing house located on the left of the retained lands have any effect on the property.
- Meagan Ferris advised that the MDS2 would be calculated from the closed dwelling and has already been taken into consideration.
- Joh Sepulis asked Meagan Ferris if the GRCA and the County are satisfied with the 30 metre buffer.
- Meagan Ferris advised that the County is not in support of the lot configuration as it is not consistent with provincial policies.
- John Sepulis asked if a buffer could be created

- Meagan Ferris advised that the County would like to have a 30 metre buffer, but not create a “swath” through the lot, and again stated that the county would like to see the lot cut off a bit to meet the 30 metre buffer and provincial policies.
- There were no further questions or comments.

That Application D13/KUP 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.

**The Committee voted on the motion with all in favour.**

The request is hereby **Approved with the following condition.**

1. That approval of the minor variance is subject to the County granting a severance application for the property.

**4(c) Minor Variance Application D13/FRA – Diego Franco & Angie Alegre**

Property described as Lot 8, Concession Gore, being Part 1 on 61R-21171, Gore Road, Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief of 5.38 metres for a proposed setback of 21.62 metres from the centreline of the road instead of 27 metres, as required.

- The owner provided an overview of the application.
- There were no public comments or questions.
- John Sepulis asked if the severance has been approved.
- Meagan Ferris advised that it has been approved.
- There were no further comments or questions.

That Application D13/FRA requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit relief of 5.38 metres for a proposed setback of 21.62 metres from the centreline of the road instead of 27 metres, as required.

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

The Committee voted on the motion with all in favour.

**5. OTHER MATTERS**

- None.

**6. ADJOURNMENT**

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The Committee of Adjustment meeting adjourned at 7:47 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  
Meagan Ferris, Sr. Planner, County of Wellington  
Jeff Buisman, Van Harten Surveying Inc.

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

- See November 12, 2019 Committee of Adjustment minutes.

### **7. OPENING REMARKS**

The meeting was called to order at 7:47 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**

- John Sepulis declared a conflict of interest with respect to Item 12(a) Severance Application B65/19 (D10/CSI) – Valeria Csilla and Ferenc Farkas, Part Lot 21, Concession 2, 4453 Sideroad 20 North, Township of Puslinch because he has an unsold lot diagonally across Wellington Road 34 from the proposed severance application B65/19. The creation of the new lot may be perceived as impacting the value of his unsold lot and refrained from discussions on the matter.
- Paul Sadhra declared a conflict of interest with respect to Item 12(a) Severance Application B65/19 (D10/CSI) – Valeria Csilla and Ferenc Farkas, Part Lot 21, Concession 2, 4453 Sideroad 20 North, Township of Puslinch because he resides less than 500 metres from the subject property and has recently severed a lot.

### **9. APPROVAL OF MINUTES**

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Minutes of the Planning & Development Advisory Committee Meeting held Tuesday, October 8, 2019, be adopted.

CARRIED

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

- None

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

- None

## 12. LAND DIVISION

Dennis O'Connor, Vice Chair, continued with that portion of the meeting with respect to the Severance Applications.

### 12(a) **Severance Application B65/19 (D10/CSI)** – Csilla, Valeria & Ferenc Farkas, Part Lot 21, Concession 2, municipally known as 4453 Sideroad 20 North, RR# 6, Guelph.

Proposed severance is 0.68 hectares with 78 metres frontage, existing agricultural use for proposed rural residential use.

Retained parcel is 39.7 hectares with 761 metres frontage on Sideroad 20 North, 316 metres frontage on Highway 401 and 192 metres frontage on Wellington Road 34, existing and proposed agricultural use with existing dwelling, barn, sheds and pond.

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that a the 30 metre buffers from the wetlands on the property will leave a swath of land along side the severed parcel and he assumes that the County will require a road widening on the severed parcel. He further noted that the owner will be applying for a minor variance for the reduced frontage and MDS.
- Rabia Amir who owns the abutting property asked if the severance will have any effect on her property.
- Jeff Buisman advised that there was an old severance 15 years ago, and her property would not be affected.
- Dan Kennedy noted that a safe entrance and road widening, if required, would not have an impact on the severance application.
- Dan Kennedy inquired with respect to the 30 metre buffer to the wetlands, is the goal to encompass the 30 metre rule
- Jeff Buisman said that the owner has agreed to keep it at 30 metres.
- Deep Basi asked if the lot can be reconfigured to a rectangular shape.
- Jeff Buisman advised that a rectangular shaped lot will not meet the 30 metre buffer requirements.
- Meagan Ferris advised that the County engineer has concerns for an entrance coming off of Wellington Road #34 and was wondering if an entrance off of Sideroad 20 North is possible
- Jeff Buisman advised that he is not sure if it would affect the MDS but noted that a safe entrance is possible
- Dean Kennedy inquired what the distance is for a safe entrance
- Jeff Buisman advised that it is defined by sightlines.
- There were no further questions or comments.

Moved by: Deep Basi

Seconded by: Dan Kennedy

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. Consideration should be given to consider the entrance to the lot be off of Sideroad 20 North.

**CARRIED**

John Sepulis resumed as Chair of the meeting.

**12(b) Severance Application B70/19 (D10/HOH) – Paul & Mary Hohenadel, Part Lot 21, Concession 8, municipally known as 4458 Victoria Road South, Puslinch.**

Proposed severance is 44 metres frontage x 91 metres = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 5.38 hectares with 14 metres frontage, existing and proposed residential use with existing dwelling and various accessory buildings (shed/storage).

- Jeff Buisman, agent for the applicant, provided an overview of the application and noted that the wetlands are 20 metres from the property and the owner is looking to the committee for ideas as to what would be the best configuration of the severed parcel.
- There were no comments or questions from the public.
- Paul Sadhra inquired if the hydro line is within the driveway to the retained parcel.
- Jeff Buisman advised that if necessary, the hydro line can be moved, and further advised that the property is already subject to the hydro easement and far from the abutting property (4456 Victoria Road South) and will sit on the retained parcel.
- John Sepulis asked where the hydro pole is located on the road.
- Jeff Buisman advised that the pole is 9 metres from 4456 Victoria Road South, along the left property line.
- There were no further questions or comments.

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner apply for a minor variance for the frontage along the retained parcel.
4. That the hydro pole be considered in relation to any hydro requirements, and that the hydro easement stay on the retained parcel and not be moved to the severed parcel and not interfere with the proposed driveway.

**CARRIED**

**12(c) Severance Application B72/19 (D10/ING) – Gari Ingertsa & Stacey Kall, Part Lots 29 & 30, Concession 1, municipally known as 7258 Concession 1, Puslinch.**

Proposed severance is 3.7 hectares with 280 metres frontage, vacant land for proposed rural residential use.



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

- Jeff Buisman, agent for the applicant, provided an overview of the application.
- Dan Kennedy asked if there is safe access to the property with Calfass Road.
- Jeff Buisman advised that there is safe access.
- John Sepulis inquired if the easement over the property to the west will be retained.
- Jeff Buisman advised that it will stay where it is currently located.
- Joh Sepulis advised that he has concerns with Calfass Road and safe entrance to the property.
- Meagan Ferris advised that the application won't be supported "as is" as the County would like a 2 acre lot.
- Dan Kennedy asked if the lot is smaller, what happens to the swath of land located on the retained land.
- Jeff Buisman advised that it would just be left to grow over, and he does not have any knowledge as to whether the owners have any plans for it.
- John Sepulis asked what is the size of the other severance to the south of the lot.
- Meagan Ferris advised that it is 1.7 hectares
- John Sepulis asked what is the size of the proposed lands to the severed.
- Jeff Buisman advised that it is 3.7 hectares.
- John Sepulis asked if the property would be considered a farm and be severed as farm acreage.
- Meagan Ferris advised that studies would need to be done in order to sever the lands as farm acreage.
- John Sepulis asked if the existing easement is ever used, how will it affect the severed lands.
- Meagan Ferris advised that the severed lands would be subject to the easement.
- There were no further questions or comments from the committee.

Moved by: Dennis O'Connor

Seconded by: Deep Basi

The committee supports the application with the **following condition** 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, based on the use and topography of the land, verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**CARRIED**

### 13. OTHER MATTERS

- None

### 14. CLOSED MEETING

- None

### 15. NEXT MEETING

- Next Regular Meeting Tuesday, December 10, 2019 @ 7:00 p.m. subject to any County severance application deadlines



**16. ADJOURNMENT**

Moved by: Dan Kennedy

Seconded by: Paul Sadhra

That the Planning & Development Advisory Committee is adjourned at 8:37 p.m.

CARRIED

November 8, 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: October 30, 2019*

**FILE NO. B76-19**

**APPLICANT**

Frank Rasmussen & Dora Eaglesham  
7189 Concession 1  
Puslinch N0B 2J0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 27  
Concession Gore

Proposed severance is 44.2m fr x 95m = 0.419 hectares, vacant land for proposed rural residential use.

Retained parcel is 16.63 hectares with 28.79m frontage, existing and proposed rural residential use with existing house and two storage sheds.

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

**December 11, 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 – Township of Puslinch	County Planning	Conservation Authority – Hamilton Conservation
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: Oct 30/19

File No. B76-19

Accepted as Complete on: Oct 30/19

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

2. (a) Name of Registered Owner(s) Frank Rasmussen and Dora Lynn Eaglesham

Address 7189 Concession 1

Puslinch, Ontario N0B 2J0

Phone No. [REDACTED]

Email: [REDACTED]

(b) Name and Address of Applicant (as authorized by Owner) Black, Shoemaker, Robinson & Donaldson Ltd.

257 Woodlawn Road West, Unit 101

Guelph, Ontario N1H 8J1

Phone No. 519-822-4031

Email: nancy@bsrd.com

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

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

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

(d) All Communication to be directed to:

REGISTERED OWNER ☒ [x]

APPLICANT ☒ [x]

AGENT ☐ [ ]

(e) Notice Cards Posted by:

REGISTERED OWNER ☐ [ ]

APPLICANT ☒ [x]

AGENT ☐ [ ]

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

RURAL RESIDENTIAL ☒ [x] AGRICULTURAL ☐ [ ] URBAN RESIDENTIAL ☐ [ ] COMMERCIAL/INDUSTRIAL ☐ [ ]

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.

unknown

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

Local Municipality: Township of Puslinch

Concession Gore Concession Lot No. NE 1/2 Lot 27

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

Reference Plan No. \_\_\_\_\_ Part No. \_\_\_\_\_

Civic Address 7179 Concession 1

(b) When was property acquired: December 10, 1984 Registered Instrument No. ROS392198

5. Description of Land intended to be SEVERED: Metric ☒ Imperial ☐

Frontage/Width 44.20 AREA 0.4199

Depth 95.0 Existing Use(s) vacant land

Existing Buildings or structures: None

Proposed Uses (s): Residential

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" 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): \_\_\_\_\_

6. Description of Land intended to be **RETAINED**:Metric ☒ Imperial ☐

Frontage/Width	<u>28.79</u>	AREA	<u>16.628</u>
Depth	<u>943</u>	Existing Use(s)	<u>residential</u>
Existing Buildings or structures: <u>house and 2 storage sheds</u>			
Proposed Uses (s): <u>residential</u>			

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: CN

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.

Rural consents are allowed on non prime agricultural lands. This property is designated as a candidate area but the County Official Plan designates the land as Secondary Agricultural.

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

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

Secondary Agricultural. Consents are permitted within this designation.

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

Puslinch relies on County Official Plan.

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

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

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

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

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

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

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

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

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

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

Severed Width Length Area Use  
Width Length Area Use  
Retained Width Length Area Use  
Width Length Area Use

33. Manure Storage Facilities on these lands:

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



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

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? ([www.wellingtonwater.ca](http://www.wellingtonwater.ca)) YES [ ] NO [x]

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

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

YES [x] NO [ ]

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

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

NOTES:

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

**OWNER'S AUTHORIZATION:**

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

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

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

I, (we), Frank Rasmussen and Dora Lynn Eaglesham the Registered Owners of  
7179 Concession 1 Of the Township of Puslinch in the  
County/~~Region~~ of Wellington severally and jointly, solemnly declare that  
Black, Shoemaker, Robinson & Donaldson Limited

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

[Redacted Signature] Owner(s) or Corporation's Officer

**APPLICANT'S DECLARATION**

**This must be completed by the Applicant for the proposed consent**

I, (we) Nancy Shoemaker of the  
City of Guelph In the County/~~Region~~ of  
Wellington Solemnly declare that all  
the statements contained in this application for consent for (property description) 7179 Concession 1

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

DECLARED before me at the

City Of

[Redacted Signature] (Owner or Applicant)

Guelph In the

County/~~Region~~ of Wellington

This 28<sup>th</sup> day of October 20 19

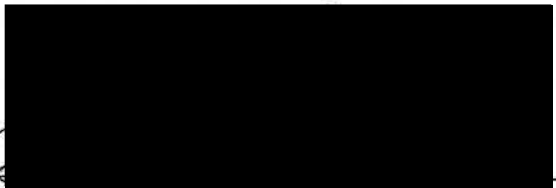
[Redacted Signature] (Owner or Applicant)

[Redacted Signature]  
Commissioner of Oaths

[Redacted Signature]  
Printed Commissioner's, etc. Name

### APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

  
Signature of Owner(s)

October 28th, 2019  
Date

### THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160



October 28, 2019  
Project: 19-14-948

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

Dear Ms. Turchet:

**Re: Proposed Consent- 7197 Concession 1**  
**Northeast Half of Lot 27, Gore Concession, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,340.00 payable to the County of Wellington to cover the County's application fee. Frank Rasmussen and Dora Lynn Eaglesam are the current owners of the subject lands. A copy of their deed is attached (ROS392198).

This application will result in the creation of a new rural residential lot with a frontage of 44.2 metres along the south side of Concession 1 and an overall lot area of 0.4199 hectares. The retained parcel has a residential dwelling and two accessory buildings and will have an overall lot area of 16.628 hectares. MDS information was obtained from file B50-19 being a recent severance for the property abutting the westerly side of the subject lands.

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

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

Also enclosed is the circulation list of property owners within 60 metres of the application that was prepared by the Township of Puslinch.

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

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

Yours very truly

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

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

Attachments

Copy: Frank Rasmussen and Dora Lynn Eaglesham

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

