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: **B76/15**

Applicant: **Andrew Hummel**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Mt Forest) – Pt Lots 1 & 2, James Ellis Svy

Proposal is a request for consent to convey fee simple for a proposed severance 288 square metres with 16.31m frontage in the TOWNSHIP OF WELLINGTON NORTH (Mt Forest) – Pt Lots 1 & 2, James Ellis Svy, existing and proposed semi-detached dwelling; retained lands are 301 square metres.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Wellington North – in support of application; Committee of Adjustment approved zoning amendment for yard setbacks A5/14 – application conforms to zoning; conditions to apply

County Planning - notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan – Urban Centre; no concerns

Conservation Authority (Saugeen Valley) – subject property not subject to SVCA Regulations

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 B76/15.
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 Township of Wellington North 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.
8) THAT the Owner satisfy the requirements of the Township of Wellington North in reference to Proof of Drainage. Prior to consent being endorsed on the deeds, proof of drainage shall be provided by the applicant to serve the lands being conveyed and the lands being retained, with the costs of such drainage being solely at the expense of the applicant; and further that the Township of Wellington North 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.
9) THAT the Owner satisfy the requirements of the Township of Wellington North in reference to Drainage Apportionment. Prior to consent being endorsed on the deeds the property owners are to execute an agreement for drainage apportionment due to lands severance or sale approved by the Municipality; and further that the Township of Wellington North 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 B76/15

APPLICANT

Andrew Hummel
420 Clyde St.
Mount Forest ON N0G 2L3

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lots 1 & 2
James Ellis Survey

Proposed severance is 288 square metres with 16.31m frontage, existing and proposed semi-detached dwelling.

Retained parcel is 301 square metres with 16m frontage, existing and proposed semi-detached dwelling.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, October 8, 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 – Andrew Hummel**

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: B76/15

APPLICANT	**LOCATION OF SUBJECT LANDS**
Andrew Hummel 420 Clyde St. Mount Forest ON N0G 2L3	WELLINGTON NORTH (Mount Forest) Part Lots 1 & 2 James Ellis Survey

Proposed severance is 288 square metres with 16.31m frontage, existing and proposed semi-detached dwelling.

Retained parcel is 301 square metres with 16m frontage, existing and proposed semi-detached dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 005 02400

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) _____

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

(Please Specify) _____

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(X) 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?

RECEIVED

SEP 15 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B76/15

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 [ ] N/A [ ]

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

The Committee of Adjustment approved the following amendments in application A5/14 on June 9, 2014 in order facilitate the construction of a semi-detached dwelling:

1. **THAT a rear yard setback of 4.7 m (15.4 ft) be permitted, whereas 7.6m (24.9 ft) is required, a difference of 2.9 m.**
2. **THAT a front yard setback of 5 m (16.4 ft) be permitted, whereas 7.6m (24.9 ft) is required, a difference of 2.6 m.**

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

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

1) **THAT** the Owner 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 Committee as written proof of fulfillment of this condition.

2) **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.

3) **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.

4) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to Proof of Drainage. Prior to consent being endorsed on the deeds, proof of drainage, shall be provided by the applicant to serve the lands being conveyed and the lands being retained, with the costs of such drainage being solely at the expense of the applicant.

THAT the Owner satisfy the requirements of the Local Municipality in reference to Drainage Apportionment. Prior to consent being endorsed on the deeds the property owners are to execute an agreement for drainage apportionment due to lands severance or sale approved by the Municipality.

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 N0G 2E0

DATE: September 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

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SEP 17 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B76/15
Location	Part Lot 1 & 2, James Ellis Survey TOWNSHIP OF WELLINGTON NORTH (Mt. Forrest)
Applicant/Owner	Andrew Hummel

PLANNING OPINION: This application would sever an existing semi-detached dwelling in half in the urban centre of Mount Forest. A severed parcel of 288 m² (3,100 ft²) would be created with a retained parcel of 301 m² (3,240 ft²).

This application is consistent with the Provincial Policy and generally conforms to the Official Plan. We would have no concerns provided servicing and driveway access can be provided to the satisfaction of the local municipality.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is currently designated RESIDENTIAL in the Urban Centre of Mount Forrest. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provisions of full urban services, wherever such services are available.

The matters under section 10.1.3 were also considered including...g) "That all lots have safe driveway access to an all-season maintained public road..."

LOCAL ZONING BY-LAW: The subject property is currently zoned Residential (R2). Both the lots meet minimum lot area and frontage requirements. Minor variance application (A5/14) was previously obtained for the deficient rear and front yard setbacks to permit the construction of the semi-detached dwelling.

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

1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

Sent via electronic mail only (debt@wellington.ca & janap@wellington.ca)

September 14, 2015

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

ATTENTION: Deborah Turchet

Dear Mrs. Turchet:

RE: Application for Consent B76/15
Lot 1 and Part Lot 2, James Ellis Survey
360, 362 Cork St.
Geographic Town of Mount Forest
Town of Wellington North (Andrew Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the application for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. Authority staff provided comments dated March 17, 2015 regarding an associated severance. Please refer to that letter for more details on the subject property. The subject property is not subject to the SVCA's Regulation.

All of the plan review functions listed in the agreement have been assessed with respect to this proposal, the Authority is of the opinion that the proposed appear to conform to the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,

Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

RECEIVED
SEP 14 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

ED/
cc: Steve McCabe, SVCA Director, via email

Karren Wallace, Clerk, Wellington North, via email
Andrew and Laurie Hummel, 420 Clyde St., Mount Forest, ON N0G 1L3
Linda Redmond, Planner, Wellington County, via email