REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **April 9, 2015**

File Number: **B16/15**

Applicant: **1045047 Ontario Inc.**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Arthur Township) – Pt Lots 14 & 15, Conc 4

Proposal is a request for consent to convey fee simple for a proposed severance 38.4 hectares (95 acres) with 224m frontage on Conc 4N and 1159m frontage on SR 7E in the TOWNSHIP OF WELLINGTON NORTH (Arthur Township) – Pt Lots 14 & 15, Conc 4, existing and proposed agricultural use; retained lands are 80.9 hectares (200 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

CONSOLIDATED CONSIDERATION – B16/15 & B17/15

Township of Wellington North – in support of application; conforms to zoning; applicant re-severing previous lot line adjustment applications to original configuration; have concerns that another lot line adjustment could occur creating another residential lot; attention to restricting this should be considered; conditions to apply

County Planning - Prime Agricultural and Core Greenlands; Section 10.3.2 – new lots for agricultural operation will normally be a minimum of 35 ha; retained parcel is occupied by a dwelling and farm buildings; severed are vacant; no concerns

Conservation Authority (GRCA) – no objection; new dwelling proposed on B16/15 – has sufficient room outside of the floodplain and setback from watercourse to support building envelope; B17/15 – do not contain any features of interest to GRCA

Others (e.g. neighbours) – Russell Morris (7602 Sideroad 7 E, RR#4 Kenilworth ON N0G 2E0) – request notification of public meetings or decision (phone call March 24/15) – not opposed to applications, will not be attending.

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 B16/15.
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 applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority 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 local municipality, financial and otherwise which the local municipality 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 Local Municipality 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

March 26, 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 B16/15

APPLICANT

1045047 Ontario Inc.
Attn: Ron Speer
9107 Concession 4 N
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF WELLINGTON NORTH
Part Lots 14 & 15
Concession 4

Proposed severance is 38.4 hectares with 224m frontage on Conc 4N and 1159m frontage on SR 7E, existing and proposed agricultural use.

Retained parcel is 599m fr x 1353m = 80.9 hectares, existing and proposed agricultural use with existing house and 2 barns.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, April 9, 2015**

for the purpose of considering this **EXPEDITED APPLICATION.**

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 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 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 – 1045047 Ontario Inc.**

REPORT SUMMARY

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Date of Consideration: **April 9, 2015**

File Number: **B17/15**

Applicant: **1045047 Ontario Inc.**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Arthur Township) – Pt Lots 14 & 15, Conc 4

Proposal is a request for consent to convey fee simple for a proposed severance 36.4 hectares 90 acrs) with 266.9m frontage in the TOWNSHIP OF WELLINGTON NORTH (Arthur Township) – Pt Lots 14 & 15, Conc 4, existing and proposed agricultural use; retained lands are 44.5 hectares (110 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS: CONSOLIDATED CONSIDERATION – B16/15 & B17/15

Township of Wellington North – in support of application; conforms to zoning; applicant re-severing previous lot line adjustment applications to original configuration; have concerns that another lot line adjustment could occur creating another residential lot; attention to restricting this should be considered; conditions to apply

County Planning - Prime Agricultural and Core Greenlands; Section 10.3.2 – new lots for agricultural operation will normally be a minimum of 35 ha; retained parcel is occupied by a dwelling and farm buildings; severed are vacant; no concerns

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

March 26, 2015

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with respect to Application for consent,

File B17/15

APPLICANT

1045047 Ontario Inc.
Attn: Ron Speer
9107 Concession 4 N
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF WELLINGTON NORTH
Part Lots 14 & 15
Concession 4

Proposed severance is 36.4 hectares with 266.9m frontage, existing and proposed agricultural use.

Retained parcel is 44.5 hectares with 332.5m frontage, existing and proposed agricultural use with existing house and 2 barns.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, April 9, 2015**

for the purpose of considering this **EXPEDITED APPLICATION.**

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

TO: **Applicant – 1045047 Ontario Inc.**

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: B16/15

APPLICANT

1045047 Ontario Inc.
Attn: Ron Speer
9107 Concession 4 N
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF WELLINGTON NORTH
Part Lots 14 & 15
Concession 4

Proposed severance is 38.4 hectares with 224m frontage on Conc 4N and 1159m frontage on SR 7E, existing and proposed agricultural use.

Retained parcel is 599m fr x 1353m = 80.9 hectares, existing and proposed agricultural use with existing house and 2 barns.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 008 11200 0000

Does this description reasonably describe the parcel holdings? YES(X) 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 [X] NO [ ]

(Please Specify) **Section 8 of Zoning By-law 66-01**

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

(Please Specify) **Section 8 of Zoning By-law 66-01**

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(X)

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

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

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

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

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? No

RECEIVED

MAR 12 2015

SECRETARY TREASURER
WELLINGTON COUNTY
PLAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B16/15

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

YES [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]

A previous lot line adjustment was approved in 2002 which merged the farm parcels and retained the lands located on Sideroad 7 (residential lands). The applicant is now re-severing these lands back to their original configuration. The Township has concerns that another lot line adjustment could occur, thereby creating another residential lot. Attention to restricting this should be considered.

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?

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality 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;
- THAT the Owner receives approval from the applicable road authority;
- THAT the Owner satisfy the requirements of the local Municipality in reference to parkland dedication.

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

SIGNATURE Karen Wallace

TITLE: Clerk

ADDRESS: Box 125, 7490 Sideroad 7 W Kenilworth, ON N0G 2E0

DATE: March 12, 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

Application	B16-17/15
Location	Part Lots 14 & 15, Concession 4 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	1045047 Ontario Inc.

PLANNING OPINION: This application would sever an existing 119.3 ha (294.7 ac.) farm into three separate parcels with areas of 38.4 ha (94.8 ac.), 36.4 ha (89.9 ac.) and 44.5 ha (109.9 ac.). The retained parcel is occupied by a dwelling and farm buildings. The severed parcels are vacant.

This application is consistent with the Provincial Policy Statement and would generally conform to the Official Plan. We have no concerns

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas is discouraged, except in accordance with policy 2.3.4.1(a). According to this policy, lot creation in prime agricultural areas may be permitted for agricultural uses provided that the lots are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. According to Section 10.3.2, new lots for agricultural operation will normally be a minimum of 35 hectares.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Natural Environment (NE). The lots would meet the applicable minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was not visited.

.

L Redmond

Linda Redmond, Senior Planner
March 18, 2015

RECEIVED
MAR 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B17/15

APPLICANT

1045047 Ontario Inc.
Attn: Ron Speer
9107 Concession 4 N
RR#4
Kenilworth ON N0G 2E0

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Part Lots 14 & 15
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RECEIVED
MAR 12 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B17/15

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[A letter may be attached if there is insufficient space to explain]

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

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- THAT the Owner receives approval from the applicable road authority;
- THAT the Owner satisfy the requirements of the local Municipality in reference to parkland dedication.

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

SIGNATURE Karen Wallace

TITLE: Clerk

ADDRESS: Box 125, 7490 Sideroad 7 W Kenilworth, ON N0G 2E0

DATE: March 12, 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: March 17, 2015 **YOUR FILE:** B16/15 & B17/15
GRCA FILE: B16-15 and B17-15 Part Lot 14 and 15, Concession 4 (1045047 Ontario Inc.)

RECEIVED
MAR 25 2015
SECRETARY-TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: **Applications for Consent B16/15 & B17/15**
Part Lot 14 and 15, Concession 4, Former Township of Arthur
1045047 Ontario Inc.

GRCA COMMENT: *

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

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that a portion of the retained parcel contains a watercourse, floodplain and the allowances associated with these features.

   The lands to be severed under B16/15 contain a watercourse, floodplain and the allowances associated with these features.

   The lands to be severed under B17/15 do not contain any features of interest to the GRCA.

2. **Legislative/Policy Requirements and Implications:**

   It is our understanding that a new dwelling is proposed on the lands to be severed under B16/15. The severed parcel has sufficient room outside of the floodplain and setback from the watercourse to support a residential building envelope on the property. As such, the GRCA has no objection to the proposed severance applications.

   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 areas 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 applicant's cheque in the amount of $380.00 for the review of these applications.

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

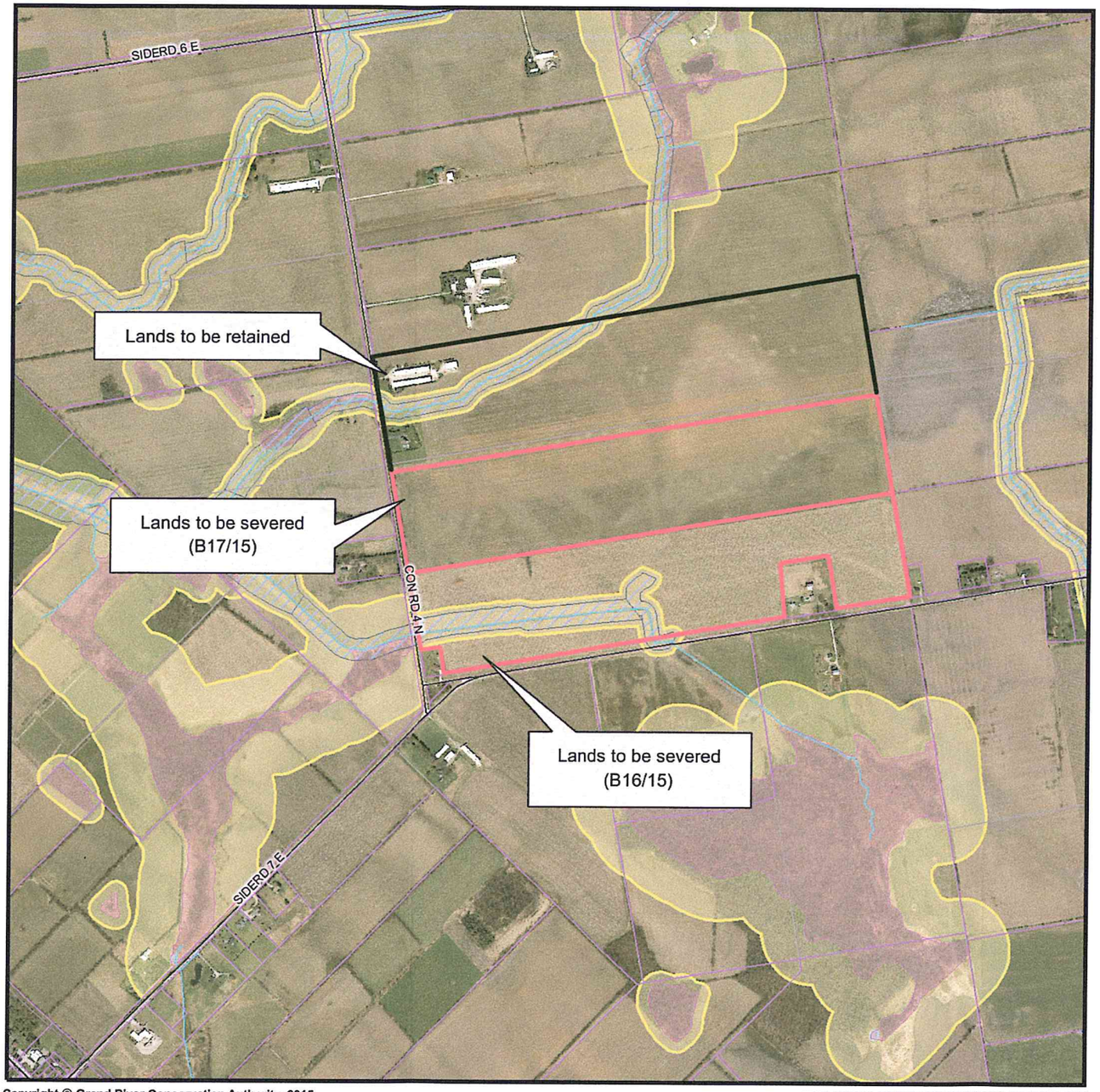
Should you have any questions or require additional information, please contact me at 519-621-2763 ext. 2236.

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.***

cc: Township of Wellington North
1045047 Ontario Inc., Attn: Ron Speer, 9107 Concession 4 North, RR#4 Kenilworth, ON N0G 2E0



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: March 17, 2015
Prepared by: ah

B16/15 and B17/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- MUNICIPAL BOUNDARY (GRCA)
- WATERCOURSE - DRAFT (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- 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
- 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

0 175 350 525 700 m.

NAD 1983, UTM Zone 17 Scale 1:15,609

N

FEB. 26/15

I WISH TO BE NOTIFIED OF ANY PULIC MEETINGS OR DECISION'S MADE IN REGUARDS TO:

FILE # B 16/15 OR B 17/15 THANK'S

RUSSELL MORRIS,
7602 SIDEROAD 7E,
RR#4
KENILWORTH, ONT.
N0G 2E0
(519) 848-3824

RECEIVED
MAR - 4 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE