REPORT SUMMARY

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

Date of Consideration: **June 9, 2016** **TIME: 9:05 a.m.**

File Number: **B25/16**

Applicant: **861467 Ontario Inc.**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Arthur Township) – Pt Lot 11, Concession 1

Surplus Farm Dwelling Application

Proposal is a request for consent to convey fee simple for a proposed severance 1.2 hectares (2.97 acres) with 85m fr in the TOWNSHIP OF WELLINGTON NORTH (Arthur Township) – Pt Lot 11, Concession 1, existing and proposed rural residential use with existing house/office and shop; retained 39.9 ha (98.6 ac).

ISSUES: County Planning

SUMMARY of FILED REPORTS and COMMENTS:

Township of Wellington North – in support of application; municipal records indicate – no permits issued for building to be renovated/used as a dwelling and no record of septic system on severed; Existing Dwelling does not meet requirements for second dwelling (Section 8.4 of Zoning By-law 66-01) conditions to address issues.

County Planning - notice cards were posted at time of site visit; have been provided with letter from MNR& F confirming licence for gravel pit operation on property has been surrendered and site has been rehabilitated to the satisfaction of Ministry (letter attached) – EI Zone should be removed from property as a condition; application not consistent with Provincial policy and would not conform to Official Plan policies for surplus farm dwelling severances. Dwelling appears to be former scale house for aggregate operation/contractor's office; severed does not contain a legal residential dwelling do not consider it to qualify for a surplus farm dwelling severance. No civic addressing required

Conservation Authority (Saugeen Valley) – acceptable to SVCA staff

County Engineering - entrance conditions not required

Ministry of Natural Resources – the creation of a new lot under the Planning Act would not require an authorization under the ESA; any development or activities however, may require authorization under the Act (protect species at risk)

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 B25/16.
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 zoning compliance and classification from the Township of Wellington North in a manner deemed acceptable by the Township of Wellington North; and that the Township of Wellington North 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 local municipality, financial and otherwise (included but not limited to a Fee of $125.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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 Wellington North 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 Township of Wellington North in reference to parkland dedication of $1,000.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990; and that the Township of Wellington North 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; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
9) THAT the Owner satisfy the requirements of the Township of Wellington North in reference to Drainage Apportionment; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
10) THAT the Owner apply for and obtain a building permit to address the shed being used as a dwelling and further; **THAT** the Owner complete any required construction associated with that building permit on the lands to be severed; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
11) THAT the Owner apply for and obtain a building permit to address the septic system for the shed being used as a dwelling and further; **THAT** the Owner complete any required construction associated with that building permit on the lands to be severed; and further that the Township of Wellington North 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

May 26, 2016

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 B25/16

APPLICANT

861467 Ontario Inc.
Attn: Steven Clark
9206 Wellington Rd 14
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Township)
Part Lot 11
Concession 1

Surplus Farm Dwelling Application

Proposed severance is 1.2 hectares with 85m frontage, existing and proposed rural residential use with existing house/office and shop. Together with hydro easement benefiting retained (B24/16)

Retained parcel is 39.9 hectares with 219m frontage, existing and proposed agricultural and rural residential use with existing dwelling.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, June 9, 2016**

AT 9:05 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: **Applicant – 861467 Ontario Inc.** **Agent – Angela Alaimo**

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: B25/16

APPLICANT

861467 Ontario Inc.
Attn: Steven Clark
9206 Wellington Rd 14
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Arthur Township)
Part Lot 11
Concession 1

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Retained parcel is 39.9 hectares with 219m frontage, existing and proposed agricultural and rural residential use with existing dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:23-49-000-008-08000-0000

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(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 **Wellington County is road authority of County Rd 14**

_____

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( )

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

RECEIVED
MAY 17 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B25/16

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 [X]

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]

1. **Municipal records indicate that the building labeled "Existing Dwelling" on the lands to be severed is a shed, no building permit has been issued to permit this building to be renovated/used as a dwelling.**
2. **The building labeled as "Existing Dwelling" does not meet the requirements listed in Section 8.4 of Zoning By-law 66-01 Regulations for the establishment of a second dwelling.**
3. **The Municipality has no records of the septic system shown on the severed lands.**

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 obtain zoning compliance to the satisfaction of the municipality;
- **THAT** the owner apply for and obtain a building permit to address the shed being used as a dwelling and further that the owner complete any required construction associated with that building permit on the lands to be severed;
- **THAT** the owner apply for and obtain a building permit to address the septic system for the shed being used as a dwelling and further that the owner complete the required construction associated with that building permit on the lands to be severed;
- **THAT** Payment be made of the fee of $125.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;
- **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
- **THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication fee in the amount of $1,000.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law);
- **THAT** The Owner satisfy the requirements of the Local Municipality in reference to Proof of Drainage.
- **THAT** The Owner satisfy the requirements of the Local Municipality in reference to Drainage Apportionment.

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

SIGNATURE _____ Karen DeBlaere _____

TITLE: _____ CLERK _____

ADDRESS: _____ BOX 125, 7490 Sideroad 7 W Kenilworth N0G 2E0 _____

DATE: May 17, 2016

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
MAY 03 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B25/16 (also see B24/16)
Location	Part Lot 11, Concession 1 TOWNSHIP OF WELLINGTON NORTH (Arthur)
Applicant/Owner	861467 Ontario Inc. (Steven Clark)

PLANNING OPINION: This application would sever a 1.2 ha (3 ac) lot with an existing office/house and shop in a Prime Agricultural area, together with a hydro easement benefitting the retained lands (file B24/16). A 39.9 ha (99 ac) agricultural parcel would be retained with an existing dwelling. This application has been submitted under the surplus farm dwelling policies.

This application is not consistent with Provincial policy and would not conform to the Official Plan policies for surplus farm dwelling severances. The dwelling identified on the survey sketch which forms the basis for the application appears to be the former scale house for the aggregate operation/contractor's office. No building permit has been issued for a residential dwelling or unit within the building or the septic system identified.

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

a) That zoning compliance for the severed parcel can be addressed to the satisfaction of the Township of Wellington North;
b) That the Extractive Industrial zoning is removed from the property to the satisfaction of the Township of Wellington North;
c) That safe driveway access can be provided to the satisfaction of the County Engineering Service Department.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.2(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities as MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility (Guideline 8).

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated Prime Agricultural and Core Greenlands. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

"a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
e) the Minimum Distance Separation formula will be met; and
f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

The "existing dwelling" identified on the survey sketch appears to be the former scale house for the aggregate operation/contractor's office. A building permit was issued for a shed in that location, but not for a residential dwelling/unit or the septic system identified. As the severed property does not contain a legal residential dwelling, we do not consider it to qualify for a surplus farm dwelling severance.

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

Existing Dwelling identified on Survey Sketch

Existing Garage identified on Survey Sketch

The matters under Section 10.1.3 were also considered, including a) "that any new lots will be consistent with official plan policies and zoning regulations and p) "that provincial legislation and policies are met...".

WELL HEAD PROTECTION AREA: Not within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A), Extractive Industrial (EI) and Natural Environment (NE). With respect to the Extractive Industrial Zoning, we have been provided with a letter of November 30, 2015 (attached) from the Ministry of Natural Resources and Forestry which confirms that the licence for a gravel pit operation on the property has been surrendered and the site has been rehabilitated to the satisfaction of the Ministry. The EI Zone should be removed from the property as a condition of approval.

As indicated in the application materials, there is an 1,800 sq. ft. garage/shop, fuel tanks and an office/house on the severed parcel. Zoning compliance should be achieved by the applicant as a condition of approval, if the application is approved.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
May 3, 2016

Attachment: November 30, 2015 Correspondence MNRF

Ministry of Natural Resources and Forestry

Ministère des Richesses naturelles et des Forêts

Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Telephone: (519) 826-4955
Facsimile: (519) 826-4929

Ontario

November 30, 2015

861467 Ontario Inc
RR 2
Arthur, ON
N0G 1A0
Attention: Robert Gibson

SUBJECT: Surrender of Licence under the Aggregate Resources Act
861467 Ontario Inc.- Licence #5637
South Half Lot 11, Concession 1
Township of Wellington North, Geographic Township of Arthur, County of Wellington

Dear Mr. Gibson;

Further to your letter of October 28, 2015 in which you request that Licence #5637 be surrendered, please be advised that this Ministry completed an inspection of your pit property on October 5, 2015 and determined that the site has been rehabilitated as per the site plan and to the satisfaction of this Ministry.

In addition, the Ontario Aggregate Resources Corporation has advised this Ministry that all outstanding fees and reporting for Licence #5637 have been received. As a result, Licence #5637 is now surrendered and you are no longer under any obligations outlined under the Aggregate Resources Act.

Should you require any further information regarding this matter, please contact the undersigned at this office.

Yours truly,

S. Richardson

Seana Richardson
Aggregate Technical Specialist
MNRF Guelph District
P: 519-826-4927

cc: Clerk, Township of Wellington North
Clerk, County of Wellington
Ministry of Labour- London
The Ontario Aggregate Resources Corporation

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 ELECTRONICALLY ONLY *(debt@wellington.ca)*

May 16, 2016

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

RECEIVED
MAY 16 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: Applications for Consent B24-16 and B25-16
9206 Wellington Road 14
Roll No.: 234900000800800
Part Lot 11 Concession 1
Geographic Township of Arthur
Township of Wellington North (861467 Ontario Inc., owner)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed these Applications for Consent in accordance with the SVCA's mandate and the policies and the Memorandum of Agreement between the Authority and County of Wellington related to plan review.

A small portion of the property appears to be within the Grand River Conservation Authority (GRCA) watershed. Please contact GRCA regarding the portion of the property within that watershed.

According to the Notice of an Application for Consent B24/16 the proposed easement is 0.09 hectares with 6m frontage, for hydro access to benefit retained lands under application B25/16.

According to the Notice of an Application for Consent B25/16 Surplus Farm Dwelling Application the proposed severance is 1.2 hectares with 85m frontage, existing and proposed rural residential use with existing house/office and shop. Together with hydro easement benefitting retained (B24/16). The retained parcel is 39.9 hectares with 219m frontage, existing and proposed agricultural and rural residential use with existing dwelling.

Natural Hazard

In the opinion of SVCA staff, the land proposed to be severed is not subject to any natural hazard features.

However, portions of the land proposed to be retained have been designated Core Greenlands in the County of Wellington Official Plan, Schedule A6 Wellington North and are zoned Natural Environment (NE) in the Township

of Wellington North Zoning By-law 66-01, Schedule 'A' Map 1. The Greenlands designation and NE zone generally match the hazardous lands as originally plotted by SVCA staff. In general, no new buildings or structures are permitted within the Core Greenlands designation or the NE zone.

Natural Heritage Features

The significant natural heritage features affecting the property include Clare Creek Wetland Complex Provincially Significant Wetlands (PSW), Derrynane Swamp Locally Significant Wetland, Significant Woodlands, and potentially the significant habitat of endangered or threatened wildlife species.

Provincially Significant Wetlands

Provincially Significant Wetlands, which have an Adjacent Land Width of 120 metres, have been identified on lands adjacent to the property, and are shown as Core Greenlands in the Wellington County Official Plan, Schedule A6 Wellington North.

Locally Significant Wetlands

Locally Significant Wetlands, which have an adjacent Land Width of 30 metres, have been identified in the western portion of the proposed parcel to be retained. Locally Significant Wetlands are shown as Core Greenlands in the Wellington County Official Plan, Schedule A6 Wellington North.

Significant Woodlands

SVCA staff are of the opinion that the woodlands on the property, and on lands adjacent to the property are considered Significant Woodlands. Significant Woodlands, which have an Adjacent Land Width of 30 metres, are shown as Greenlands in the Wellington County Official Plan, Schedule A6 Wellington North.

Environmental Impact Study (EIS)

While significant natural heritage features exist on, and on the adjacent lands to the property, SVCA staff are of the opinion that the completion of an Environmental Impact Study (EIS) is not warranted as no new building or structures are proposed as part of this Application.

Significant Habitat of Endangered or Threatened Species

It has come to the attention of SVCA staff that habitat of endangered or threatened wildlife species may be located in the area of the subject property. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF), for information on how to address this policy.

SVCA Regulation

Please be advised that portions of both the parcel to be severed as well as the parcel to be retrained are subject to the SVCA's Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the *Conservation Authorities Act*, R.S.O, Chap. C. 27.

This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" in a Regulated Area or alteration to a wetland or watercourse. To determine where the SVCA's areas of interest is located associated with our Regulation on the subject property, please refer to the SVCA's online mapping program, available via the SVCA's website at http://eprweb.svca.on.ca. Should you require assistance, please contact our office directly.

"Development" and Alteration

Subsection 28(25) of the *Conservation Authorities Act* defines "development" as:

a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*
b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure increasing the number of dwelling units in the building or structure,*
c) *site grading, or*
d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere*

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interfering in any way the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed on the property, the SVCA should be contacted, as permission may be required.

It is the understanding of SVCA staff that no new buildings or structures are being proposed as part of these Applications. However, it is the understanding of SVCA staff that a new entrance off of Wellington Road 14 is proposed for the parcel to be severed as well as alteration to the existing access to the dwelling on the lands to be retained is proposed. A permit from the SVCA will not be required for works associated with the access to the parcel to be severed or for the alteration to the access to the dwelling on the retained lands provided development follows the *Severance Sketch* by Van Harten Surveying Inc. dated February 8, 2016.

Should any works be proposed on the property in the future the SVCA should be contacted as permission may be required.

All of the plan review functions listed in the Agreement have been assessed with respect to these applications. Authority staff are of the opinion that these applications appear conform to the relevant policies of the Wellington County Official Plan and Provincial Policies referred to in the Agreement. The Applications for Consent are acceptable to SVCA staff.

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

Sincerely,

Michael Oberle

Michael Oberle
Environmental Planning Technician
Saugeen Conservation

MO\
cc: Jana Poechman, Wellington County (via email)
Karren Wallace, Clerk, Township of Wellington North (via email)
861467 Ontario Inc., Attention: Steven Clark, owner (via email)
Steve McCabe, Authority Member, SVCA (via email)

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

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
MAY 05 2016
Date:

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: April 4, 2016

FILE NO. B25/16

APPLICANT

861467 Ontario Inc.
Attn: Steven Clark
9206 Wellington Rd 14
RR#4
Kenilworth ON N0G 2E0

RECEIVED
MAY 05 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Township)
Part Lot 11
Concession 1

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Retained parcel is 39.9 hectares with 219m frontage, existing and proposed agricultural and rural residential use with existing dwelling.

* ENTRANCE CONDITION IS NOT REQUIRED *

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

May 18, 2016

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

MAILED TO:

Local Municipality – Wellington North County Planning

Conservation Authority – Saugeen Valley County Engineering Ministry of Natural Resources

Bell Canada County Clerk Roads Civic Addressing

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

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

RECEIVED
APR 11 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

April 8, 2016

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: April 4, 2016

FILE NO. B24/16

APPLICANT

861467 Ontario Inc.
Attn: Steven Clark
9206 Wellington Rd 14
RR#4
Kenilworth ON N0G 2E0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Arthur Township)
Part Lot 11
Concession 1

Proposed easement is 0.09 hectares with 6m frontage, for Hydro access to benefit retained lands under application B25/16.

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

May 18, 2016

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) 837-8875

COUNTY OF WELLINGTON
PLANNING DEPARTMENT
Civc Addressing
Condition Required:
YES ☐
NO ☐
Date: April 11/16 Signature:

MAILED TO:

Local Municipality – Wellington North County Planning

Conservation Authority – Saugeen Valley County Engineering Ministry of Natural Resources

Bell Canada County Clerk Roads Civic Addressing

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

Ministry of Natural Resources and Forestry

Ministère des Richesses naturelles et des Forêts

Guelph District
1 Stone Road West
Guelph, Ontario
N1G 4Y2

Telephone: (519) 826-4955
Facsimile: (519) 826-4929

Ontario

May 18, 2016

RECEIVED
MAY 19 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Jana Poechman, Land Division Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street, Guelph
Ontario, N1H 3T9

Re: 861467 Ontario Inc. Consent Applications (File No: B24/16 and B25/16) – Part Lots 11, Concession 1 – Wellington North (Arthur Township) – MNRF Comments.

Hi Jana,

The Ministry of Natural Resources and Forestry (MNRF) Guelph District Office can confirm receipt of the 861467 Ontario Inc. applications for consent (File No: B24/16 and B25/16). County Planning Staff have requested that the MNRF review the application for any species at risk information that may be relevant for the subject property. The MNRF has had an opportunity to review the species information and records for the area, and can offer the following technical comments for consideration.

MNRF Comments

The Ministry notes that there are records for Eastern Meadowlark and Bobolink on and/or adjacent to the subject property. However, because the province has not been surveyed comprehensively for the presence of listed species, the absence of records for other species at risk is not an appropriate indicator for the absence of species at risk from an area. Bobolink and Eastern Meadowlark are listed as threatened under the *Endangered Species Act* (ESA), and they receive individual and general habitat protection under the Act.

Please be advised that the creation of a new lot (consent application) under the *Planning Act* would not require an authorization under the ESA. Any development or activities however, that would be permitted through the creation of a new lot (e.g. new single detached dwelling) may require an authorization under the Act if it would kill, harm, or harass a listed species, or damage or destroy protected habitat.

If suitable habitat for Bobolink and Eastern Meadowlark is present, and may be impacted by development within the proposed severed lot, the MNRF recommends that a survey be completed to confirm presence or absence of the species. This survey would help to inform the potential implications of the ESA.

Both Bobolink and Eastern Meadowlark are included under Section 23.6 of Ontario Regulation 242/08. Under Section 23.6, certain activities may be allowed that would impact these species, provided the requirements of the regulation are followed. It is also recommended that the regulation be reviewed

and implemented by the landowner as appropriate if occupied habitat for these species may be impacted.

The Ministry hopes that the above technical comments on the ESA are of assistance. It may also be appropriate to provide these comments to the applicant for their review. MNRF staff can provide recommended survey protocols for Bobolink and Eastern Meadowlark on request.

If further comment or clarification is required please contact the undersigned.

Regards,

TMcKenna

Tara McKenna, District Planner
Ministry of Natural Resources, Guelph District
1 Stone Road West
Guelph, ON, N1G 4Y2
Phone: (519) 826-4912
Email: taramckenna@ontario.ca

cc: Melinda Thompson, MNRF
Mark Van Patter, County of Wellington