REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **October 8, 2015** **TIME: 9:05 a.m.**

File Number: **B72/15**

Applicant: **Jill Plaxton**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 16, Concession 9

Proposal is a request for consent to convey fee simple for a proposed severance 76.2m fr x 76.2m = 0.58 hectares (1.4 acres) in the TOWNSHIP OF PUSLINCH – Part Lot 16, Concession 9, vacant land for proposed rural residential use; retained lands are 16.75 hectares (41.4 acres).

ISSUES: neighbour –sketch does not show her septic and well
City of Guelph – proximity to urban boundary

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch – in support of application; conforms to zoning; conditions to be addressed

County Planning - notice cards were posted at time of site visit; application consistent with Provincial Policy and generally conforms to County Official Plan (proposed lot within Secondary Agricultural); staff has been provided with farm data sheet for barn – satisfied that MDS1 compliance can be achieved; meets Official Plan policies – property as existed as of March 1, 2005; proposed lot 1 kilometre away from City of Guelph urban boundary – one new lot adjacent to urban centre or hamlet is minor development for the purposes of the Official Plan (Section 4.7.1 *"this policy does not apply to prevent… development of a minor nature which does not impede the efficient expansion of the urban area")*

Conservation Authority (GRCA) – no objections

City of Guelph – lands in proximity to urban boundary; proposed development would fragment parcels creating a land use pattern that is less suitable for possible future urban expansion; inconsistent with PPS policy 1.1.1.d)

Others (e.g. neighbours) – Theresa Thomson (7677 Maltby Rd E, RR#1 Puslinch ON N0B 2J0) – concerns – incomplete application my well and septic are not indicated on sketch; my septic on front yard towards proposed boundary and well in backyard do not want detrimental effects on water quality/quantity or septic system; devaluation of property – resale value; landscaping/redevelopment – concern with new house location, drainage, etc; change to quality of life – bought country acreage for privacy;

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 B72/15.
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)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner receive approval from the Township of Puslinch in a manner deemed acceptable to that road authority verifying safe access to the severed parcel; 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.
6) THAT the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full) 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; 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 satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality 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

September 24, 2015

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 B72/15

APPLICANT

Jill Plaxton
7683 Maltby Rd E
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Concession 9

Proposed severance is 76.2m fr x 76.2m = 0.58 hectares (Part 1 on sketch) vacant land for proposed rural residential use.

Retained parcel is 16.75 hectares with 325m frontage (Part 2 on sketch) existing and proposed rural residential & agricultural use with existing dwelling, garage, barn, tack house & tennis court.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, October 8, 2015**

AT 9:05 a.m. 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

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 Municipal Board 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**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Applicant – William & Jill Plaxton**
Other: Theresa Thomson (7677 Maltby Rd E, RR#1 Puslinch ON N0B 2J0)

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: B72/15

APPLICANT

Jill Plaxton
7683 Maltby Rd E
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 16
Concession 9

Proposed severance is 76.2m fr x 76.2m = 0.58 hectares (Part 1 on sketch) vacant land for proposed rural residential use.

Retained parcel is 16.75 hectares with 325m frontage (Part 2 on sketch) existing and proposed rural residential & agricultural use with existing dwelling, garage, barn, tack house & tennis court.

2301 · 000 · 007 · 07100

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

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) County to Comment

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [✓] NO [ ]

(Please Specify) Meets minimum lot requirements of Ag Zone Sect 5.3(e)

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [✓] NO [ ]

(Please Specify) Meets min lot requirements of Ag Zone Sect 5.3(a-d) NE Zone on property

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 to 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?

N/A

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B72/15

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

PDAC Comments:
- MDS Form not attached
- 29(a) has been checked indicating there has been a rezoning on this property.
  ↳ Note there is not a site specific By-law on the lands.

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

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

- An Entrance Permit, verifying safe access, is required from the Township of Puslinch prior to final consent approval, for the lot to be severed.
- Parkland dedication fee, ~~is~~ made payable to the Township of Puslinch, is required prior to final consent approval.
- The owner shall provide proof of payment of any outstanding property taxes to the satisfaction of the Township of Puslinch.

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

SIGNATURE Kelly Patzer K. Patzer

TITLE: Development Coordinator

ADDRESS: 7404 Wellington Road 34, Guelph, ON N1E 5B5

DATE: Sept. 15, 2015

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

RECEIVED
SEP 17 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B72/15
Location	Part Lot 16, Concession 9
Applicant/Owner	Jill Plaxton

PLANNING OPINION: This application would sever a 0.58 ha (1.4 ac) residential lot in the Secondary agricultural area. A 16.75 ha (41.4 ac) parcel would be retained with existing dwelling, garage and barn.

This application is consistent with the Provincial Policy Statement and generally conforms to the County Official Plan. We would have no concerns, provided that servicing can be provided to the satisfaction of the local municipality and that the following matters are addressed as conditions of approval:

a) That any concerns of the Conservation Authority can be addressed; and
b) That safe driveway access can be provided to the site to the satisfaction of the local municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): With respect to the Minimum Distance Separation 1 (MDS1), we have been provided with the farm data sheet for the barn on the retained lands and have performed the required calculations and are satisfied that MDS1 compliance can be achieved.

GREENBELT PLAN: The subject property is located outside of the Greenbelt Plan area.

WELLINGTON COUNTY OFFICIAL PLAN: the subject lands are designated SECONDARY AGRICULTURAL and CORE GREENLANDS. The Greenland features protect provincially significant wetlands. The proposed lot is located well outside of these features.

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:

a) 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;
b) 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.

This property last received a consent in 2002 under application (B143/02). In accordance with the above noted Official Plan policies the property has existed as of March 1st, 2005 and is eligible for an additional severance.

We note that the proposed lot is approximately 1 kilometre away from the City of Guelph urban boundary. In terms of the Urban Area protection policies, Section 4.7.1 states that *"this policy does not apply to prevent…development of a minor nature which does not impede the efficient expansion of the urban area".* Generally, it is our view that consents to create one new lot adjacent to an urban centre or hamlet is minor development for the purposes of this Official Plan policy.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal…..to accepted municipal standards" d) "that all lots will have safe driveway access to an all-season maintained public road, and g) "that natural heritage features are not affected negatively".

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) zone and Natural Environmental (NE) zone. It appears that the minimum lot area and frontage requirements can be met for both severed and retained lots.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 9th 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Planner
September 16th, 2015

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: September 14, 2015 **YOUR FILE:** B72/15
GRCA FILE: B72-15 – 7683 Maltby Road East (Plaxton)

RECEIVED
SEP 22 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: **Application for Consent B72/15**
Part Lot 16, Concession 9, Township of Puslinch
7683 Maltby Road East
Jill Plaxton

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the severance of a 0.58 hectare lot for proposed rural residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains part of the Provincially Significant Arkell Bog Wetland Complex, a watercourse, erosion hazard, floodplain, and the allowances 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:**

   Due to the presence of the above-noted features, a portion of the retained 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 the regulated area on the retained lands will require prior written approval from 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 minor consent plan review fee in the amount of $380.00 for the processing of this application.

Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities ▪ The Grand – A Canadian Heritage River

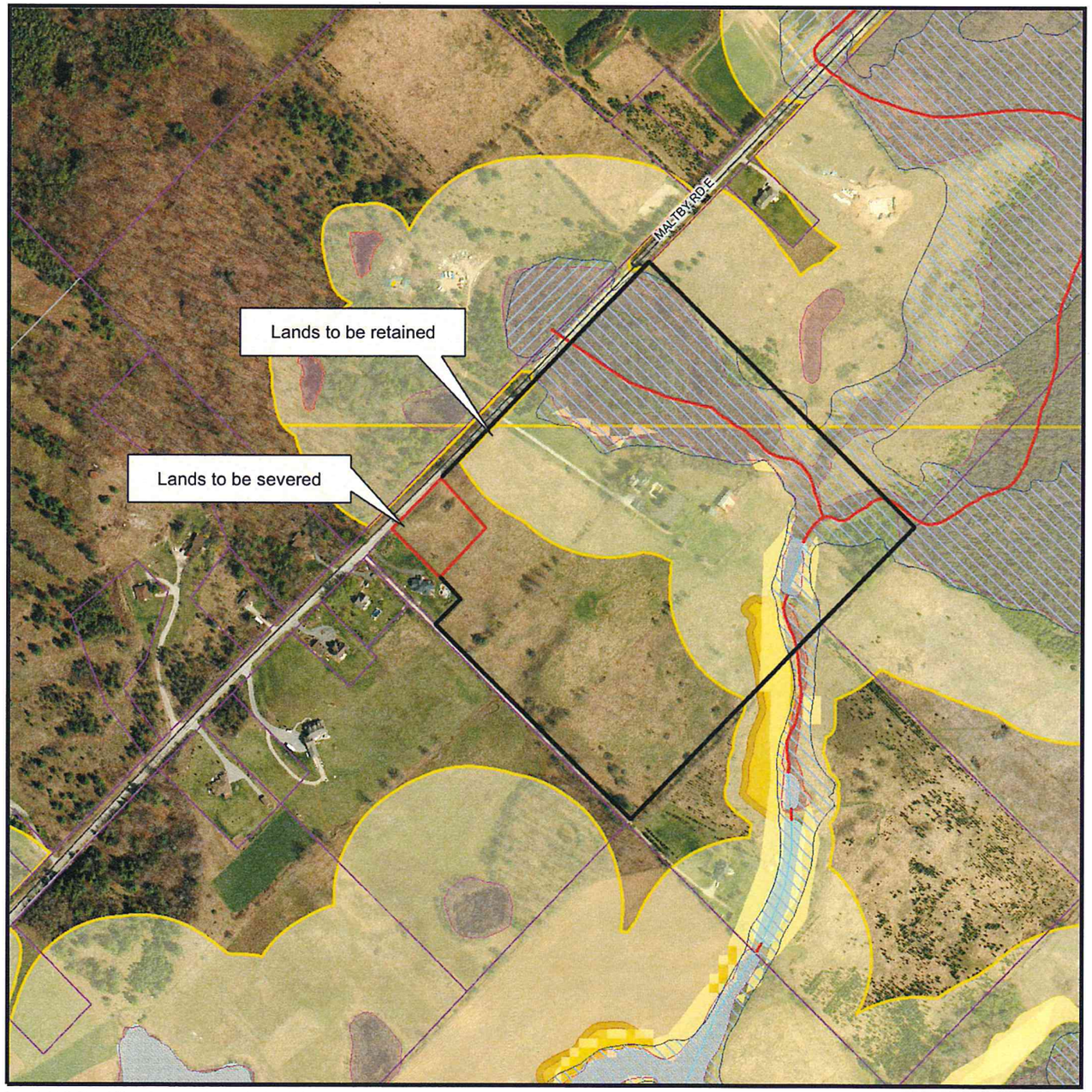
Should you have any further questions or require additional information, please contact me at 519-621-2763 ext. 2236.

Yours truly,

Andrew Herreman
Resource Planner
Grand River Conservation Authority

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

c.c. Kelly Patzer, Township of Puslinch
Jill Plaxton – 7683 Maltby Road East, Puslinch, ON N0B 2J0



Copyright © Grand River Conservation Authority, 2015

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: August 27, 2015
Prepared by: ah

B72/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- AQUATIC RESOURCE-LINE (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon 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:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 70 140 210 280 m.

NAD 1983, UTM Zone 17 Scale 1:6,108

N

CITY OF Guelph
Making a Difference

September 15, 2015

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

RECEIVED
SEP 15 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

RE: County of Wellington Planning and Land Division Committee Consent Application B72/15

Thank you for circulating the above referenced severance application to the City for review and comment.

The proposed consent would create a 0.58 hectare lot from a 17.75 hectare parcel for residential purposes with a private well and septic system. The subject property is located approximately 1022 metres from the City's municipal boundary.

Section 1.1.1d) of the Provincial Policy Statement (2014) addresses "avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas."

These lands are in proximity to the urban boundary of the City of Guelph. The proposed development would fragment the parcels creating a land use pattern that is less suitable for possible future urban expansion. Therefore the proposed severance is inconsistent with the PPS policy 1.1.1d).

In considering the foregoing, City staff request that the Committee consider the PPS policies when reviewing the proposed severance. The City requests to be notified of the Committee's decision hearing on this matter. Thank you for your consideration of these comments.

Sincerely,

Abby Watts
Policy Planner
Planning Services
Planning, Urban Design & Building
T 519-822-1260 x 3314
F 519-822-4632
E abby.watts@guelph.ca

C Todd Salter, General Manager of Planning Services
Melissa Aldunate, Manager of Policy Planning and Urban Design

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Deborah Turchet

From: Theresa Thomson <terminator.ttt@gmail.com>
Sent: Tuesday, September 15, 2015 11:36 PM
To: Deborah Turchet
Subject: Re: Notification of an Application for Consent, File # B72/15

Importance: High

To: Deborah Turchet, Secretary-Treasurer
County of Wellington Planning and Land Division Committee
RE: File No. B72/15

Dear Ms. Turchet,

We spoke on the phone on 3-Sep-15, concerning the above subject.

My name is Theresa Thomson and I live next door to the land that is to be severed. My address is 7677 Maltby Rd. E, RR#1, Puslinch. Mine is the one-acre lot that was already severed from the Plaxton's property back in 2004, I believe. It is indicated as item 9 on the survey sketch supplied with the severance notice.

My purpose for calling the County's Planning and Land Division office was to see if anything could be done to prevent this application from going through. My take from our conversation is that there is really nothing that can be done.

You suggested I write to the County, to capture my concerns and indicate if I would like to be notified of the Date and Time of the Consideration, and the Decision. I would, please.

I have spoken with the land owners, my neighbours Jill and Bill Plaxton, explaining that I REALLY WISHED they would not go through with this application. I highlighted the fact the when my husband and I purchased this property 5 years ago, it was due to the beautiful, peaceful, solitary country setting. Having few nearby neighbours and none that were in view of our front porch, back deck, or numerous large windows (due to an open-concept kitchen/dining/living room) were key factors in our decision to buy. The yard was a magical get-away from the hustle of our busy lives. My husband, unfortunately, has since died. But I still enjoy our wonderful choice of house and property. I worry that this will now change.

The Plaxtons feel they must proceed with their plans to sever another lot from their property. I quite like them as neighbours and I respect their decision to proceed if they feel they must. However, I guess I feel I should at least capture my concerns on record, for what it's worth.

I'll outline my main concerns, below.

1.) <u>Incomplete Application for Consent.</u> I reviewed a copy of an Application for Consent- New Lot (Severance) on your website. I noticed that item 9 b) asks if there is an individual well or septic system within 45.7 m (150 ft) of the boundaries of the proposed severed parcel? If the answer to 9b) is YES, then these must be shown on the severance sketch. Given my property is 125 ft wide, the answer is YES to both. These are not indicated on the sketch. My septic system is in my front yard, towards the proposed boundary. My well is in my backyard, but again, it is only a 125 ft wide yard so anything on my land is within 150 ft of the boundary for the proposed severance! I realize this is probably a minor oversight on the Plaxtons' part, however, I feel it's worthwhile

mentioning as I do not know if consideration must be made for its proximity to the new lot. I obviously do not want development on the new lot having any detrimental effects on my water quality/quantity or septic system.

2.) Devaluation of property resale value. As I mentioned above, the main reason we bought this property was its location –away from houses! We paid $670k in October 2010 which was a considerable amount of money, but we felt it was worth it. I have since received an MPAC property assessment notice, stating the property is valued at $720k- which is ridiculous! Nothing has changed since 2010. (I realize this is another battle I must take up with mpac, and not your concern, but I find I only have so much time and energy to deal with these issues. My point is I certainly hope my taxes would go down given my property/house would no longer be as appealing!!) And, I am definitely concerned with the resale value of my house. It would not be the top-dollar location and setting that it was when we bought it. It seems a bit unfair that the Plaxtons can make money on the sale of their lot, while I will more than likely be losing money given its sale.

3.) Landscaping/redevelopment of severed lot. I've taken a closer look at the proposed severed property, and I just cannot see how/where a house would fit given its topography?! I have concerns that a) a house will be plopped right outside my kitchen and living room windows and b) any landscaping changes made to the new property to accommodate a house could adversely affect water drainage, etc., on my property. I just do not know the rules/oversight involved, or how much change to the original topography is allowed? Are people going to ensure that nothing changes for the worse?

4.) Change to quality of life. Although I list this last, I've touched on it in my opening paragraphs and each concern listed above, and it is by far the most important to me. Having a house immediately next door is NOT the property we bought into. I do not want to have to buy window dressings for privacy. We bought a country acreage for privacy! I do not want to deal with the construction, the worry of its landscaping affecting my property, or the end result of staring into a completed house/yard when sitting on my front porch or looking out a window. And I do not want anyone staring back. I realize things can change; I do not have to like it or agree with it.

I'm not a "letter writer" and purposely choose not to get involved with my neighbours' activities. I enjoy my solitude and privacy, and respect theirs. I try to be a thoughtful and pleasant neighbour and can honestly say I've enjoyed the neighbourly chats with all my neighbours and hope they appreciate me as their neighbour, also. However, I felt I could not just idly stand by and let everything I love about my location in Puslinch change without voicing my concerns.

Sincerely,

Theresa Thomson
Ph: 519-831-5397
Email: terminator.ttt@gmail.com