REPORT SUMMARY

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

Date of Consideration: **October 8, 2015** **TIME: 9:45 a.m.**

File Number: **B80/15**

Applicant: **William Yzerman**

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

Proposal is a request for consent to convey fee simple for a proposed severance 1.4 hectares (3.5 acres) with 77m frontage in the TOWNSHIP OF PUSLINCH – Part Lot 16, Gore Concession, existing agricultural and bush for proposed rural residential use; retained lands are 35.3 hectares (87.2 acres).

ISSUES: GRCA and County Planning recommend deferral - Environmental Impact Study required

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch – in support of application; conforms with zoning; ensure there is adequate building envelope for residence, well & septic; note – natural environment zone on severed parcel requires 30m setback to dwelling and septic; conditions to apply

County Planning - notice cards were posted at time of site visit; recommend deferral until such time that an Environmental Impact Study has been completed - lot is located in and adjacent to areas designated Core Greenlands in the County OP; unclear whether a viable building envelope can be established; if no negative impact on Greenland feature and functions then Secondary Agricultural policies could apply; MDS1 compliance can be achieved; conditions to address

Conservation Authority (GRCA) – recommend deferral of applications B80/15 and B81/15 – EIS required to demonstrate that the proposed development will not negatively impact the wetlands. Terms of Reference to be submitted to ensure that the study will include the required information; grading has recently occurred on the lands in the vicinity of the proposed driveway. EIS should also include a restoration plan for this area.

County Engineering - no objection; entrance condition is required

Others – 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 B80/15.
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 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.
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 submit an Environmental Impact Study (EIS) to the satisfaction of the Grand River Conservation Authority and County of Wellington Planning Department and further that the Grand River Conservation Authority and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the Owner receive approval from the County of Wellington Engineering Services in a manner deemed acceptable to that road authority for an entrance to the severed parcel; and further that the County of Wellington Engineering Services 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.

*****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 B80/15

APPLICANT

William Yzerman
6895 First Line
RR#2
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Gore Concession

Proposed severance is 1.4 hectares with 77m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

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

AT 9:45 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: **Agent – Jeff Buisman**

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: B80/15

APPLICANT

William Yzerman
6895 First Line
RR#2
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 16
Gore Concession

Proposed severance is 1.4 hectares with 77m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

2301 · 000 · 004 · 05300

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 min lot size requirements Section 5.3(e) Agricultural Zone

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

(Please Specify) Meets min lot size requirements Section 5.3 (a-d) Agricultural Zone.

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( )

↳ setback from NE Zone if req'd.

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 Note. County Road.

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: B80/15

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 [ ]

Confirmed by CBO, Robert Kelly, Sept 16, 2015

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

- Ensure there is an adequate Building envelope for residence, well & septic on lot to be severed.

Note: Natural Environment Zone on severed parcel requires 30m setback to dwelling and septic

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

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

- Parkland Dedication Fee, made payable to the Township of Puslinch, is required prior to final consent approval.
- Proof of up-to-date property taxes is required prior to final consent approval.

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

SIGNATURE Kelly Pat K. Patzer

TITLE: Development Coordinator

ADDRESS: 7404 Wellington Rd 34 Guelph, ON N1H6H9

DATE: Sept 16, 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	B80/15
Location	Part Lot 16, Gore Concession TOWNSHIP OF PUSLINCH
Applicant/Owner	William Yzerman

PLANNING OPINION: This application would sever a vacant 1.4 ha (3.4 ac) property in the Secondary and Greenland's area. A 36 ha (89 ac) agricultural parcel would be retained with existing dwelling, 2 barns and accessory structures.

The proposed lot is located in and adjacent to areas designated CORE GREENLANDS in the County Official Plan. In accordance with the lot creation policies for a new residential lot within this designation we would recommend deferral of this application until such time that an Environmental Impact Study has been completed. Should this study determine that there is no significant negative impact on the Greenland features and functions, than the Secondary Agricultural policies could apply. Further, based on the information provided in the application it is unclear whether a viable building envelope can be established on the severed parcel.

If approved, we would recommend that the following matters are addressed as conditions of approval:

a) That any concerns of the Conservation Authority can be addressed;
b) That a viable building envelope can be demonstrated on the severed parcel to the satisfaction of the local municipality;
c) That servicing and safe driveway access can be provided to the satisfaction of the County of Wellington Engineering Services Department; and,
d) That an Environmental Impact Study (EIS) is provided to the satisfaction of the County of Wellington Planning Department.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Under Section 2.1.8 development and site alteration shall not be permitted on adjacent lands to the natural heritage features...unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

With respect to the Minimum Distance Separation 1 (MDS1), we have been provided with the farm data sheet for the barns surrounding the subject property and have performed the required calculations and are satisfied that MDS1 compliance can be achieved.

GREENBELT PLAN: The subject lands area located outside of the regulated Greenbelt area.

WELLINGTON COUNTY OFFICIAL PLAN: The Subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenland's features represent a provincially significant wetlands and significant woodlands. The proposed severance would be located in and adjacent to these features.

Section 10.2.1 states that new will not be allowed within the Greenland's System unless:

e) The lot has sufficient area outside the Core Greenland system for all its intended functions including suitable buffering and includes Core Greenland areas only to provide for logical boundaries;
f) The lot provides a minor boundary adjustment or correction of title and does not require any activity would which would impair Greenland features or functions;
g) The lot is for conservation purposes which provide an overall benefit to the environment;
h) There will be no negative impacts on natural features or their ecological functions.

No development will be approved unless the County is satisfied that the Greenland policies are met. Once the Greenland policies have been satisfactorily addressed then the Secondary Agricultural policies could be applied.

Section 10.2.2 states that "where the County is concerned that a proposed lot in or adjacent to the Greenland's System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation."

The matters under Section 10.1.3 were also considered including d) "that all lots will have safe driveway access to an all-season maintained public road" and h) that natural heritage features are not affected negatively".

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) zone and Natural Environment (NE) Zone. It appears that both the lot area and frontage requirements can be achieved for the severed and retained lands. At this time it is unclear whether a viable building envelope is provided on the severed parcel outside of the NE zone setbacks.

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:** B80/15 & B81/15
GRCA FILE: B80-15 and 81-15 – 6895 Concession 1 (Yzerman)

RE: **Applications for Consent B80/15 & B81/15**
Part Lot 16, Gore Concession, Township of Puslinch
6895 Concession 1
William Yzerman

RECEIVED
SEP 22 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) recommends deferral of these consent applications to allow the applicant the opportunity to provide an Environmental Impact Study (EIS) to inform the proposed lot lines and address applicable policies. Please see below for detailed comments.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed and merged with the abutting parcel contain wetlands and are within the allowance adjacent to the Provincially Significant Fairchild Creek Headwaters Wetland Complex.

   The retained parcel contains a tributary of Fairchild Creek, floodplain, Provincially Significant Fairchild Creek Headwaters Wetland Complex, additional wetlands and the allowances adjacent to these features.

   Portions of the lands to be severed and lands to be retained are within the Greenlands system in the County of Wellington Official Plan.

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

   The Provincial Policy Statement (2014) indicates that natural features shall be protected for the long term. The County of Wellington Official Plan indicates that development may be permitted adjacent to the Greenlands where an EIS demonstrates that the requirements of the Official Plan have been met. Consequently, an EIS should be prepared to demonstrate that the proposed development will not negatively impact the wetlands. A Terms of Reference should be submitted to ensure that the study will include the required information.

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

Grading has recently occurred on the lands to be severed through B80/15 in the vicinity of the proposed driveway. The EIS should also include a restoration plan for this area.

Due to the presence of the above-noted features, the severed and retained 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 on the subject 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 these applications. However, as these applications will involve the review of an EIS, the major consent review fee of $950.00 is applicable. When the EIS is submitted to this office, the difference of $570.00 will be required.

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
Jameson Pickard, County of Wellington (email)
William Yzerman – 6895 First Line, R.R.#2 Puslinch, ON N0B 2J0
Van Harten Surveying Inc. c/o Jeff Buisman – 423 Woolwich Street, Guelph, ON N1H 3X3

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: September 14, 2015
Prepared by: ah

B80/15

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)
- 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

0 105 210 315 420 m.

NAD 1983, UTM Zone 17 Scale 1:9,120

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: September 14, 2015
Prepared by: ah

B81/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
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http://grims.grandriver.ca/docs/SourcesCitations1.htm

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NAD 1983, UTM Zone 17 Scale 1:10,362

N

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

August 14, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: August 10, 2015

FILE NO. B80/15

APPLICANT

William Yzerman
6895 First Line
RR#2
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Gore Concession

Proposed severance is 1.4 hectares with 77m frontage, existing agricultural and bush for proposed rural residential use.

Retained parcel is 35.3 hectares with 390m frontage, existing and proposed agricultural and residential use with existing dwelling, drive shed, coverall, bank barn and horse barn.

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

RECEIVED
SEP 11 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

September 16, 2015

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

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

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

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

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

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
SEP 10 2015
Date

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

ENTRANCE CONDITION REQUIRED *

B80/15 & B81/15

Van Harten
SURVEYING & ENGINEERING

August 7, 2015
Jeff.Buisman@vanharten.com
22685-15

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Sketch and Applications for Yzerman**
6895 Concession 1
Part of Lot 16, Concession GORE
PIN 71204-0072
Township of Puslinch

Please find enclosed two severance applications on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, addresses of neighbouring properties, Farm Data Sheets, two cheques to Wellington County for $ 1,000 and a cheque to GRCA for $380.

Proposal

The proposal is for a Severance for a new rural residential parcel and a Lot Line Adjustment Severance. Both severances will create parcels that are slightly larger than the official plan guideline of 0.8ha, but they have been configured to make efficient and effective use of a small open pocket of land.

The Lot Line Adjustment (Severance No. 2 on the sketch) is configured to add about 40m to the rear so that it can extend to an existing post & wire fence and take advantage of open space to the rear. The proposed severance is also requesting widening of 21m to provide more amenity space for existing rural residence to which this land is being added.

The new parcel will be 77m wide and 224m deep with an area of 1.4 ha. The north limit has been set to take advantage of an existing 20m wide opening and entrance from County Road 32 to the open area behind the bush and wetlands in the front. The north limit has a 135 degree bend 120m from the front so that the new limit can be along the edge of the bush and existing field until it hits an existing post & wire fence in the rear. The new parcel of 1.4 ha is larger than the Official Plan suggestion of 0.8 ha, however this extra space is likely needed to allow for a new house with no impact on the surrounding wetlands. The potential house envelope will not be that large by the time the front wet lands and the appropriate buffers to the front and rear wetlands are incorporated.

We originally considered only a new parcel with the same proposed northerly and easterly property limits so that the whole open area within the bush could be considered for this severance. The total area would have been about 2.0 ha. By incorporating the Lot Line Adjustment severance the two rural residential parcels will now be of a similar size at 1.4 and 1.7 ha.

The agricultural operations on the retained lands will be able to continue without any negative impact.

We reviewed the Official Plan criteria in section 10.4.4 for a proposed severance 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
- MDS compliance
- Adequate space for new dwelling and septic

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