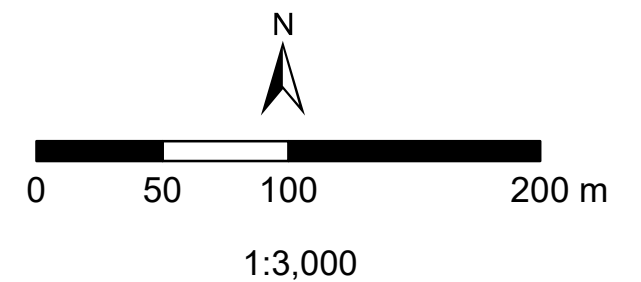


Township of Puslinch
6580 Wellington Rd 34



Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
INCLUDES MATERIAL ©2015 OF THE QUEEN'S
PRINTER FOR ONTARIO. ALL RIGHTS RESERVED
2015 Ortho imagery.



F:\LIS\Projects_Development Review\Land Division Committee Maps\2021\7 - July\B31-21.mxd

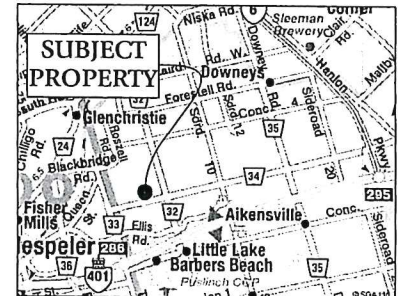
SEVERANCE SKETCH
PART OF LOT 4, CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000

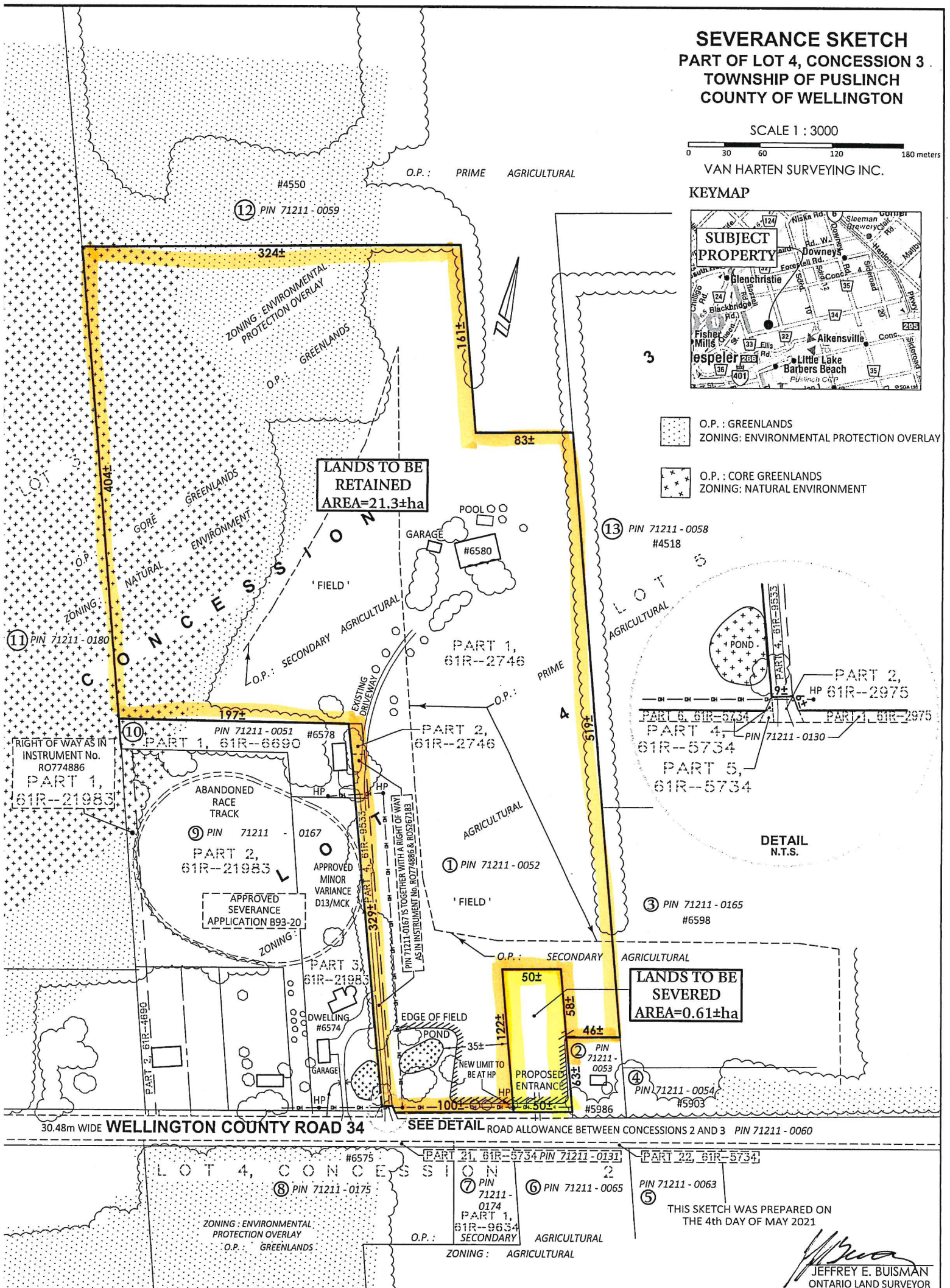
0 30 60 120 180 meters

VAN HARTEN SURVEYING INC.

KEYMAP



- O.P. : GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT



- NOTES:
- THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
 - SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
 - SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, PRIME AGRICULTURAL, CORE GREENLANDS & GREENLANDS.
 - DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
 - SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/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. 21770-13

May 4, 2021-3:00:06 PM

G:\PUSLINCH\CON3\ACAD\SEV\LOT 4\WILL LOT 4.dwg

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

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: 07/22/2021 EXPEDITED
File Number: B31-21
Applicant: 6580 Wellington Road Inc.
Subject Lands: Township of Puslinch - Part Lot 4, Concession 3

Proposal is a request for consent to convey fee simple for a proposed rural residential lot 50m fr x 122m = 0.61 ha, retained being 21.3 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit application is consistent with Provincial Policy and generally conforms to Official Plan - Secondary Agricultural - no new lots have been created since March 1, 2005 and have been owned over 5 years; no concerns
County Roads Department	entrance condition is not required - no objections
Township of Puslinch	in support of application; minor variance required for reduced lot frontage on retained; conditions to apply
Grand River CA	no objections - staff do not anticipate any negative impacts to the natural heritage features as a result of the proposed severance
Source Water	application can be screened out and does not require notice under the Clean Water Act.
Neighbours	Andrea Harnack (4516 Wellington Rd. 32, Cambridge ON N3C 2V4) concerns with water issues and effect on septic system; agricultural land classes
Neighbours	Giselle Webb & Peter Reynolds (6586 Wellington Rd 34 R. R. #22 Cambridge, ON N3C 2V4) - strongly object as we have resided at our address for 25 years with a private rural atmosphere; land has a tendency to flood in the spring from pond adjacent; culvert which drains under Wellington Rd 34 South to North directly on that severance; ground water concerns due to septic system being installed next to our property as we are on a well system; request decision
Miscellaneous	Jeff Buisman - agent cover letter

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 an 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 B31-21.
- 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 (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper 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** the Owner receive an approved Entrance Permit from the Township of Puslinch, verifying safe access and site lines on the severed parcel to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
- 7) **THAT** the Owner apply for and receive, zoning compliance for the retained 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** servicing can be accommodated on the severed lands to the satisfaction of the local municipality; 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.

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

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

July 8, 2021

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 B31-21

APPLICANT

6580 Wellington Road Inc.
6580 Wellington Rd 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 4
Concession 3

Proposed severance is 50m fr x 122m = 0.61 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 21.3 hectares with 100m frontage, existing and proposed agricultural use with existing dwelling, garage and pool.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JULY 22, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION County of Wellington Administration Centre

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND.** MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

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: Van Harten Surveying Inc. - c/o Jeff Buisman



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JUN 30 2021

Application

B31/21

Location

Part Lot 4, Concession 3
TOWNSHIP OF PUSLINCH

Applicant/Owner

6580 Wellington Road Inc.

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application would sever 0.61 ha (1.5 ac) rural residential parcel in the Secondary Agricultural area. A 21.3 ha (52.63 ac) agricultural parcel would be retained for agricultural use with an existing dwelling, garage and pool.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- That driveway access can be provided to the severed lands to the satisfaction of the of the appropriate road authority;
- That servicing can be accommodated on the severed lands to the satisfaction of the local municipality; and,
- That zoning compliance be achieved for the lot frontage of the retained lands to the satisfaction of the local municipality

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): No concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL, PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The identified environmental feature is a Wetlands, Provincially Significant Wetlands, Significant Wooded Areas and Environmentally Sensitive Area regulated by the Grand River Conservation Authority. The proposed severed lot is located solely in the Secondary Agricultural 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;
- The lot has access to an open public road;
- 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 boundary;
- 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.

WELL HEAD PROTECTION AREA: The subject property is located within a Wellhead Protection Area D with Vulnerability Score of 2.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and Natural Environment (NE). The severed lands meet the minimum lot area and frontage. However, the retained lands do not meet the minimum frontage requirements of the zoning By-law. A condition requiring zoning compliance for the reduced frontage has been proposed.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 11th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Asavari Jadhav, Junior Planner
June 30th, 2021

Zach Prince RPP MCIP, Senior Planner

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.

<u>APPLICANT</u>	<u>FILE NO. B31-21</u>	<u>LOCATION OF SUBJECT LANDS</u>
6580 Wellington Road Inc. 6580 Wellington Rd. 34 Township of Puslinch		Part Lot 4, Concession 3 Puslinch

Proposed severance is 50 meters frontage x 122 meters = 0.61 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 21.3 hectares with 100 meters frontage, existing and proposed agricultural use with existing swimming, garage and pool.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-002-11632-0000

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) _____

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

(Please Specify) Minor variance required for the reduced lot frontage

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?

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SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B31-21

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)

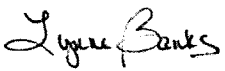
The Committee supports the application.

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 the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. That the owner apply for and receive, zoning compliance for the retained parcel.

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 June 8, 2021



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

DATE: June 24, 2021 **YOUR FILE:** B31-21

RE: **Application for Consent B31-21**
6580 Wellington Road 34, Township of Puslinch
6580 Wellington Road Inc.

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the above-noted consent application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the retained parcel contains wetlands and the regulated allowance adjacent to these features. The lands to be severed do not contain any features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

Portions of the retained parcel contain natural heritage features that are identified by the Provincial Policy Statement (PPS, 2020). A portion of the retained parcel is also identified as Greenlands in the County of Wellington Official Plan.

GRCA staff do not anticipate any negative impacts to the natural heritage features as a result of the proposed severance. As such, the GRCA has no objection to the proposed consent application.

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

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

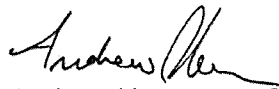
We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

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JUN 30 2021

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2228.

Yours truly,

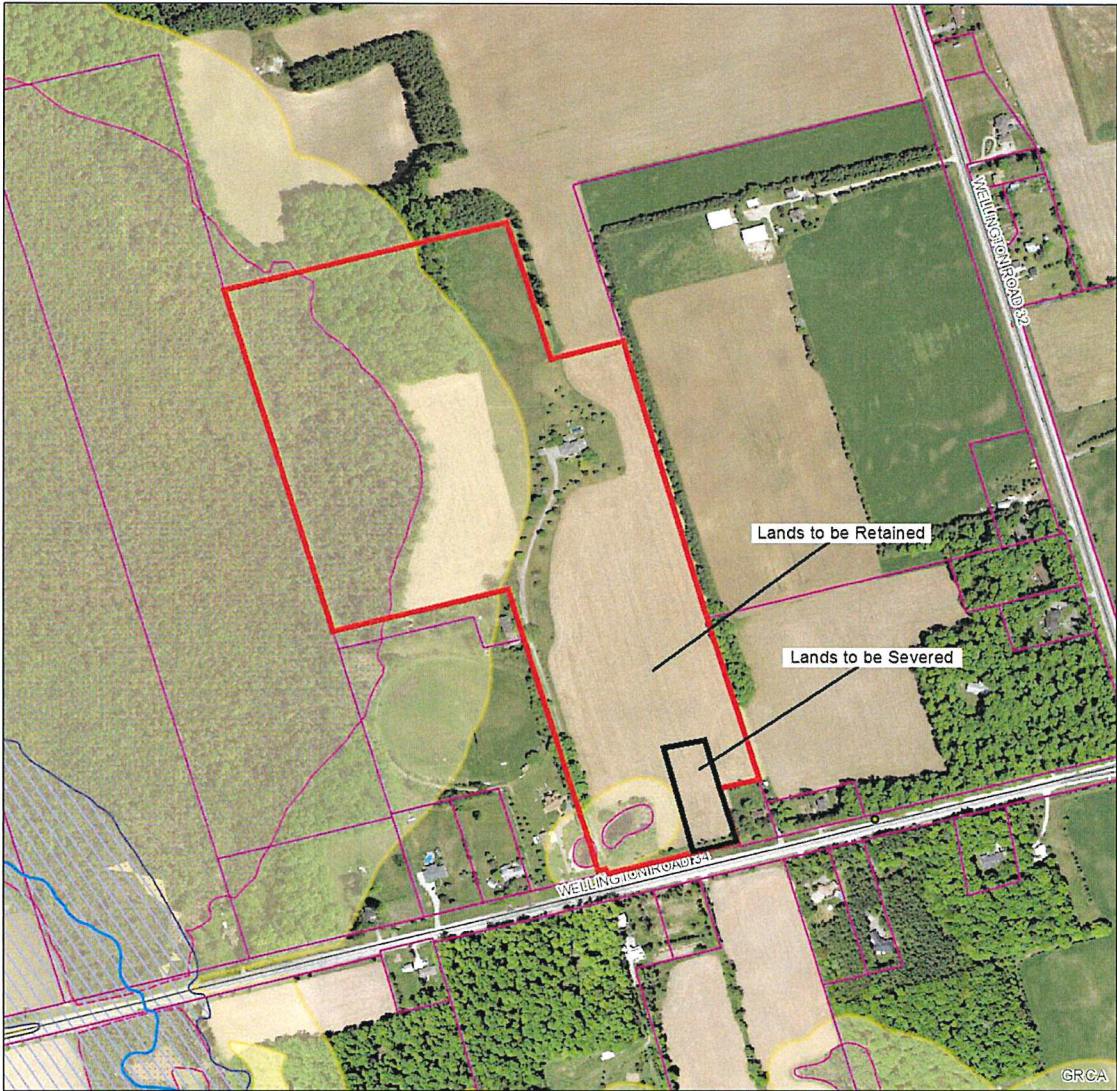


Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Encl (1)

c.c. 6580 Wellington Road Inc. (via email only)
Jeff Buisman, Van Harten Surveying Inc. (via email only)
Township of Puslinch (via email only)

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



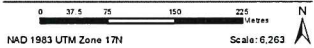
Grand River
Conservation Authority
Date: May 17, 2021
Author: CF
6580 Wellington Road 34

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.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Map Centre (UTM NAD83 z17): 558,765.48 4,810,510.69

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

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

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JUL 05 2021 May 14 2021

NOTICE OF AN APPLICATION FOR CONSENT
Ontario Planning Act, Section 53(4)
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

APPLICATION SUBMITTED ON: May 06, 2021

FILE NO. B31-21

APPLICANT

6580 Wellington Road Inc.
6580 Wellington Rd 34
Cambridge N3C 2V4

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 4
Concession 3

Proposed severance is 50m fr x 122m = 0.61 hectares, existing agricultural use for proposed rural residential use.

Retained parcel is 21.3 hectares with 100m frontage, existing and proposed agricultural use with existing dwelling, garage and pool.

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

June 30, 2021

Comments can be provided by mail at address above or by email janap@wellington.ca

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

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

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

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

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

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

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

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

An Entrance Condition is
not required. No objections.
Af. 06/30/21

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
ANGELA PECK
ENGINEERING TECHNOLOGIST
05/27/2021
Date:

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Thursday, May 13, 2021 7:46 AM
To: Jana Poechman; Kyle Davis
Cc: Source Water
Subject: RE: B31-21 - SW Screening Form
Attachments: WHPA_Map_Wellington34_6580.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.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

Wellington Source Water Protection’s offices are located in the Township of Centre Wellington offices. Centre Wellington has moved to a province wide shutdown. All Township facilities are closed for public use however many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

Phones will continue to be answered between the hours of 8:30 a.m. and 4:30 p.m., Monday-Friday at 519-846-9691, general email inquiries can be sent to clerks@centrewellington.ca and service requests such as purchasing of dog tags and burn permits are available online at www.centrewellington.ca/permits.

This is a rapidly evolving situation; discussions and decisions are ongoing. Any changes in operations will be communicated and posted to the Townships website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: May 7, 2021 11:40 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B31-21 - SW Screening Form

Hi guys.

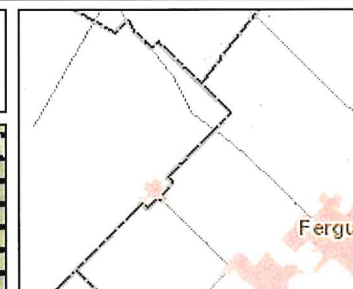
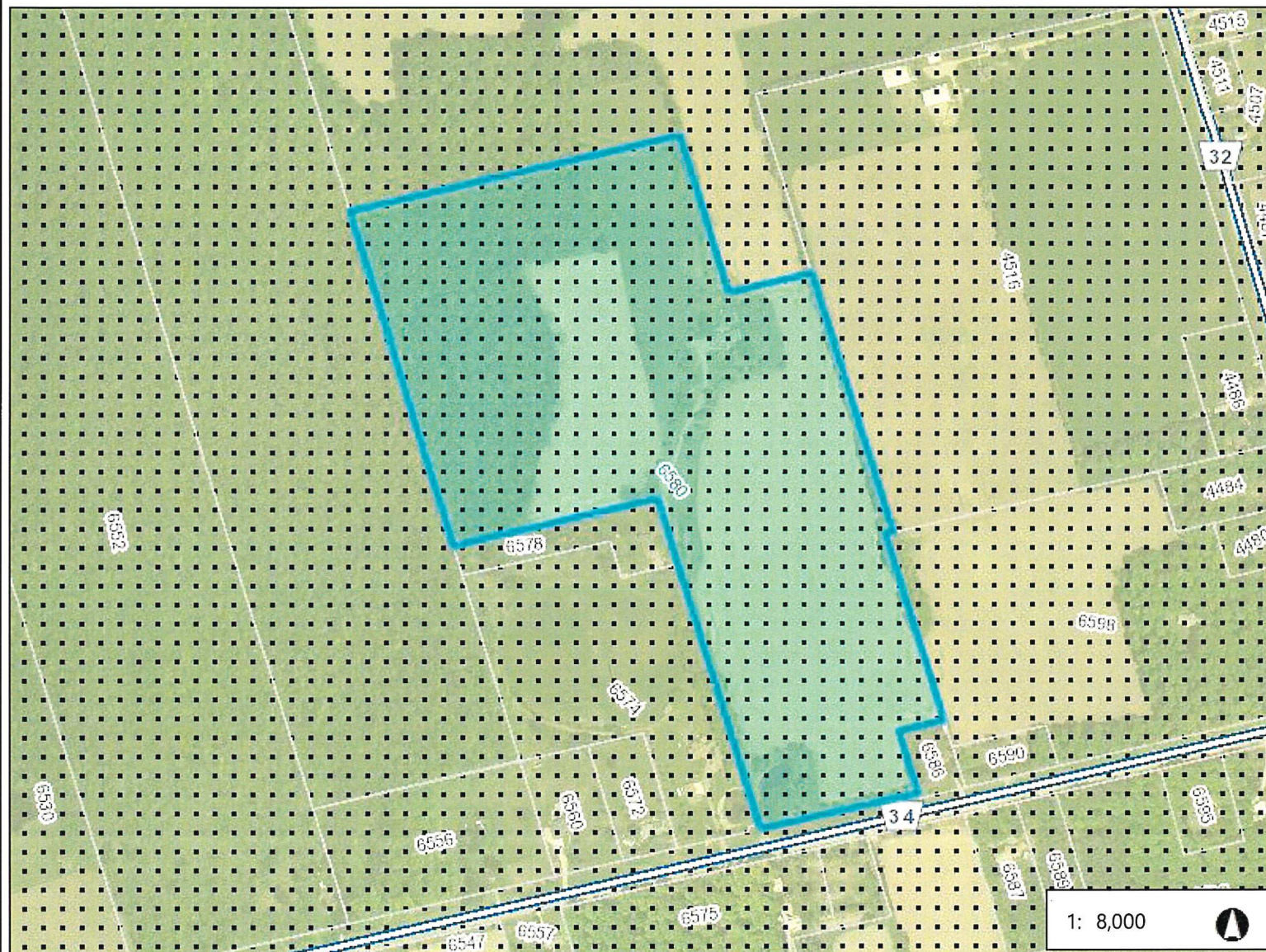
Here is another consent application for our May 13th circulation.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9



6580 Wellington Road 34, Puslinch.



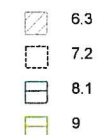
Legend



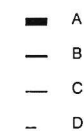
Roads



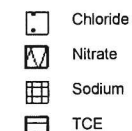
WHPA E



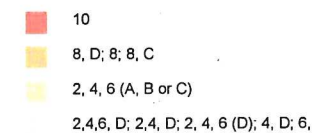
Wellhead Protection Area Boui



Issue Contributing Area



Vulnerability Score



Roadel nokun



WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

June 15, 2021

County of Wellington - Planning and Land Division Committee
Subject File No. B31-21; 6580 Wellington Rd. 34 Inc., Cambridge ON, N3C 2V4

Dear Sir or Madam,

I, Andrea Harnack, am writing re the above, to bring to your attention certain points that I/we feel are relevant to said severance. My husband, Leonard Harnack and his family, farmed at the north abutting edge of said original property since 1947.

Over the past 70 years, said property has been severely carved up since Delmer Chester owned it (left for northern Ontario in 1969). Norman Golightly farmed this land also for many years. As well, Dr. Cowan DDS., had a horse barn and track on it as well.

It does appear that severances in the township with houses bring in many tax dollars. Please keep in mind that with said above severance, another piece of good agricultural land may be gone. My husbands father and mother, with Len's help, farmed land to the east of said severance and directly south - Old Chandler farm and Steffler farm. This current spring is a very dry one, and your map shows a slightly damp area to the immediate west of said property to be severed. Normally, water flows from the bush area to the southwest - ie Bill Miller property - under the road (County Rd. 34) through the land the owners use a driveway, on into the field to the east northeast direction. Would this normal flow not effect the septic system in the rear of the property? We think so.

Also, as I/we, also rented and farmed said land on the former property of Sophia Harnack, now owned by Bedarian, this land (owned by Bedarian currently) I believe to be No. 1 Agricultural Land, not No. 2 as you have specified on the Severance Sketch. I have had MPAC discussions with Adam - the local rep. for MPAC - regarding yield of crop in primary land vs secondary land. He said and I quote, "yield depends on a growers abilities, not a line in the sand (field)".

In conclusion, I/we object to said severance for the following reasons:

1. Water issues on normal rainfall years.
2. Open for discussion Class 2 and vs Class 1 agricultural land.

Sincerely,

Andrea Harnack Farms
4516 Wellington Rd. 32, Cambridge ON, N3C 2V4 Phone: 519 658-5566

RECEIVED

JUN 15 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

June 21/21.

Attention: Deborah Turchet

B31-21

We are writing in response to a letter received regarding a severance application adjacent to our home at 6586 Wellington Rd. 34 Puslinch Township.

We strongly object to this severance as we have resided at our address for 25 years, with a private rural atmosphere.

This severance is on prime agricultural land which has a tendency to flood in the Spring from the pond adjacent to said severance property.

There is also a culvert which drains under Wellington Rd. 34 from South to North directly on that severance.

We have ground water concerns due to a septic system being installed right next to our property as we are on a well system.

We would like to Thank-You for your time and for listening to our concerns

Please notify us by phone 519-658-0142 regarding the decision as we do not have an email address.

Grisselle Webb Grisselle Webb

Peter Reynolds Pet Reynolds

RECEIVED

JUN 24 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

May 5, 2021
21770-13
Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
6580 Wellington County Road 34
Part of Lot 4, Concession 3
Parts 1-3, 61R-2746
PIN 71211-0052
Township of Puslinch**

RECEIVED

MAY 06 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deed, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$430.00 and a cheque to Wellington County for \$4,630.00.

Proposal

The proposal is to create a new rural residential parcel along Wellington Road No. 34 with a frontage of 50±m, depth of 122±m, for an area of 0.61±ha where a dwelling is proposed. The severed parcel was configured to be at least 35m away from the wetland feature at the front of the retained parcel. The parcel has been evaluated and safe entrance is possible.

The retained parcel (known as 6580 Wellington Road 34) has a frontage of 109±m, depth of 739±m for an area of 21.3±ha where the existing dwelling, garage and pool will remain. The retained parcel has a frontage of 109±m which is under the minimum frontage Zoning requirement of 120m; however, a minor variance will be applied for to address this slight deficiency. The entrance exists and the safe access will continue to be maintained.

The subject property is zoned Agricultural and the Reduced Lot Requirements listed in Table 11.3 of the Zoning By-law will be met for the Severed Parcel. The Zoning requirements are met for the Retained Parcel other than the frontage.

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

The parcel has a designation of Secondary Agricultural and Prime Agricultural in the County of Wellington Official Plan; however, the area to be Severed is within the Secondary Agricultural portion which allows for a severance, provided that certain criteria (Section 10.4.4) are met. We reviewed this section, and we provide the opinion that the relevant criteria are met including the following:

- The severed lands are designated Secondary Agricultural.
- Ownership is longer than 5 years.
- No severance since March 2005.
- Safe entrance is available – sight lines have been evaluated.
- Adequate space for new dwelling and septic.
- No impacts on environmentally sensitive lands or woodlot
- MDS requirements are met.

In summary this severance is very practical and follows the relevant criteria for a severance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'J. Buisman'.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Jane Wu

www.vanharten.com

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