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: **October 8, 2015**

File Number: **B56/15**

Applicant: **Loretta Landry**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 10, Concession Gore

Proposal is a request for consent to convey fee simple for a ***revised sketch 77m fr x 110m = 0.85 hectares (2.1 acres)*** in the TOWNSHIP OF PUSLINCH – Part Lot 10, Concession Gore, existing agricultural and bush for proposed rural residential use; retained lands are ***28 hectares (69.2 acres)***

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch – in support of application; conditions to apply
Township Planning & Development Advisory Committee comments – parcel placement better situated to reduce impact to agricultural farmed lands; severance exceeds the 0.4 ha (1 acre) minimum lot size and a reason was not provided for the requested lot size.

County Planning - application was deferred so applicant's agent could deal with lot size and location;
Lot size concern addressed – lot reduced from 1.44 ha to 0.85 ha (2.1 ac);
Location concern addressed – revised sketch has shifted the lot 5.0m to the south
no conservation or planning staff concern on lot size or location

Conservation Authority (GRCA) – no objection

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 B56/15.
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 for an entrance to the severed and retained 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 B56/15

APPLICANT

Loretta Landry
3990 Sideroad 10 S
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession Gore

Proposed severance is ***revised sketch – 77m fr x 110m = 0.85 hectares*** (Part 1 on sketch) existing agricultural and bush for proposed rural residential use.

Retained parcel is ***revised sketch – 28 hectares with 554m frontage*** (Part 2 on sketch) existing and proposed agricultural and bush.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 10, 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 – Loretta Landry** **Agent – Brian Beatty**

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	B56/15 REVISED Sept. 21, 2015
Location	Part Lot 10, Concession Gore TOWNSHIP OF PUSLINCH
Applicant/Owner	Loretta Landry

SUPPLEMENTAL COMMENTS: These comments are based on the most recent submission of September 21, 2015. This application was deferred at the September 10, 2015 Land Division meeting so that the applicant's agent could deal with two issues: lot size and location.

Lot Size
The lot size concern has been addressed:

- The revised Survey Sketch identifies a lot reduced from 1.44 ha (3.6 ac) to 0.85 ha (2.1 ac)
- No Conservation Authority or County Planning staff concerns were identified

Location
The location concern has been addressed:

- The revised Survey Sketch has shifted the lot 5.0 m (16.4 ft) to the south
- No Conservation Authority or County Planning staff concerns were identified

The applicant's agent (Brian Beatty) consulted with the Conservation Authority to determine if they would have any concerns with shifting the lot to the south. The 5.0 m shift south represents the most that the lot can be moved while maintaining the necessary 30 m setback from the wetland feature.

We have no further concerns with this application.

Sarah Wilhelm, MCIP, RPP, Senior Planner
September 21, 2015

RECEIVED
SEP 21 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Brian Beatty

From: Andrew Herreman <aherreman@grandriver.ca>
Sent: Monday, September 21, 2015 9:22 AM
To: Brian Beatty
Cc: Kerry Hillis; Sarah Wilhelm
Subject: RE: GRCA FILE: B56-15 - Part Lot 10, Gore (Landry)

Hi Brian,

GRCA wouldn't object to shifting the lot to the south but a 30 metre setback from the wetland would be needed. If the lot line was moved to the edge of the field, a 30 metre setback would go into the lot. Alternatively, could the lot be shifted to the south side of the wetland or to the southernmost corner of the property?

Feel free to give me a call to discuss.

Sincerely,

Andrew Herreman
Resource Planner
Grand River Conservation Authority
400 Clyde Road
PO Box 729
Cambridge ON N1R 5W6
(519) 621-2763 x 2236

From: Brian Beatty [mailto:Brian@BSRD.com]
Sent: September-21-15 8:10 AM
To: Andrew Herreman
Cc: Kerry Hillis; Sarah Wilhelm
Subject: RE: GRCA FILE: B56-15 - Part Lot 10, Gore (Landry)

Good morning Andrew:

Please find the County review comments from Sarah Wilhelm attached with the revised size of the proposed Landry severance parcel you had reviewed for me last week.

The northern fringe area of the designated wetland/Core Greenland area has been impacted in the past from experimental gravel extraction according to my discussion with Bruce Donaldson which appears visible from the aerial photo.

The proposed location of the parcel to be severed is currently shown at 35 meters separation from the isolated wetland feature.

Can you confirm for me at what distance reduction in this 35 meter separation would the GRCA find acceptable in order that we may adjust the severance parcel further to the south as preferred by the LDC.

Thank you for your ongoing assistance in this matter.

Regards,

Brian

BSRD

From: Brian Beatty
Sent: Wednesday, September 16, 2015 9:56 AM
To: 'Andrew Herreman' <aherreman@grandriver.ca>
Cc: Kerry Hillis <KerryH@BSRD.com>
Subject: RE: GRCA FILE: B56-15 - Part Lot 10, Gore (Landry)

Thank you Andrew.

Brian
BSRD

From: Andrew Herreman [mailto:aherreman@grandriver.ca]
Sent: Wednesday, September 16, 2015 9:55 AM
To: Brian Beatty <Brian@BSRD.com>
Cc: Kerry Hillis <KerryH@BSRD.com>
Subject: RE: GRCA FILE: B56-15 - Part Lot 10, Gore (Landry)

Good morning Brian,

The Grand River Conservation Authority has no objection to the revised severance for B56/15 as shown on the attached severance sketch dated September 15, 2015.

I trust this is of assistance.

Sincerely,

Andrew Herreman
Resource Planner
Grand River Conservation Authority
400 Clyde Road
PO Box 729
Cambridge ON N1R 5W6
(519) 621-2763 x 2236

From: Brian Beatty [mailto:Brian@BSRD.com]
Sent: September-16-15 8:48 AM
To: Andrew Herreman
Cc: Kerry Hillis
Subject: GRCA FILE: B56-15 - Part Lot 10, Gore (Landry)

Good morning Andrew:

Further to your Plan Review Report dated August 17, 2015, regarding Wellington County Consent Application B56/15, the County Land Division Committee (LDC) met last Thursday, September 10th to consider the Application.

Upon deliberations and subsequent deferral of the Application, the LDC directed a reduction from the approximately 3.5 to 2 acres in the size of the proposed parcel to be severed (see attached pdf).

County Planning staff requested that we provide this revision to your attention should you have any additional/revised comments.

The reduction in parcel size to the south in fact lessens the amount of area affected by the GRCA Regulatory Zone.

Your timely affirmation in this matter would be greatly appreciated.

Thank you and regards,

Brian
BSRD

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

MINUTES

ON APPLICATION B56/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Loretta Landry 3990 Sideroad 10 S Puslinch ON N0B 2J0	TOWNSHIP OF PUSLINCH Part Lot 10 Concession Gore

Proposed severance is ***revised sketch – 77m fr x 110m = 0.85 hectares*** (Part 1 on sketch) existing agricultural and bush for proposed rural residential use.

Retained parcel is ***revised sketch – 28 hectares with 554m frontage*** (Part 2 on sketch) existing and proposed agricultural and bush.

COMMITTEE MEMBERS PRESENT: **George Bridge, Warden; Andrew Lennox - Chairman**
Councilors Shawn Watters, Don McKay, Allan Alls

DATE: **September 10, 2015**

Appearing Before the Committee: Brian Beatty – agent; Sarah Wilhelm – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; S. Wilhelm – concern in Planning comments – location and size – prefer 1 - 2 acres; this application is 3.5 acres – no justification; prefer a corner parcel and don't see reason why not southern corner – if approved – reduce size unless justified; B. Beatty – location and size – Secondary Agricultural; Millcreek flood plain; cultivation in this area is minimal; conservation ok and roads site lines ok; oversize – site house and accessory building for RV bus; can reduce to 2 acres; A. Alls – why not in corner for neater severance; B. Beatty – consideration – cultivation hay – marginal aggregate – land yields less in this area and that is why chosen; Mr. Landry owns land to the south that is to be sold and this is his preferred location; D. McKay – same concerns – yield can't tell; north corner is bush; B. Beatty – core greenland on that area; works with hay – moves around; D. McKay – in favour of a two acre parcel; Warden Bridge – County Planning – reason given understand; driveway on aerial B. Beatty – rural residential; Warden Bridge- if move to south corner not in flood plain – conservation no objection; willing to reduce to two areas; S. Watters – no problem with location; taking at word about yield is reduced here; A. Lennox – looking at proposed on aerials – question slope – flood plain; problem size and location – can't dispute yield – photo; reduce lot and relocate to bottom corner? Looked at contours; Warden Bridge – how and where reduce in size; B. Beatty – would bring northerly line down away from greenlands; Warden Bridge – keep depth and narrow lot; B. Beatty – if size reduction and location; D. McKay – consider move to southern portion – agree – not much difference in yield; Warden Bridge – agricultural management – inefficient to work around lot; S. Watters – question location change – views; neighbours; A. Lennox – are we creating favourable lot; Warden Bridge – agree leave lot where it is and smaller lot size is the problem – not relocate; A. Lennox – move lot further to south toward gravel area;

Moved by Councilor Allan Alls *Seconded by Councilor Don McKay*

THAT application B56/15 be deferred – an updated sketch is to be submitted showing a smaller parcel with the location changed and moved toward gravel area..

Carried.