

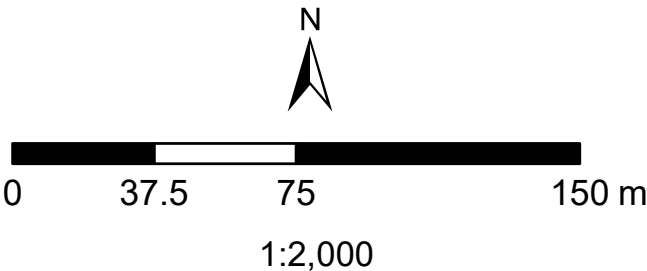
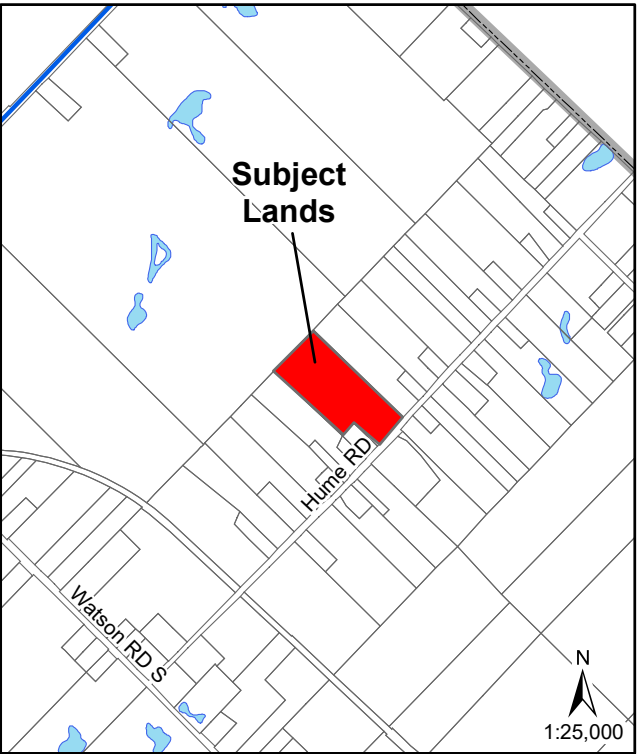
COUNTY OF WELLINGTON
LAND DIVISION

B28-23

Applicant:
Susan and Jerry Auger

Township of Puslinch

164 Hume Road



Date: May 2023
Produced by: County of Wellington Planning & Development Department 2023

This is not survey data. All rights reserved.
May not be reproduced without permission.

Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
© King's Printer for Ontario, 2023.
2020 Ortho imagery.



B28-23 Auger

NOTES:

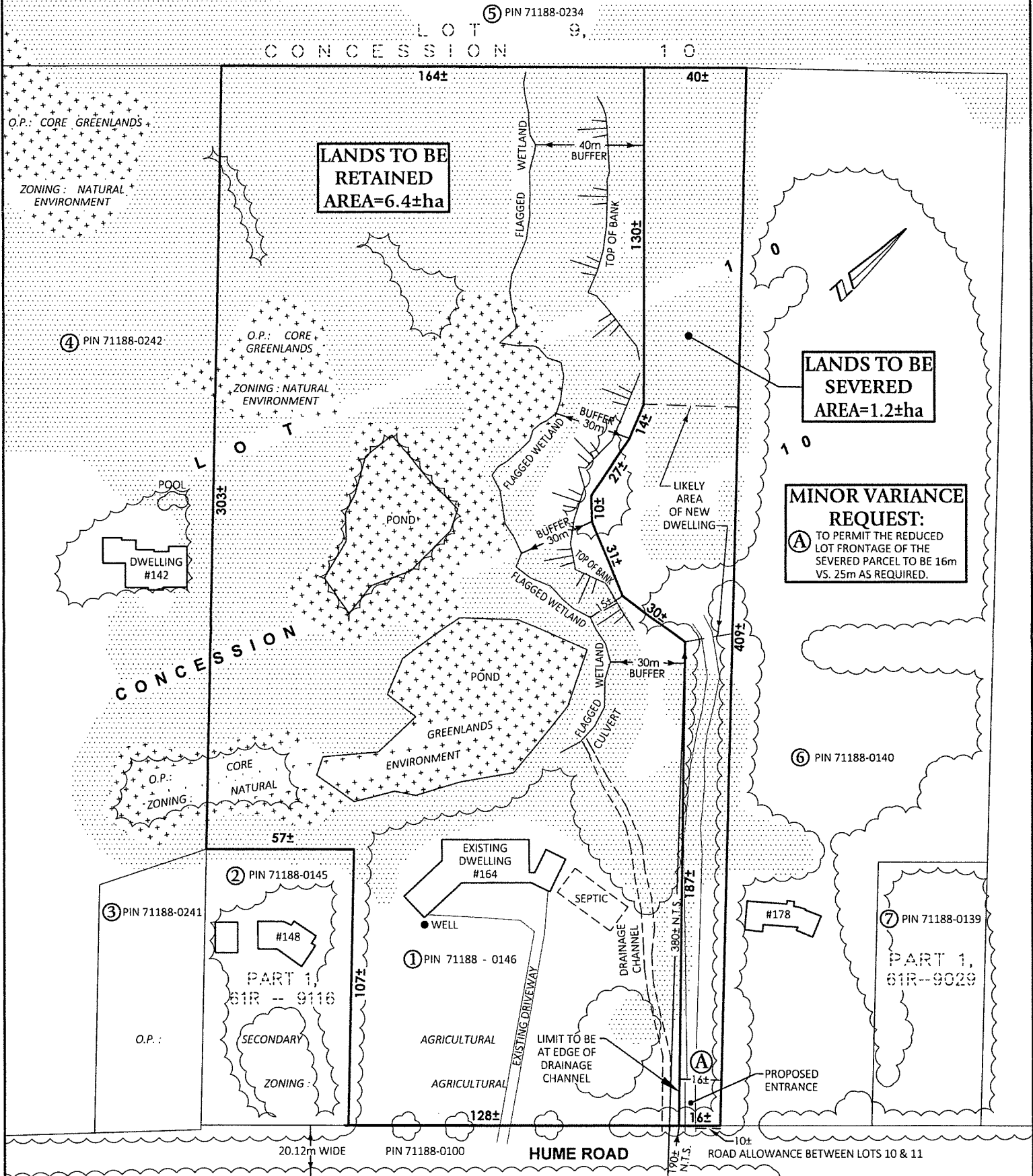
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENTAL PROTECTION OVERLAY, AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.

SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.



13 PIN 71188-0162	12 PIN 71188-0249	11 PIN 71188-0248	10 PIN 71188-0132	9 PIN 71188-0131	8 PIN 71188-0168

- OP : GREENLANDS
ZONING : ENVIRONMENTAL PROTECTION OVERLAY
- OP : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

SURVEYORS CERTIFICATE:
THIS SKETCH WAS PREPARED ON
THE 27th DAY OF MARCH 2023.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 29812-21
Mar 27, 2023-3:31pm G:\PUSLINCH\Con10\LOT 10\ACAD\SEV PTLOT10 (AUGER) UTM.dwg		

REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 06/08/2023 ITEM #3
File Number: B28-23
Applicant: Susan & Jerry Auger
Subject Lands: Township of Puslinch - Part Lot 10, Concession 10

Proposal is a request for consent to convey fee simple for a proposed irregular shaped rural residential lot 1.2 ha, 16m fr; retained being 6.4 ha, with existing dwelling

ISSUES: Planning and neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; proposed severed is located less than 30 m from identified Key Hydrologic Feature (wetland) on the retained; application is not consistent with Provincial Growth Plan and County Official Plan - designated Secondary Agricultural and Core Greenlands. identified features include Significant Wooded area and a Wetland regulated by GRCA; lands located in the Everton Water Management Protection Area; no new lots have been created on the parcel since March 1, 2005 and have been owned by the applicant over 5 years; new lot would meet MDS requirements; do not support the proposed creation of a new lot in this location;
Township of Puslinch	in support of application; zoning compliance required for reduced lot frontage on severed; retained parcel complies with zoning; conditions to apply
Grand River CA	no objection to proposed consent application; staff have reviewed the Scoped Environmental Impact Study submitted by Aboud & Associates and find it acceptable; due to the presence of features - any future development or other alteration within this regulated area will require prior written approval from GRCA in the form of a permit; it is requested that mitigation measures proposed in the EIS to minimize impact to natural hazards be included as part of a permit application;
Source Water	the activity as indicated would not create a significant drinking water threat, application can be screened out and does not require a Section 59 notice under the clean water act.
Neighbours	GRCA - as a neighbour - please be advised, the Starkey Hill lands are private property owned by GRCA; access to the trails on these lands is only permitted from entrance at the north end of the property, off of Arkell Road; GRCA does not authorize this proposed connection; in order to deter future trespassing/encroachment onto GRCA owned lands, staff request the County consider the installation of a page wire fence along the property boundary as a condition of the consent; The fencing, if supported, should not include any gates to facilitate access to the GRCA property.
Neighbours	Helsby & Laird (178 Hume Road) - attached report of concerns; request notification of consideration and decision
Neighbours	Karl & Brigitte Strachan (169 Hume Road); concern with property frontage; proximity to drainage channel that runs underneath the road from 164 Home Rd to 169 Hume Rd. runoff from Starkey Hill in the spring is extensive; a number of trees cleared from proposed severed area - water situation gets more severed as more trees removed along drainage channel; concern with building of a residence on land that is flagged as wetland; should be working to preserve rather than destroy; feel proposed severance will have many negative consequences on the environment as well as set a precedent for others to take over protected land; request notification of consideration and decision.
Miscellaneous	GSP Group - agent cover letter/report attached

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give a signed undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a

full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.

- 5) **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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; 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.
- 6) **THAT** safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; 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.
- 7) **THAT** the Owner obtain zoning compliance for the reduced lot frontage for the proposed severed parcel; 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.
- 8) **THAT** the Environmental Impact Study (EIS) provided by the owner be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the EIS; and further that the Township of Puslinch and the County of Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring the building envelope complies with the EIS mitigation for tree loss and other items deemed necessary by the Township; 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.
- 10) **THAT** a page wire fence along the property boundary (and not include any gates to facilitate access) be installed to the satisfaction of the Grand River Conservation Authority; and further that the Grand River Conservation Authority file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

May 25, 2023

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B28-23

APPLICANT

Susan & Jerry Auger
164 Hume Road
RR#1
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 10
Concession 10

Proposed severance is 1.2 hectares with 16m frontage, vacant land for proposed rural residential use.

Retained parcel is 6.4 hectares with 128m frontage, existing and proposed rural residential use with existing dwelling, septic and well.

ITEM #3 ON AGENDA

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 2023 AT 09:00 AM** for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE:

3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

PLEASE NOTE: To avoid application deferral, any **new** information addressing comments presented in the attached Report Summary are to be submitted to the Secretary Treasurer of Land Division **no later than THURSDAY, JUNE 1, 2023 by 1:00 pm.**

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION.** Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed 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 Land Tribunal may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional 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

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇒ **Government**
- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

To: Susan & Jerry Auger
GSP Group Inc. - c/o Valerie Schmidt

Others: Helsby & Laird (178 Hume Road; Karl & Brigitte Strachan (169 Hume Road)



RECEIVED

MAY 17 2023

Application
Location
Applicant/Owner

B28/23
Part Lot 10, Concession 10
TOWNSHIP OF PUSLINCH
Susan and Jerry Auger

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application for consent would sever a 1.1 ha (3 ac) vacant parcel. A 6.4 ha (15.8 ac) parcel containing an existing dwelling would be retained.

The proposed severed parcel is located less than 30 metres from an identified Key Hydrologic Feature (wetland) on the retained lands. Due to the location and size of the wetland on the subject property there likely is no opportunity to meet the minimum 30 metre setback from the wetland for the new lot.

This application is not consistent with the Provincial Growth Plan and the County of Wellington Official Plan therefore we do not support the proposed creation of a new lot in this location. Should the committee approve the application we ask that the following be added as conditions for approval:

- That any issues raised by the Conservation Authority be adequately addressed;
- That driveway access can be provided to the retained lands to the satisfaction of the of the appropriate road authority;
- That the applicant's submitted Environmental Impact Study be peer reviewed to the satisfaction of the Township and the County;
- That zoning compliance be achieved to the satisfaction of the Township; and,
- That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. The result of the changes to the Growth Plan means the natural heritage system policies and the agricultural system mapping will not apply until fully incorporated into the County's Official Plan. All planning decisions are required to conform with the Growth Plan.

The retained lands contain a Key Hydrologic Feature, which is identified on the survey sketch as a wetland and a floodplain. Section 4.2.3 does not permit development within a key hydrogeological feature. Further, per Section 4.2.4, the proposed severed parcel is required to maintain a minimum 30 metre vegetative protection zone from the feature, whereas a 15 metre setback has been provided. Staff note the 30m setback is maintained in most areas.

As per section 4.2.4.1 "outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetative protection zone which:

- is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
- is established to achieve and be maintained as natural self-sustaining vegetation; and
- for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.

The proposed severed parcel does not maintain the required 30 metre vegetative protection zone and therefore does not conform with the policies of the Growth Plan.

PROVINCIAL POLICY STATEMENT (PPS): With respect to Minimum Distance Separation 1 (MDS1), farm data sheets have been provided for the barn at 169 Hume Road. Based on the information provided by the owner the new lot would meet MDS requirements.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as SECONDARY AGRICULTURAL and CORE GREENLANDS. Identified features include Significant Wooded area and a Wetland, regulated by the Grand River Conservation Authority. The lands are located in the Everton Water Management Protection Area.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
- The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;



- c) The lot has access to an open public road;
- d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- e) The residential use is compatible with surrounding development;
- f) The use is well removed from any settlement boundary;
- g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over 5 years.

The matters under section 10.1.3 were also considered. Regarding item g) the applicant has provided an Environmental Impact Study to support the application including recommendations for replanting and enhancing plantings on the site. Regarding item k) the proposal would create a flag shaped lot with a long driveway, these lots are common in this area of the County but generally not encouraged. Generally, the 16m frontage as proposed would be wide enough to accommodate a driveway.

WELL HEAD PROTECTION AREA: The subject property is located in a Well Head Protection Area B with a Vulnerability Score of 2, 4, 6, 8.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) which permits single detached dwellings. The severed lands will require zoning relief for the proposed reduced lot frontage.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Zach Prince, MCIP RPP
May 17th, 2023

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The application and sketch are enclosed for your information.

FILE NO. B28-23

APPLICANT

Susan & Jerry Auger
164 Hume Rd., RR# 1
Puslinch NoB 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 10
Concession 10

Proposed severance is 1.2 hectares with 16 meters frontage, vacant land for proposed rural residential use.

Retained parcel is 6.4 hectares with 128 meters frontage, existing and proposed agricultural use with existing dwelling, septic and well.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-0008-03900-0000

Does this description reasonably describe the parcel holdings? YES (☒) NO (☐)
If answer is NO, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES (☐) NO (☐)

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES (☐) NO (☒)

(Please Specify) Zoning compliance required for reduced lot frontage

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (☒) NO (☐)

(Please Specify)

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES (☐) NO (☐) N/A (☒) or **Minor Variance** YES (☒) NO (☐) N/A (☐)

Is proposal on an opened maintained year-round public road? YES (☒) NO (☐)

If answer is NO, is municipality willing enter into an agreement regarding use of the seasonal road, or opening up the road?
(Please Specify)

Is the Proposed Lot (s) serviced now by Municipal Water YES (☐) NO (☒)

Is the Retained Lot serviced now by Municipal Water YES (☐) NO (☒)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES (☐) NO (☒)

Is the Retained Lot serviced now by Municipal Sewers YES (☐) NO (☒)

Is there a **Capital Works Project** underway to service these lots in the near future? YES (☐) NO (☒)

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

RECEIVED

MAY 10 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B28-23

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (X) NO ()

Is there any further information that may assist the Planning and Land Division Committee?

(A letter may be attached if there is insufficient space to explain)


The Committee supports the application subject to the conditions listed below.

Is the Municipality in support of this application? YES (x) NO ()

What Conditions, if any, are requested by the Municipality if the Consent is Granted?

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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; 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 safe access to the proposed severed lands can be accommodated to the satisfaction of the Township; 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 obtain zoning compliance for the reduced lot frontage for the proposed severed parcel. ; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
4. That the Environmental Impact Study (EIS) provided by the owner be peer reviewed to the satisfaction of the Township of Puslinch and the County of Wellington, and that the owner shall be responsible for any Township costs associated with the review of the EIS; and further that Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. That the owner enters into a Development Agreement with the Township of Puslinch for the purpose of peer review of the Environmental Impact Study to ensure compliance with the EIS including cost recovery, ensuring the building envelope complies with the EIS mitigation for tree loss and other items deemed necessary by the Township; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Does the Municipality request a Notice of the Decision? YES (x) NO ()

SIGNATURE 

TITLE Development & Legislative Coordinator

ADDRESS 7404 Wellington Road 34, Puslinch N0B 2J0

DATE May 9, 2023



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

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

May 12, 2023

via email

GRCA File: B28-23 – 164 Hume Road

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

RECEIVED

MAY 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

Re: Application for Consent B28-23
164 Hume Road, Township of Puslinch
Applicant: Susan and Jerry Auger
Agent: GSP Group Inc. c/o Valerie Schmidt

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Consent Application to create a new lot on rural lands.

Recommendation

The GRCA has no objection to the proposed Consent Application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents in support of the Consent Application:

- Scoped Environmental Impact Study, prepared by Aboud & Associates Inc., dated March 28, 2023.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains portions of the Arkell Corwhin Provincially Significant Wetland (PSW) Complex, unevaluated wetland, and the regulated allowance adjacent to these features. The lands to be severed contain the regulated allowance to a wetland. A copy of our resource mapping is attached.

Due to the presence of the features noted above, a portion of the retained and severed parcel is regulated by the GRCA under Ontario Regulation 150/06 - Development,

Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within this regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The GRCA has reviewed the Scoped Environmental Impact Study (EIS) submitted by Aboud & Associates and find it acceptable. As such, the GRCA has no objection to the approval of this application. It is requested that mitigation measures proposed in the EIS to minimize impact to natural hazards be included as part of a permit application.

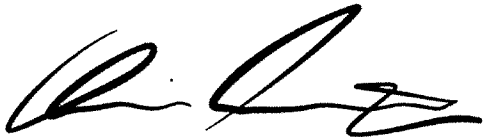
Consistent with GRCA's 2023 approved fee schedule, this application is considered a Major Consent Application and the applicant will be invoiced in the amount of \$1,185 for the GRCA's review of this application.

For Municipal Consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2236 or clorenz@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Lorenz', with a stylized flourish at the end.

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Susan and Jerry Auger (via email)
GSP Group Inc. c/o Valerie Schmidt (via email)
Township of Puslinch (via email)



Grand River
Conservation Authority
Date: Feb 23, 2023
Author: CL

164 hume road, puslinch

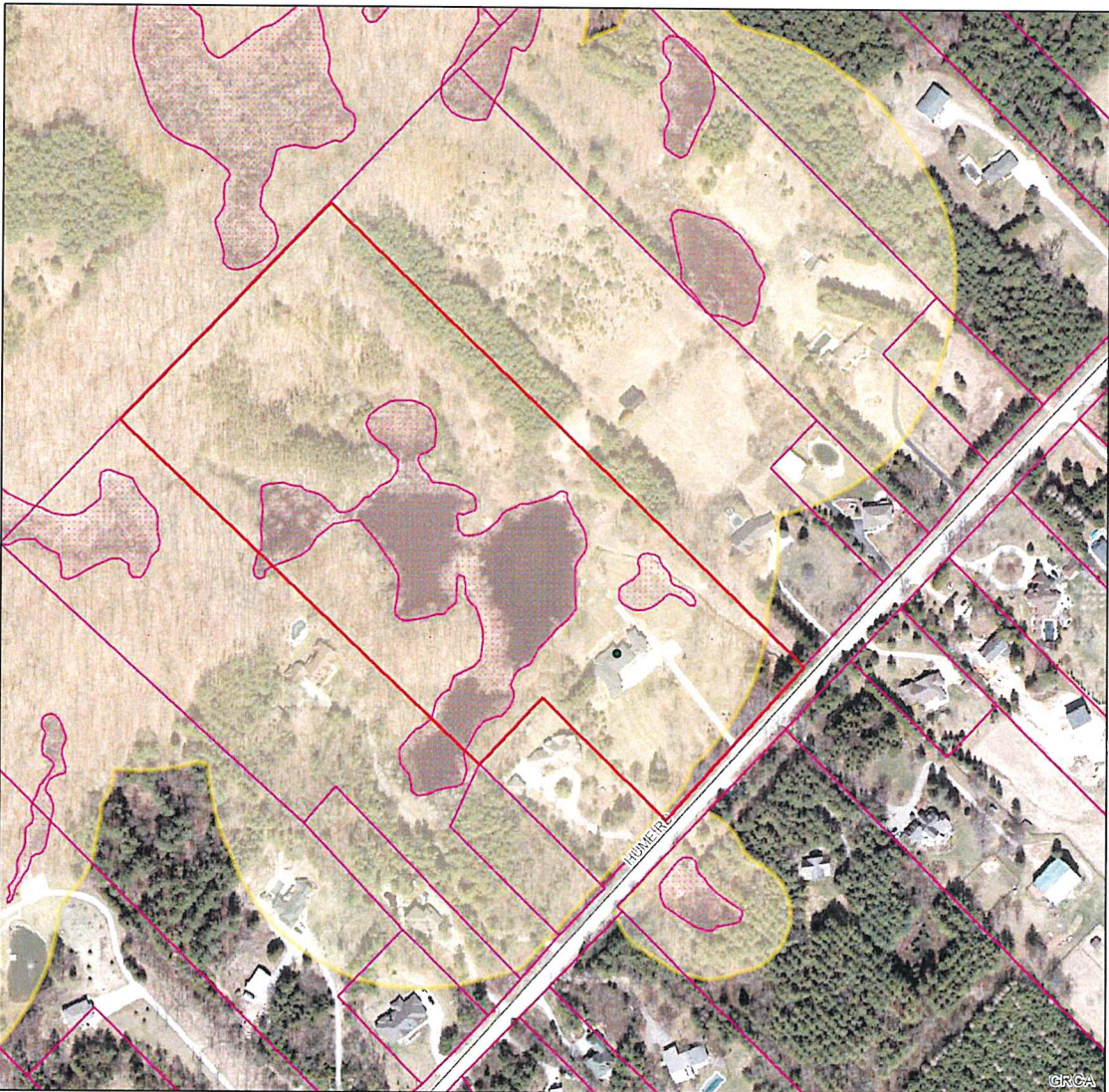


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Special Policy Area
- Slope Valley (GRCA)
 - Sleep
 - Oversteep
 - Sleep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/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.

Copyright Grand River Conservation Authority, 2023.
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 interpretation 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>



Map Centre (UTM NAD83 217): 569,089.93 4,820,611.07

This map is not to be used for navigation | 2020 Ortho (ON)

GRCA

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, April 3, 2023 11:35 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B28-23 - Screening Form
Attachments: WHPA-Map_Hume_164.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: March 29, 2023 4:31 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B28-23 - Screening Form

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

Here is another consent for our April 5th circulation.

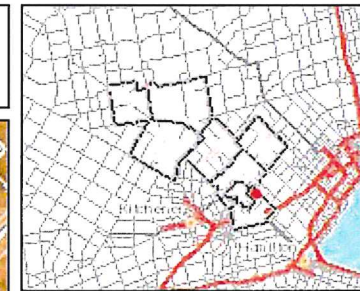
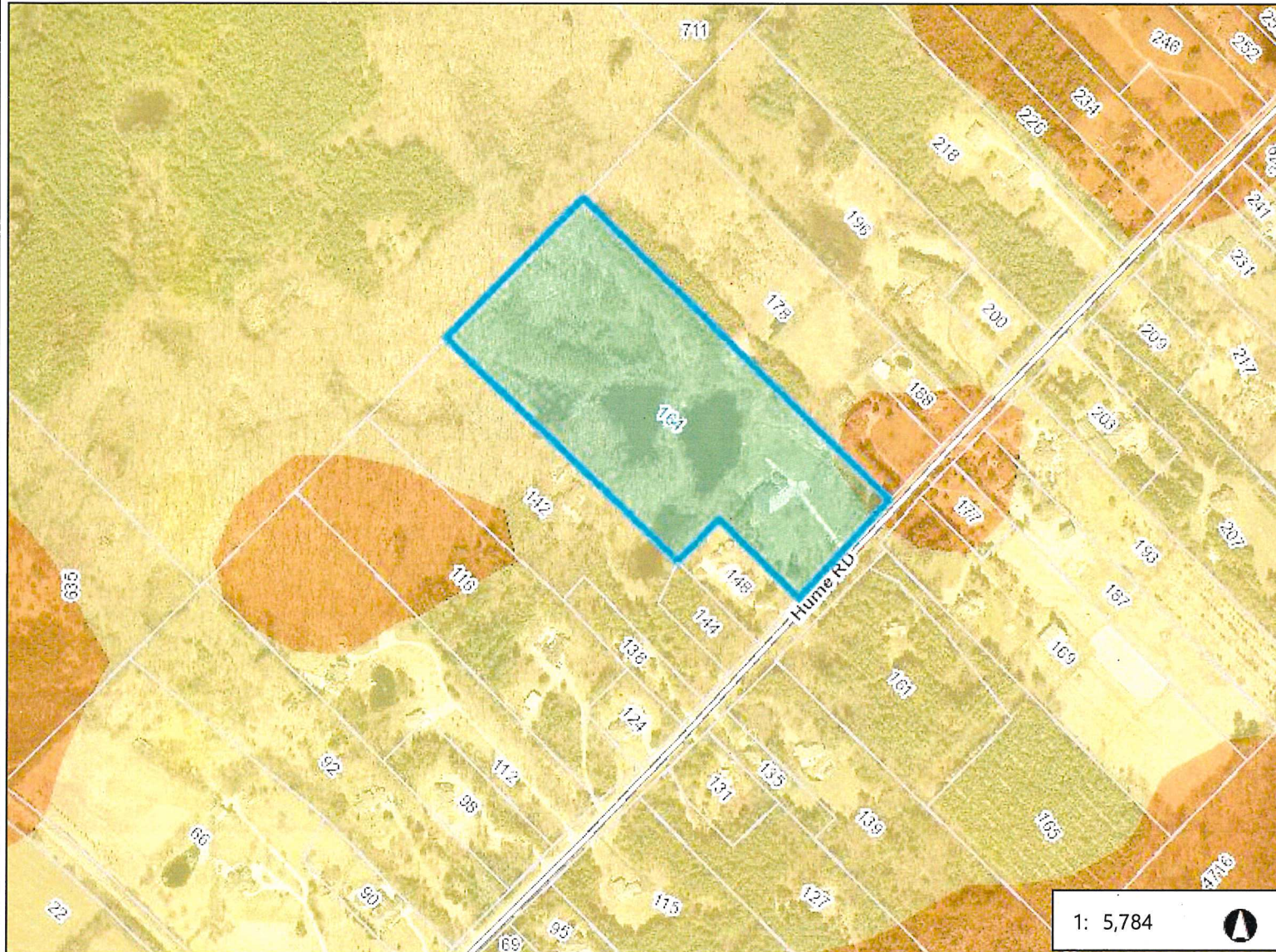
Thanks.
Jana

Jana Poechman
Development and Administration Coordinator
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Explore
Wellington

164 Hume Road, Puslinch



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Well Locations

- Existing
- Proposed

Issue Contributing Area

- Chloride
- Nitrate
- Sodium
- TCE

Wellhead Protection Area

- A
- B
- C
- D

Vulnerability Score

- 10
- 8, D; 8, C
- 2, 4, 6 (A, B or C)
- 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,

HVA

RoadsLookup

1: 5,784



0.3 0 0.15 0.3 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2022 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes

Jana Poechman

From: Garry Helsby <gphelsby@gmail.com>
Sent: Tuesday, May 16, 2023 2:50 PM
To: landdivisioninfo; Puslinch Township
Subject: Application for Severance (File No. B28-23)
Attachments: Hume Road (Severance Applicaiton Appeal).pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Tuesday May 16, 2023

To Whom It May Concern -

Please find attached our letter of concern regarding the above application for severance at 164 Hume Road, Puslinch, Ontario

As your committee considers our concerns, we would appreciate being updated on any decisions being made, along with the dates of any pending hearings, or anything else pertaining to this matter.

We do plan on attending any public hearings regarding this proposal severance, and we would be more than willing to discuss our concerns at any point in time with the appropriate committee members or other parties involved in this process.

Thanks very much for your consideration and attention to our concerns,

Garry & Pauline Helsby and Elisabeth & Clifton Laird
178 Hume Road, Puslinch, Ontario
N0B 2J0

To the County of Wellington Planning and Land Division Committee,

We would like to submit the following comments with relation to the application for consent and associated Minor Variance application, which have been submitted by Susan and Jerry Auger (“Applicant”) for the property identified as Part Lot 10, Concession 10 in the Township of Puslinch (“Subject Lands”).

We are the owners of 178 Hume Road (Puslinch) - Garry and Pauline Helsby and Clifton and Elisabeth Laird, which abuts the subject property to the east. We have been neighbours of the applicant since August 2020 and have enjoyed a positive relationship with Susan and Jerry since we took ownership of our property. Nevertheless, we have significant concerns about the potential impacts that the proposed consent and minor variance will have on the surrounding natural heritage features as well as to our own property. We are, moreover, concerned that the proposal does not represent good land-use planning principles, and does not in any way contribute to the prioritisation of environmental sustainability. For the benefit of the Committee, we have provided further details about these concerns under the three subheadings which follow.

Negative Impacts to Natural Heritage Features

Our initial concern with the proposal relates to the impact it will have on existing woodlands. As can be seen in the figure below, which was captured by Google Earth in 2018, the subject lands have a high tree cover density that would be heavily impacted by the proposed development. These trees are part of a network of woodlands that extends to the back of the property and beyond the property line into the Starkey Hill Conservation Area. Given the level of development that has already taken place on this property – with the portion of the property designated as Core Greenlands already surrounded on three sides by residential developments – we are concerned that allowing any additional fragmentation of this property will have significant implications on the sensitive ecosystems that rely upon the existing natural heritage features.



Figure 1: Tree cover density of subject property

Additionally, we have concerns about the impacts of the proposed driveway on the drainage channel, which is shown in the severance survey. Given the increasingly extreme weather events that we have seen over the past several years, we have concerns that the proposal does not sufficiently account for

RECEIVED
MAY 17 2023
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

the reliance of the wetlands on this drainage channel to provide effective flood prevention, nor does it account for the impacts that the proposed driveway may have on this channel. We are particularly concerned about the potential for flooding as a result of a recurring pattern of tree removal on the subject property and caused by increased erosion and surface runoff.

Moreover, while we appreciate that the applicant has developed a proposal that allows for the required buffering between the proposed development and the Core Greenlands, we have not seen an environmental impact assessment for the property which would provide the needed clarity on the impacts this development would have on the environment, and in particular, on the wetlands that make up a substantial portion of the property.

Should this proposal be considered further, we would ask that these concerns be assessed further to ensure that the impacts of this development on the surrounding natural heritage features be mitigated to the extent possible.

Negative Impacts to the Abutting Property

In addition to the concerns outlined above, we also have significant concerns about how further tree removal will impact the enjoyment of our own property. This became particularly concerning to us in January 2022 when the applicant removed a significant number of trees that were growing between our two properties. The impact to our property has been drastic, as is shown in the photos below, and we believe this was completed for the purpose of facilitating the proposed severance. The survey for the proposed severance was completed soon after the tree removal by Van Harten Surveying Inc. on September 12, 2022, and represents a significantly modified woodland on the subject property. While we are aware that there is little that can be done to restore the forested area that maintained a natural buffer between our two properties, we ask that the committee consider the resulting impact of the previous tree-clearing alongside the anticipated impact that further tree removal will have on our property.



Figure 2: Image of 178 Hume Road (backyard) before January 2022 Tree Removal



Figure 3: Image of 178 Hume Road (backyard) before January 2022 Tree Removal



Figure 4: Image of 178 Hume Road (backyard) after January 2022 Tree Removal



Figure 5: Image of 178 Hume Road (backyard) after January 2022 Tree Removal

After reviewing the proposed severance, we are also concerned about the significant drop in elevation from our property to the severed parcel in the area directly along our property line to the immediate west side of our residence (where the property slopes dramatically away from our house). We would like to inquire about how this elevation change will be dealt with given the proximity of the proposed driveway to our property line, and the potential for significant erosion of the land along this part of our property line over time. This has become an even greater concern given the minor variance that has been requested, which will dramatically reduce and narrow the width of the severed property to less than 25 metres, as is required by the Zoning By-law, and which appears to have been necessitated by the location of the existing drainage channel and culvert. As a result, the location of the proposed driveway is directly along the area of land which has the most significant change in elevation and the greatest amount of slope between each of our properties. Furthermore, the recent removal of a significant amount of trees creates additional concerns about erosion, as the associated root systems and organic matter which previously held the soil together has been compromised.

Our final concern in relation to our own property relates to the proximity of the “likely area of new dwelling” outlined in the proposed severance survey to the barn on our property. As the proposed severance survey shows, the likely area of the new dwelling is directly to the east of the ponds on the

applicant's property, which in turn is approximately 30 metres west of the barn on our property, as can be seen in the image below.



Figure 6: Image of property line between subject property and 178 Hume Road, with location of barn circled.

The 'Agriculture' zoning of our property permits both agricultural uses and agriculture-related uses; however, we have significant concerns about how the proposed residential development may conflict with agricultural uses on our own property. In particular, we have concerns about the fact that our chicken coop is located on the west side of the barn, which directly interfaces with the proposed residential development. While we do not currently have any livestock on our property, the property was purchased with the intent of homestead farming, and as such, the development of the area directly adjacent to the barn could create significant conflicts with this anticipated use.



Figure 7: Barn located on 178 Hume Road.



Figure 8: Chicken coop located on west side of barn, as pictured.



Figure 9: Subject property, as viewed from west side of barn.

Does not Represent Good Planning Principles

When considered at face value, it seems clear to us that an application which proposes to sever and develop a portion of land that is designated as Greenlands and zoned as Agriculture with an Environmental Protection Overlay does not align with the intended use of the lands. This seems particularly evident when one considers that the proposed footprint of the building and the associated

driveway will take up over half of the proposed lot. Moreover, the location of the severance and odd lot shape creates apparent concerns about potential conflicts between neighbouring properties.

Beyond the initial concerns that arise when one examines the proposed severance survey, there are conflicts that arise in relation to applicable planning policies that we believe are important to consider. Without going into too much detail, we want to flag the following conflicts for the committee's consideration.

Provincial Policy Statement, 2020

Section 2.1.2 of the PPS states that "The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas, surface water features and ground water features*".

From a planning perspective, there are significant concerns associated with allowing the continuous fragmentation of Ontario's natural heritage systems. We ask that the committee consider the cumulative impacts of development on this property on the natural heritage system.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

Section 2.2 of the Growth Plan outlines policies for where and how to grow and directs that the vast majority of growth to settlement areas that have a delineated built boundary, have existing or planned municipal water and wastewater systems, and can support the achievement of complete communities. Section 2.2.b) further directs that growth will be limited in settlement areas that are rural settlements or are not serviced by existing or planned municipal water and wastewater systems.

The further development of the subject property undermines provincial policy objectives that seek to develop communities that are walkable, and which provide a wide range of employment opportunities, amenities, and services, while protecting agricultural and natural heritage resources. This property is not serviced, is not connected to any existing transportation networks, and does not align with the smart growth principles outlined in the Growth Plan, which seek to prevent environmental degradation.

County of Wellington Official Plan

Section 2.3 of the County of Wellington's Official Plan (OP) states that "the Greenlands System will be the focus for protection of the natural heritage system". Section 5.3 of the OP further directs that "The Greenlands System will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which maintain, restore or, where possible, enhance the health of the Greenlands System will be encouraged where reasonable".

With relation to the creation of new lots, Section 10.1.1 of the OP states that "In approving new lots by any means, the County will ensure that the policies of this Plan and local planning regulations will be met. The County will strive to ensure that the natural environment is protected; natural resources are protected; public services are used efficiently; good community design is promoted; and health and safety issues are addressed". Section 10.1.3. further directs that that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed (subsection f); that that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting (subsection g); that natural heritage features are not affected negatively (subsection h); that natural resources such as agricultural lands and mineral aggregates would not be affected adversely (subsection k); and that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses (subsection l).

Tuesday May 16, 2023

We would argue that the proposed development does not maintain the intent and purpose of the Official Plan and the Greenlands designation, and that it contravenes several stipulations related to the creation of new lots.

Township of Puslinch Zoning By-law

Section 13.2 of the Township of Puslinch Zoning By-law (ZBL) outlines policies that apply to areas where the Environmental Protection Zone Overlay applies. While development is permitted in the EP overlay, it is subject to several special provisions, including that “development will not be allowed in the significant woodlands unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the woodland or its ecological function” and that “development will not be allowed [where a pond, lake or reservoir exists] unless it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the feature or its ecological functions”.

As of yet, we have not been provided with adequate evidence that the proposed development will not negatively impact the woodlands and the water features on the subject property. Moreover, despite the permittance of a single-detached dwelling, we are concerned that the proposed development does not align with the intent of the Agricultural Zone, as it does not support agricultural activities, and may actually conflict with agricultural activities on abutting properties, as mentioned above. We would consequently argue that the requested minor variance would not maintain the intent and purpose of the Zoning By-law.

Finally, given the above-mentioned impacts of the proposed development on the surrounding natural heritage features and neighbouring properties, we would argue that the requested variance is not desirable for the appropriate development or use of the land, and that the size of the potential impacts would indicate that the requested variance is not, in fact, minor.

Consequently, we do not think that the proposed consent and minor variance applications should be permitted, or at the very least that if they are permitted, there should be additional studies completed to ensure that the impacts to the ecosystem and to neighbouring properties are mitigated.

We greatly appreciate your consideration of our comments and are happy to provide additional information if required.

Kind Regards,

Garry & Pauline Helsby and Clifton & Elisabeth Laird



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

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

RECEIVED
APR 21 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

April 21st, 2023

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

RE: Notice of Application for Consent – Susan & Jerry Auger – Township of Puslinch Pt Lt 10 Con 10 - The Grand River Conservation Authority comments as an adjacent landowner.

Grand River Conservation Authority (GRCA) Conservation Lands staff have reviewed the above noted submission as an adjacent landowner and offer the following comments:

On Page 3 of the Severance Application Letter prepared by GSP Group and submitted to the County on March 29, 2023 staff note the following:

*"The Severed Lot will have an area of 1.2 hectares that exceeds the minimum of 0.4 hectares. First and foremost, there are several reasons and justification for the large lot. The Severed Lot will protect the natural heritage features and setbacks. Secondly, the lot size will allow for a home to be further setback for the road to take advantage of the natural setting. **Finally, the deeper lot will also allow connection to the Starkey Hill Conservation Area for recreational use.**"*

Please be advised, the Starkey Hill lands are private property owned by the GRCA. Access to the trails on these lands is only permitted from entrance at the north end of the property, off of Arkell Road.

As the affected landowner, the GRCA does not authorize this proposed connection. Moreover, in order to deter future trespassing/ encroachment onto GRCA owned lands, GRCA staff respectfully request the County consider the installation of a page wire fence along the property boundary as a condition of the requested consent. The fencing, if supported, should not include any gates to facilitate access to the GRCA's property.

Please note these comments from the GRCA as an adjacent property owner. Comments from the GRCA as a regulatory agency will come under separate cover.

Please direct any questions or concerns regarding this letter to the undersigned.

Sincerely,



Rob Anderson
Property Analyst – Grand River Conservation Authority
519-621-2763 x2271 | randerson@grandriver.ca

c.c. *Chris Lorenz – Resource Planner - GRCA*

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

To Whom It May Concern,

We would like to put in a formal objection with regards to land severance File Number #B28-23, submitted by Susan and Jerry Auger residing at 164 Hume Road, Puslinch Ontario, N0B 2J0. Part of Lot 10, Concession 10.

Our first concern is that of the property frontage. We understand that the minimum rural frontage for a land severance is 24.3 metres. The proposed frontage of 16 metres is only 65% of the minimum allowance. This type of minor variance seems to have become a standard in Puslinch, taking away from the privacy and beauty of a small township by allowing it to be sliced up into little parcels of land.

Our second concern is that of the proximity to the drainage channel that runs underneath the road from #164 Hume Road to #169 Hume Road. The amount of runoff from Starkey Hill that travels this channel in the spring is extensive. Often times it will pass plenty of debris through the channel and then overflow the grate in the ditch in front of #169 Hume Road, causing severe flooding of our front yard. We take great care in ensuring the grate is cleared in order to protect our weeping bed. A number of years ago we had enquired about rerouting the water to the edge of our property but were told because of the water conservation we were not allowed to alter the natural drainage of the water. Placing a driveway almost on top of this drainage channel will almost certainly alter the natural drainage of the water. Over the years that Jerry and Susan have lived at this property there have been a number of trees cleared from the proposed severance area. Each year the water situation gets more severe as more and more trees get removed along the drainage channel.

Our third concern is the building of a residence on land that is flagged as wetland. This is the type of land that we should be working to preserve rather than destroy. Any pollution from building on the proposed wetland will go straight into the area's water supply and not only affect the neighbouring properties but also the wildlife in the area.

We have lived here for the last 22 years in a beautiful and peaceful area which is why we chose this area to purchase a property. We feel that the proposed severance will have many negative consequences on the environment as well as set a precedent for others to take over protected land.

I wish to be notified of the date and time of the consideration of this application. I also wish to be notified of the decision in respect to this severance.

Sincerely,

Karl and Brigitte Strachan
169 Hume Road
Puslinch, Ontario
N0B 2J0

RECEIVED
MAY 17 2023
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE



SHAPING GREAT COMMUNITIES

March 29, 2023

File No. 22165

Land Division
 74 Woolwich Street
 Administration Centre, Third Floor
 Guelph, ON N1H 3T9

Attn: Deborah Turchet
 Supervisor, Secretary-Treasurer Land Division

Re: Severance Application
164 Hume Road, Township of Puslinch

On behalf of the owners, Jerry and Susan Auger (the "Owners"), GSP Group Inc. is pleased to submit a Consent application to create one new parcel on the property legally described as Part of Lot 10, Concession 10 in the Township of Puslinch and municipally known as 164 Hume Road (the "Subject Property"). The Subject Property is approximately 7.6 hectares (18.8 acres) in area and currently contains a single detached dwelling that is serviced with a private well and septic system. The Owners are proposing to create a new lot (the "Severed Lot") that will be approximately 1.2 hectares (3.0 acres) in area with access from a 16-metre wide entrance onto Hume Road. The remaining lands (the "Retained Lot") that currently contains the existing dwelling, septic and well will be approximately 6.4 hectares (15.8 acres) in area and will utilize the existing entrance onto Hume Road.

The Subject Property is currently designated "Secondary Agricultural", "Core Greenlands" and "Greenlands" in the County of Wellington Official Plan. The Subject Property is currently zoned Agricultural and Environmental Protection Overlay in the Township of Puslinch Zoning By-law. The following will provide a planning policy analysis in support of the proposed severance.

Provincial Policy Statement, 2020

The Subject Property is located within the rural area of the Township of Puslinch. According to the Provincial Policy Statement (the "PPS"), residential development including lot creation that is locally appropriate is a permitted use. Section 1.1.5.8 of the PPS also states that new land uses including the creation of lots shall comply with the minimum distance separate formulae. As per the PPS, natural heritage features must also be protected from development and site alteration. It must be demonstrated that the ecological function of the natural heritage feature will not be negatively impacted (S.2.1.8) by the proposed development.

The proposed severance is located within a rural area of the Township where similar lots have been created. The Severed Lot will be sized appropriately to facilitate the construction of a single detached dwelling and associated well and septic system. The severance sketch identifies that is

PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE

72 Victoria St. S., Suite 201, Kitchener, ON, N2G 4Y9
 162 Locke St. S., Suite 200, Hamilton, ON, L8P 4A9
 gspgroup.ca

there a horse barn located within 500 metres of the Severed Lot. The proposed building envelope as shown on the sketch is located outside of the 169 metre MDS setback.

The Environmental Impact Study prepared by Aboud & Associates Inc. dated March 28, 2023, identified that the proposed Severed Lot is located along the northeast edge of the property, with the building envelope and driveway being greater than 30 metres from the identified Significant Wildlife Habitat (the "SWH"), and adequately setback from the Provincial Significant Wetland (the "PSW") that was identified on the Subject Property. The Environmental Impact Study (the "EIS") conducted on the Subject Property concluded that there will be no negative impacts to the PSW or SWH or their ecological function from the proposed severance.

Based on the above reasons, it is our opinion, the proposed severance is consistent with the policies contained in the PPS.

Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe states the new lots for residential development are to be directed to settlement areas but may be allowed on rural lands in site-specific locations with approved zoning or designation in an official plan that permits this type of development. The Growth Plan also contains policies that restrict new development or site alteration within the Natural Heritage System unless it can be demonstrated that there are no negative impacts on key natural heritages features or key hydrological features.

The Subject Property is currently designated "Secondary Agricultural", "Core Greenlands" and "Greenlands" in the County of Wellington Official Plan. Under the Secondary Agricultural designation lot creation for residential uses is permitted. As outlined in the EIS, the proposed Severed Lot and residential development can occur in accordance with the Growth Plan as it has been demonstrated that the proposed development will not cause negative impacts to the adjacent PSW or its ecological functions. Additionally, the new development will be outside of the 30-metre variable buffer from the Arkell-Corwin PSW complex.

Therefore, before the reasons stated above, it is our opinion that the proposed application conforms with the policies of the Growth Plan.

County of Wellington Official Plan, 1999

The County of Wellington Official Plan designates the property as "Secondary Agricultural", "Core Greenlands" and "Greenlands". Section 10.4 of the Official Plan indicates that lot creation in Secondary Agricultural areas is permitted. One new lot for residential purposes may be allowed from a parcel of land on March 1, 2005, provided the criteria in Section 10.4.4 is satisfied. In reviewing the criteria for lot creations, the following can be confirmed:

- The Severed Lot will have an area of 1.2 hectares that exceeds the minimum of 0.4 hectares. First and foremost, there are several reasons and justification for the large lot. The Severed Lot will protect the natural heritage features and setbacks. Secondly, the lot size will allow for a home to be further setback from the road to take advantage of the natural setting. Finally, the deeper lot will also allow connection to the Starkey Hill Conservation Area for recreational use.
- The Severed Lot will have access to a municipally maintained Road (Hume Road). The driveway access will be at the easterly side of the Severed Lot and has already been reviewed by Township Public Works in terms of safety and sightlines.
- The Severed Lot will not impact any current agricultural operations. One barn was identified within 500 metres of the Severed Lot boundaries. The Minimum Distance Separation calculation determined a 169 m from the horse barn at 169 Hume Road. The proposed dwelling will be located outside the 169 m MDS setback.
- The Severed Lot is surrounded by existing rural residential uses and open space. There are various sizes and configurations of lots in the area. Existing homes are also located at different distances from Hume Road to take advantage of the natural hummocky setting.
- The Subject Property has been owned by Susan and Jerry Auger since October 14, 2011 (more than five years).

The Site is also designated "Core Greenlands" and "Greenlands" in the County of Wellington Official Plan. The Site contains key hydrological features and includes a portion of the adjacent Arkell-Corwhin Provincially Significant Wetland (PSW) Complex. The Core Greenlands designation includes area that contains PSWs, other wetlands, habitat of endangered or threatened species and fish habitat; and hazardous lands. The Greenlands designation includes areas of other significant features including habitat, steams, valleylands, woodlands, etc.

According to the EIS prepared for the Subject Property, the Severed Lot is designated as Greenlands and Secondary Agricultural and within the GRCA regulation limit but does not include any key hydrologic features or PSWs, and concludes that the proposed severance will have no negative impact to the PSW or its ecological functions as all new development is outside of the 30-metre variable buffer of the Arkell-Corwhin PSW complex. To ensure protection of natural heritage features and function within and adjacent to the proposed severance, a list of recommendations have been contained within the EIS.

For the reasons stated above, it is our opinion that the proposed severance application conforms to the policies of the County of Wellington Official Plan.

Township Zoning By-law

The property is currently zoned "Agricultural" and "Environmental Protection Overlay" in the Township of Puslinch Zoning By-law. A zoning analysis of the proposed lot area and frontages for the Severed and Retained Lot is outlined in the table below.

Reduced Agricultural Lot Requirements	Required Regulation	Severed Lot	Complies	Retained Lot	Complies
Min. Lot Area	0.4 ha	1.2 ha	Yes	6.4 ha	Yes
Min. Lot Frontage	25 m	128 m	Yes	16 m	No

The proposed Severed Lot does not comply to the required minimum lot frontage of 25 m. The proposed lot frontage is 16 m. As a condition of final approval of the consent application, we are aware that a Minor Variance application will be required.

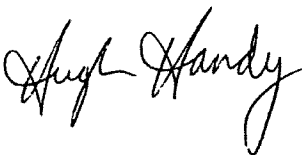
In support of the Consent Application the following documents has been provided:

- A cheque in the amount of \$4,960.00 made payable to the County of Wellington.
- A completed and signed Application form.
- A completed and signed Source Waterloo Protection form.
- Two copies of the severance sketch prepared by Van Harten Surveying Ltd.
- A completed Farm Data Sheet and MDS Calculation Form.
- A copy of the Deed; and
- A copy of the Scoped Environmental Impact Study prepared by Aboud & Associates Inc.


A List of Neighbours was requested and paid to the Township of Puslinch and is to be sent directly to the County of Wellington, Land Division.

If you require any additional information, please contact one of the undersigned below.

Sincerely,
GSP Group Inc.



Hugh Handy, MCIP, RPP
 Vice President



Valerie Schmidt, MCIP, RPP
 Senior Planner

Cc: Jerry and Susan Auger
 Shannon Davison, Aboud & Associates
 Jeff Buisman, Van Harten Surveying Ltd.

Deborah Turchet

From: Valerie Schmidt <vschmidt@gspgroup.ca>
Sent: Thursday, June 1, 2023 9:29 AM
To: Deborah Turchet
Cc: Hugh Handy
Subject: 164 Hume Road, Puslinch - B28-23 Consent - Deferral Request

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Deb,

We would like to request that the consent application B28-23 for 164 Hume Road, Puslinch be deferred until the July 20th meeting. We would like some additional time to:

- Make revisions to the consent sketch to address the wetland buffer requirements and other relevant matters through the review and consideration of comments.
- Contact the GRCA on their comments about fencing adjacent to the conservation area.
- Further explore the MDS concerns raised by the neighbours at 178 Hume Road.

Please confirm that you received our request.

Thank you,
Valerie

Valerie Schmidt
MCIP, RPP
Senior Planner

office: 519-569-8883
direct: 226-243-7445
mobile: 226-339-5193
vschmidt@gspgroup.ca



72 Victoria Street South
Suite 201
Kitchener, ON N2G 4Y9

www.gspgroup.ca

This communication is intended solely for the named addressee(s) and may contain information that is privileged, confidential, protected or otherwise exempt from disclosure. If you are not the intended recipient of this communication, please advise us immediately and delete this email without reading, copying or forwarding it to anyone.