COUNTY OF WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
Room 3A, Keith Committee Room
74 Woolwich Street, Guelph, Ontario N1H 3T9

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

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, September 10, 2015, Keith Committee Room 3A.

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:00 a.m. All Planning and Land Division Members were in attendance. Also in attendance was County Planner Sarah Wilhelm. Also in attendance Ken Roth and Cathy White from Puslinch Township and Sue... Town of Erin. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

Councilor Don McKay indicated a pecuniary interest in application B66/15 – DRS Developments Ltd. Puslinch Township. Councilor McKay is a neighbour. At the time of consideration by the Land Division Committee, Councilor McKay left the proceedings.

APPROVAL OF MINUTES

Moved by Councilor Allan Alls Seconded by Councilor Don McKay

THAT the minutes of the regular meeting of July 23, 2015 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B55/15; B59/15; B61/15; B62/15; B64/15; B68/15; B69/15; B70/15 and change of conditions files B56/14 and B80/14.

Moved by Councilor Allan Alls Seconded by Warden Bridge

THAT expedited files B55/15; B59/15; B61/15; B62/15; B64/15; B68/15; B69/15; B70/15 and change of conditions files B56/14 and B80/15 be granted.

Carried

Provisional Consents Granted: B55/15; B57/15; B58/15; B59/15; B60/15; B61/15; B62/15; B64/15; B65/15; B66/15; B68/15; B69/15; B70/15; B71/15; B56/14 & B80/14

Certificate of Validation:

Planning and Land Division Committee gave the Secretary-Treasurer the authority to issue Certificate of Validation – VT1/15.

Deryk Smith of Wolfe, Smith and Forster applied for validation. Consent on application B189/00 for Avruskin Estate registered to Avruskin Estate being Part of Lot 1, Concession A, WOGR, geographic Township of Pilkington, Ref. Plan 61R-8585 Part 1, Township of Centre Wellington Transfer #LT046298 and the retained parcel being Part of Lot 1, Concession A, WOGR, geographic Township of Pilkington, Ref. Plan 61R-8585 Part 2, Township of Centre Wellington Transfer #LT046299 from Avuskin Estate to Salem Holdings.

Land Registry Office indicates a contravention of section 50(3) of the Planning Act in as much as Avruskin Estate retained abutting lands being Part 1 which contained the consent under the Planning Act when it transferred the retained Part 2 to Salem Holdings. "This is an anomaly that even the Courts recognize. But is a contravention nevertheless. The transfer to Salem Holdings is therefore void."

Certificate of Validation required as it relates to Part 2 on Ref. Plan 61R-8585 – Salem Holdings Inc.

Applications Deferred:

B56/15 – Loretta Landry – Part Lot 10, Concession Gore, Township of Puslinch

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 – updated sketch to be submitted showing a smaller parcel with location change toward gravel area.

Carried.

NEXT REGULAR MEETING

- will be convened on Thursday, October 8, 2015 @ 9:00 a.m. - Keith Committee Room 3A.

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at 10:40 a.m.

SECRETARY-TREASURER CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY SEPTEMBER 10, 2015

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B55/15	Kenneth & Rosemary Martin	**MAPLETON TOWNSHIP (Drayton)** Pt Lots 18 & 19, Conc 11	170m fr x 63m = 2.68 ha, exist res & agri for prop res use w/ house, barn & silos.	29.6 ha w/ 100.8m frontage existing and proposed agri use with existing shed.	GRANTED
B56/15	Loretta Landry	**TOWNSHIP OF PUSLINCH** Part Lot 10, Concession Gore	120m fr x 120m = 1.44 ha, existing agri and bush for proposed rural res use	27.4 ha with 554m frontage existing and proposed agricultural and bush.	DEFERRED
B57/15	Reidway Holdings Limited	**CENTRE WELLINGTON (Elora)** Part Lot 23, Reg Plan 75	832 sm w/ 11.5m fr Geddes St. & 33m fr Stumpf St., prop res use w/ dwelling	748 sm with 17m frontage, vacant land for proposed urban residential use.	GRANTED
B58/15	Reidway Holdings Limited	**CENTRE WELLINGTON (Elora)** Part Lot 23, Reg Plan 75	LLA-1.16m fr x 37.32m = 155 sm to be added to res lot – Pinestone Homes	748 sm with 17m frontage, vacant land for proposed urban residential use.	GRANTED
B59/15	Kathleen Walsh	**TOWN OF ERIN** Part Lot 6, Concession 4	40m fr x 104m = 0.4 hectares, vacant land for proposed rural residential use.	9.3 ha w/ 89m fr, exist & prop rural res use with 2 existing houses and a shed	GRANTED
B60/15	Estate of Patrick Suessmuth	**TOWN OF ERIN** Part Lot 16, Concession 5	76m fr x 106m = 0.8 ha, existing agri use for proposed rural residential use.	19.7 ha w/ 236m fr, existing and prop rural res and agri use with existing house	GRANTED
B61/15	Mildred Brown	**TOWN OF MINTO** Part Lot 15, Concession 17	2.7 ha w/ 242m fr, existing and prop rural res use with existing house, shed & barn	28.9 ha w/ 605m fr on Bell's Road and 402m fr on Given Road, existing and prop agri and conservation.	GRANTED
B62/15	C & C Nestco Corporation	**TOWN OF ERIN** Part Lot 13, Concession 2	LLA - 10.5 ha w/ 211.74m fr, existing woodlot & plantation to be added to abutting res & comm parcel – Limebeer	9.04 ha w/ 170m fr, exist & prop rural residential and commercial use with existing dwelling and 2 sheds.	GRANTED
B63/15	Estate of Cyril Little	**TOWN OF ERIN** Part Lot 15, Concession 9	0.59 hectares with 100m frontage, vacant land for proposed rural re use	40.6 ha w/ 510m fr, exist & prop res & agri use with existing house and barn	DEFERRED
B64/15	Wesley Scott	**TOWN OF ERIN** Part Lot 10, Concession 9	0.4 ha w/ 80m frontage on Sideroad 10 and 66m frontage on Eighth Line, vacant land for proposed residential use	3.5 ha with 193m fr on Sideroad 10 and 78m fr on Eighth Line, existing and prop residential use with existing garage	GRANTED
B65/15	Peter Peloso	**CENTRE WELLINGTON (Pilkington)** Part Lot 5, Conc 2, EOGR	LLA - 18.4 acres w/ 617' fr, vacant land to be added to abutting parcel for res use – Barbara & Peter Peloso	395' fr x 964' = 8.7 acres, vacant land for residential use	GRANTED
B66/15	DRS Developments Ltd.	**TOWNSHIP OF PUSLINCH** Part Lot 31, Concession 7	87m fr x 55m = 0.48 ha, existing agri use for prop rural residential use.	37.4 ha w/ 603m fr, existing and proposed agri use with existing house.	GRANTED
B67/15	Donald & Fern Sanderson	**TOWNSHIP OF PUSLINCH** Part Lot 10, Concession 10	46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use	46m fr x 91m = 0.4 ha, exist & prop rural res use w/ existing dwelling and garage.	DEFERRED
B68/15	Clarence & Arlene Pronk	**WELLINGTON NORTH (W Luther)** Part Lot 7, Concession 4	SURPLUS - 107m fr x 72m = 0.8 ha, exist & prop rural res use w/ dwelling & shed	79 ha w/ 619m fr, existing and proposed agricultural and bush with existing shed.	GRANTED
B69/15	Clarence & Arlene Pronk	**WELLINGTON NORTH (W Luther)** Part Lot 7, Concession 4	EASE - 6m fr x 109m = 0.1 ha, in favour of the severed lands		GRANTED

B70/15	Werner & Renate Pischel	**TOWN OF ERIN** Part Lot 9, Concession 10	50m fr x 80m = 0.4 hectares, vacant land for proposed rural residential use	9 ha w/ 64m fre, existing and proposed res use with existing dwelling and shed.	GRANTED
B71/15	Ned & Lily Krayishnik	**TOWNSHIP OF PUSLINCH** Part Lot 7, Concession 1	LLA - 8.7 ha w/ no fr, exist res & agri use w/ dwelling, barn and 2 sheds to be added to abutting agri parcel – Doud	2.35 hectares with 30m frontage, existing and proposed rural residential use with existing dwelling.	GRANTED
B56/14	Nelly & Robert Fellows *change of conditions	**GUELPH/ERAMOSA** Part Lot 1, Concession 6	LLA - 6 ha w/ no fr, exist race track & bush to be added to rural res – Mudge	3.8 ha w/ 217.1m fr, existing res, self-storage and equestrian use	GRANTED
B80/14	Pauline Giles *change of conditions	**CENTRE WELLINGTON (W. Garafraxa)** Part Lot 12, Conc. 7 Hamlet of Belwood	0.7 acres existing and proposed urban residential	97 acres, 1565.4'frontage – agricultural use	GRANTED
VT1/15	Salem Holdings Inc.	**CENTRE WELLINGTON (Pilkington)** Pt. Lot 1, Conc. A WOGR – Part 2on on Plan 61R-8585	Validation Certificate for Salem Holdings Inc.		-