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: **June 9, 2016**

File Number: **B18/16**

Applicant: **Greta-Ann Gartner**

Subject Lands: TOWNSHIP OF GUELPH/ERAMOSA – Part Lot 1, Division B, SE/S of Waterloo Road

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 0.06 hectares (0.15 acres) with no frontage in the TOWNSHIP OF GUELPH/ERAMOSA – Part Lot 1, Division B, SE/S of Waterloo Road, vacant land to be added to abutting rural residential lot – Rita Koopmans; retained lands are 0.512 hectares (1.27 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph-Eramosa – Council in support of application; conditions to apply

County Planning - notice cards were not posted at time of site visit; application is consistent with Provincial policy and generally conforms to the Officail Plan; conditions to merge

Conservation Authority (GRCA) – no objections to lot line adjustment

County Engineering – no objection; no conditions

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 **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B18/16.

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 Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.

6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

7) THAT the Owner satisfy all the requirements of the Township of Guelph/Eramosa, financial and otherwise (included but not limited to fees incurred for review of application) which the Township of Guelph/Eramosa 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 Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8) THAT a Minor Variance be approved to recognize the reduced interior side yard setback on the adjacent parcel, or THAT the applicant demonstrate to the satisfaction of the Township that the garage was legally constructed in accordance with the regulations at the time; and further that the Township of Guelph/Eramosa 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 B18/16

APPLICANT

Greta-Ann Gartner
5044 Whitelaw Rd
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 1, Division B
Southeast of Waterloo Rd

Proposed lot line adjustment is 0.06 hectares with no frontage (Part 1 on sketch), vacant land to be added to abutting rural residential lot – Rita Koopmans. (Part 2 on sketch)

Retained parcel is 0.512 hectares with 5.64m frontage, existing and proposed rural residential use with existing house and metal clad building.

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

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: **Agent – Brian Beatty**

RECEIVED
MAY 09 2016
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B18/16

APPLICANT

Greta-Ann Gartner
5044 Whitelaw Rd
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 1, Division B
Southeast of Waterloo Rd

Proposed lot line adjustment is 0.06 hectares with no frontage (Part 1 on sketch), vacant land to be added to abutting rural residential lot – Rita Koopmans. (Part 2 on sketch)

Retained parcel is 0.512 hectares with 5.64m frontage, existing and proposed rural residential use with existing house and metal clad building.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

Does this description reasonably describe the parcel holdings? YES( ) NO(X) ***MPAC INDICATES FOR 5044 WHITELAW ROAD: GUELPH DIV B PT LOT 1 S/S WATERLOO RD RP 61R7649 PARTS 2-6 SUBJ TO ROW***
If answer is no, please provide new information: _____

Do you consider this proposal to conform to ~~your~~ ***THE*** Official Plan? ~~YES( ) NO( )~~ ***SEE ATTACHED PLANNING REPORT***

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 [ ] NO [X] ***SEE ATTACHED PLANNING REPORT***

(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(X) or **Minor Variance** YES(X) 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) ***(7147 WELLINGTON ROAD 124)***

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) ***(7147 WELLINGTON ROAD 124)***

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?

None to the best of our knowledge.

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B18/16

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES[X] NO[ ]

SEE ATTACHED PLANNING REPORT

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]

SEE ATTACHED PLANNING REPORT AND COUNCIL RESOLUTION

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?

SEE ATTACHED PLANNING REPORT AND COUNCIL RESOLUTION

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

SIGNATURE _____
Meaghen Reid

TITLE: ***Clerk/Director of Legislative Services***

ADDRESS: ***8348 Wellington Road 124, P. O. Box 700, Rockwood, ON N0B 2K0***

DATE: ***May 3, 2016***

Attachments: ***Planning Report 16/22 (May 2, 2016)***
Memorandum Email regarding Council Resolution

Guelph/Eramosa Township

MEMO

Phone: 519-856-9596 ext. 125
Fax: 519-856-2240
Email: jhyde@get.on.ca

TO: Kelsey Lang, Planning Associate

FROM: Joanne Hyde, Acting Deputy Clerk

DATE: May 3, 2016

RE: Planning Department Report 16/22 re: Consent Application B18/16 – Greta-Ann Gartner.

At the Regular meeting of Council held on May 2, 2016 Council approved the above noted report. The following resolution was put forward and passed:

> Be it resolved that the Council of the Corporation of the Township of Guelph/Eramosa has received Planning Department Report 16/22 regarding Consent Application B18/16 – Greta-Ann Gartner; and
>
> That consent application B18/16, be supported, subject to the following conditions:
>
> 1. That a Minor Variance be approved to recognize the reduced interior side yard setback on the adjacent parcel, or that the applicant demonstrate to the satisfaction of the Township that the garage was legally constructed in accordance with the regulations at the time; and
>
> 2. That the severed property be merged on title with the lands legally described as Div B Pt Lot 1 S/S Waterloo Rd RP 61R7649 Part 1; Geographic Township of Guelph, and municipally described as 7147 Wellington Rd 124; and
>
> 3. That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant.

Please accept this for your information and any necessary action.

Yours truly,

Joanne Hyde
Acting Deputy Clerk

cc. Applicant
G. Kruse, Planning Administrator

Guelph/Eramosa Township

STAFF REPORT
COUNCIL

PLANNING DEPARTMENT REPORT
REPORT 16/22

TO:	The Mayor and Members of Council
FROM:	Kelsey Lang, Planning Associate
MEETING DATE:	**Monday May-02-16**
SUBJECT:	CONSENT APPLICATION B18/16 – Greta-Ann Gartner
LOCATION & WARD:	5044 Whitelaw Rd. / Ward 1.
ATTACHMENTS:	1 – LOCATION MAP 2 – APPLICATION SKETCH

SUMMARY:
The applicants have submitted a lot line adjustment to sever 0.06 ha (0.15 ac) from the northern boundary of 5044 Whitelaw Rd, and to merge the severed portion with the adjacent property to the north, known as 7147 Wellington Rd 124.

RECOMMENDATION:

Be it resolved that the Council of the Corporation of the Township of Guelph/Eramosa has received Planning Department Report 16/22 regarding Consent Application B18/16 – Greta-Ann Gartner; and

That Council support consent application B18/16 subject to the following conditions:

1. **That a Minor Variance be approved to recognize the reduced interior side yard setback on the adjacent parcel, or that the applicant demonstrate to the satisfaction of the Township that the garage was legally constructed in accordance with the regulations at the time;**

2. **That the severed property be merged on title with the lands legally described as Div B Pt Lot 1 S/S Waterloo Rd RP 61R7649 Part 1; Geographic Township of Guelph, and municipally described as 7147 Wellington Rd 124; and**

3. **That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant.**

PROPOSAL:

The subject property is located at 5044 Whitelaw Rd, south of Wellington Rd 124, and is legally described as Division B, Part lot 1, S/S Waterloo Rd, Parts 2-6 in Reference Plan 61R7649, and subject to a Right Of Way, in the former Township of Guelph. The property is located in a predominantly agricultural area.

The applicant is requesting a lot line adjustment, by severing a portion of the lot, which will then be merged with an abutting lot to the north, as shown in the Attachment 2. Both of these lots are zoned Agricultural.

A description of the severed and retained parcels is provided in the table below:

	Severed Portion	Retained Portion
Frontage/Width	7 m wide	60 m wide; 5.64 m frontage
Area	0.06 ha (0.15 acres)	0.512 ha (1.27 acres)
Existing Use	Vacant	Rural Residential
Existing Buildings/Structures	None	Detached dwelling, Storage Buildings
Proposed Use	Rural Residential	Rural Residential
Zoning	Agricultural (A)	Agricultural (A)

COUNTY OF WELLINGTON OFFICIAL PLAN

The subject property is designated as Prime Agricultural. The Prime Agricultural designation permits a mix of agricultural and related uses, including the proposed agricultural uses. There is no change in use proposed on either the Retained or Severed Parcels.

The severance is proposed under Section 10.3.5 in the Wellington County Official Plan, which permits lot line adjustments in the Agricultural designation for minor boundary adjustments.

TOWNSHIP OF GUELPH/ERAMOSA ZONING BY-LAW 57/1999

The subject property is zoned Agricultural (A) in Zoning By-law 57/1999. The Agricultural (A) zone allows for a range of uses including agriculture, a detached dwelling unit, and agricultural accessory uses.

The retained lot will be 0.512 hectares in size, which meets the minimum required lot area. The neighboring abutting property which will be merged with the severed portion

currently meets the minimum lot size requirements. However, the frame garage on the adjacent parcel appears to have a setback of 0.02 m and 0.31 m, and does not appear to meet the current interior side yard setback requirements 3.0 m, nor appear to have legal non-conforming status, as MPAC indicates the detached garage was built in 1970, under the Township of Guelph Zoning By-law 20/67, which requires a 3 ft (0.91 m) interior side yard setback. A Minor Variance is required to recognize the reduced interior side yard setback on the adjacent parcel, or demonstration that the garage was legally constructed in accordance with the regulations at the time.

The lot frontage on the retained parcel does not meet the minimum lot frontage of 30.0 m under Section 6.2.8.2 of By-law 57/1999. However, a minor variance, through application A2/98, was granted in 1998 for the reduced lot frontage of the retained parcel, when it was originally severed.

The proposed lot line adjustment meets the requirements of the Official Plan and Zoning By-law subject to confirmation that the severed parcel and adjacent property have been merged on title, and resolution of the reduced interior side yard on the adjacent property.

COMMENTS

As of the date of this report:

- Chief Building Official: No concerns.
- Director of Public Works: No objection, but if any changes to existing entrances or new entrances are proposed municipal approval will be required

Respectfully Submitted By:

Kelsey Lang
Planning Associate

Reviewed and Approved By:

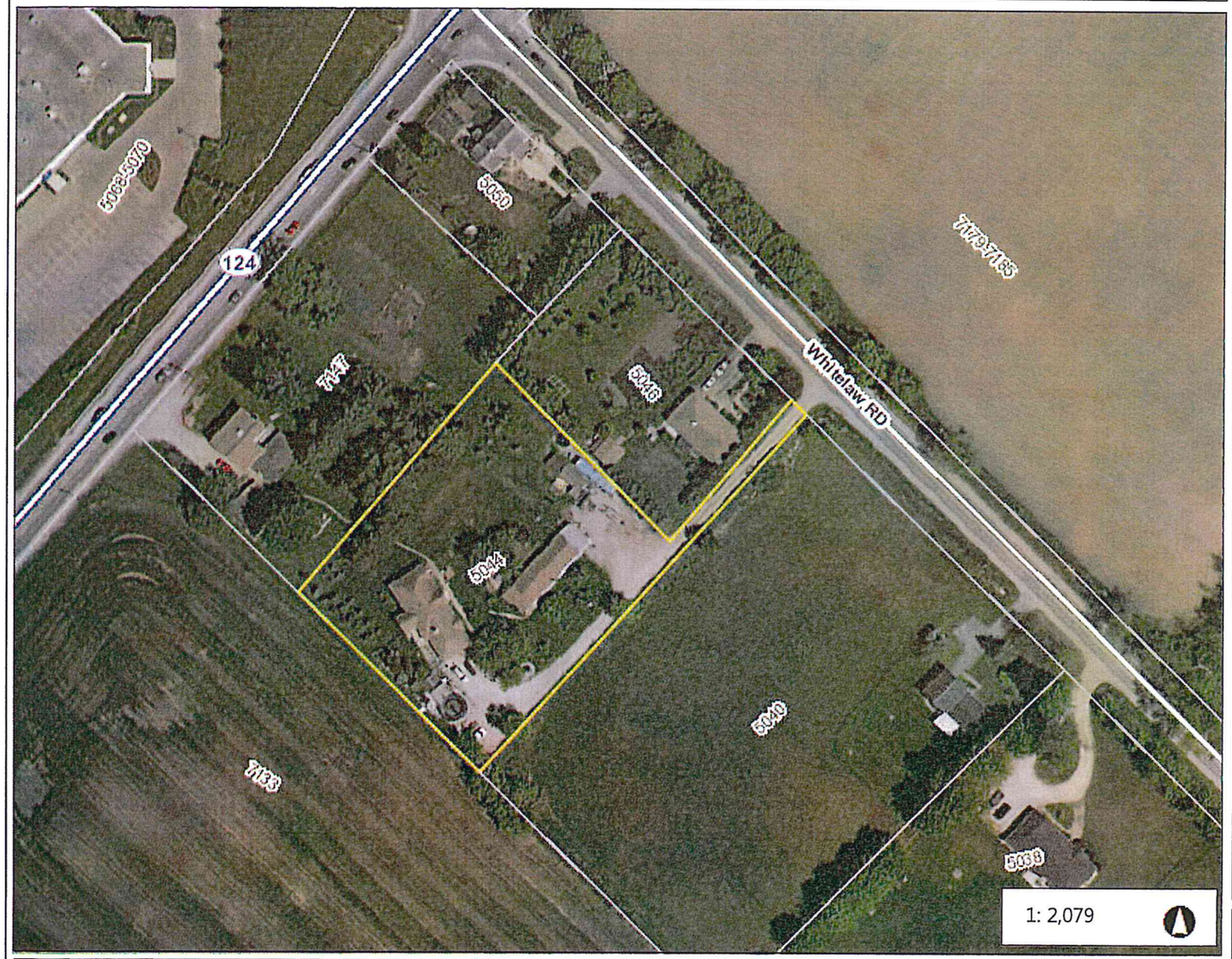
Dan Currie, RPP, MCIP
MHBC Planning

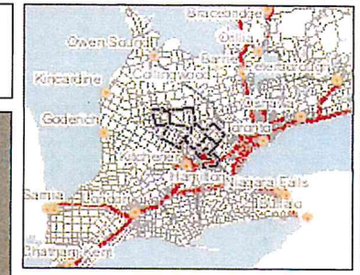
Reviewed By:

Ian Roger, P. Eng
CAO

Guelph/Eramosa Township

5044 Whitelaw Rd





Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Municipalities
- RoadsLookup

Notes

0.1 0 0.05 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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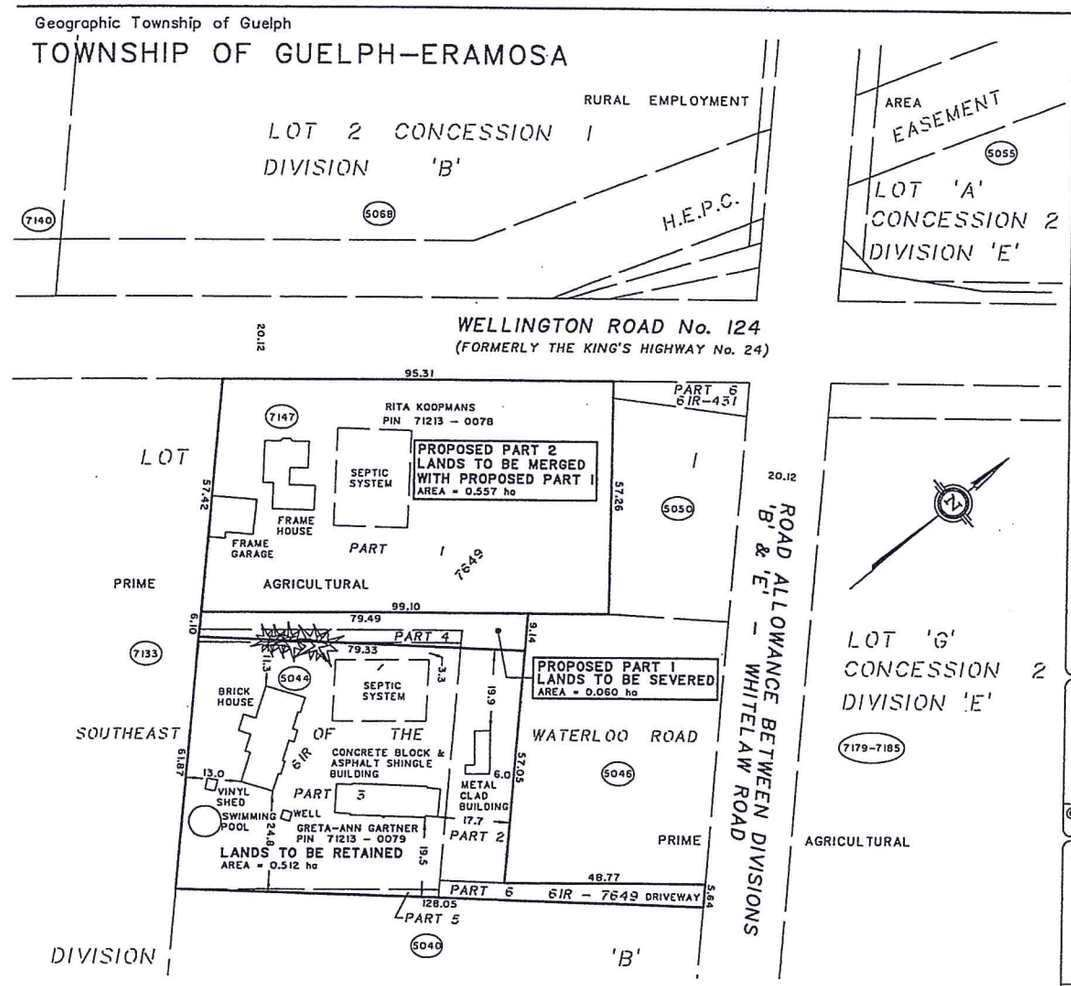
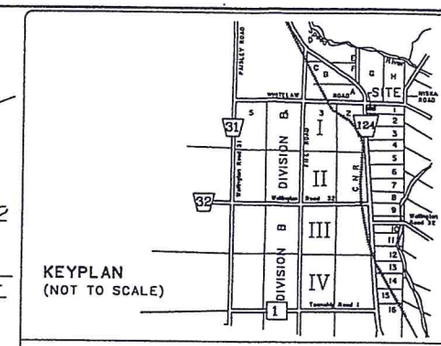
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014





KEYPLAN
(NOT TO SCALE)

SKETCH

PREPARED FOR LOT LINE ADJUSTMENT APPLICATION

SCALE 1 : 1000 (0 20 40 60 80 METRES)

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. LOT DIMENSIONS SHOWN HEREON ARE AS SHOWN ON DEPOSITED PLAN 61R–7649 AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
2. THE FIELD SURVEY PORTION OF THIS SKETCH WAS COMPLETED ON DECEMBER 8, 2016.

THIS SKETCH WAS PREPARED FOR PETER GARTNER AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

FAX: (519) 822–1220
TEL: (519) 822–4031

DATE: FEBRUARY 17, 2016	DM	PROJECT 15–0186

2192/1

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	B18/16
Location	Part Lot 1, Division B Southeast of Waterloo Road TOWNSHIP OF GUELPH/ERAMOSA
Applicant/Owner	Greta-Ann Gartner

PLANNING OPINION: This proposed lot line adjustment would sever a 0.06 ha (0.15 ac) parcel and add it to an adjacent rural residential lot. A 0.5 ha (1.3 ac) parcel would be retained for rural residential use.

This application is consistent with Provincial policy and would generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval:

a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 provides for lot adjustments in prime agricultural areas for legal or technical reasons.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL. Lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments. We would consider this to be a minor boundary adjustment.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA:

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A).

SITE VISIT INFORMATION: The subject property was visited and photographed on May 9, 2016. Notice Cards were not posted. The survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
May 13, 2016

RECEIVED
MAY 16 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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 TO:	**County of Wellington, Planning & Land Division Committee** **Deborah Turchet, Secretary-Treasurer**

DATE: April 15, 2016 **YOUR FILE:** B18/16
GRCA FILE: B18/16 Pt. Lot 1 Division B, Southeast of Waterloo Rd. (Gartner)

RE: **Applications for Consent B18/16**
Part Lot 1, Division B
Southeast of Waterloo Rd, Township of Guelph-Eramosa
Greta-Ann Gartner

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment with existing rural residential uses.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the subject lands are not in or adjacent to any features of interest to the Grand River Conservation Authority.

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

   None.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   We wish to acknowledge receipt of the applicable plan review fee in the amount of $380.00 for the processing of this application.

Should you have any questions or require further information, please contact Ashley Rye, Resource Planner at 519-621-2763 ext. 2320.

Yours truly,

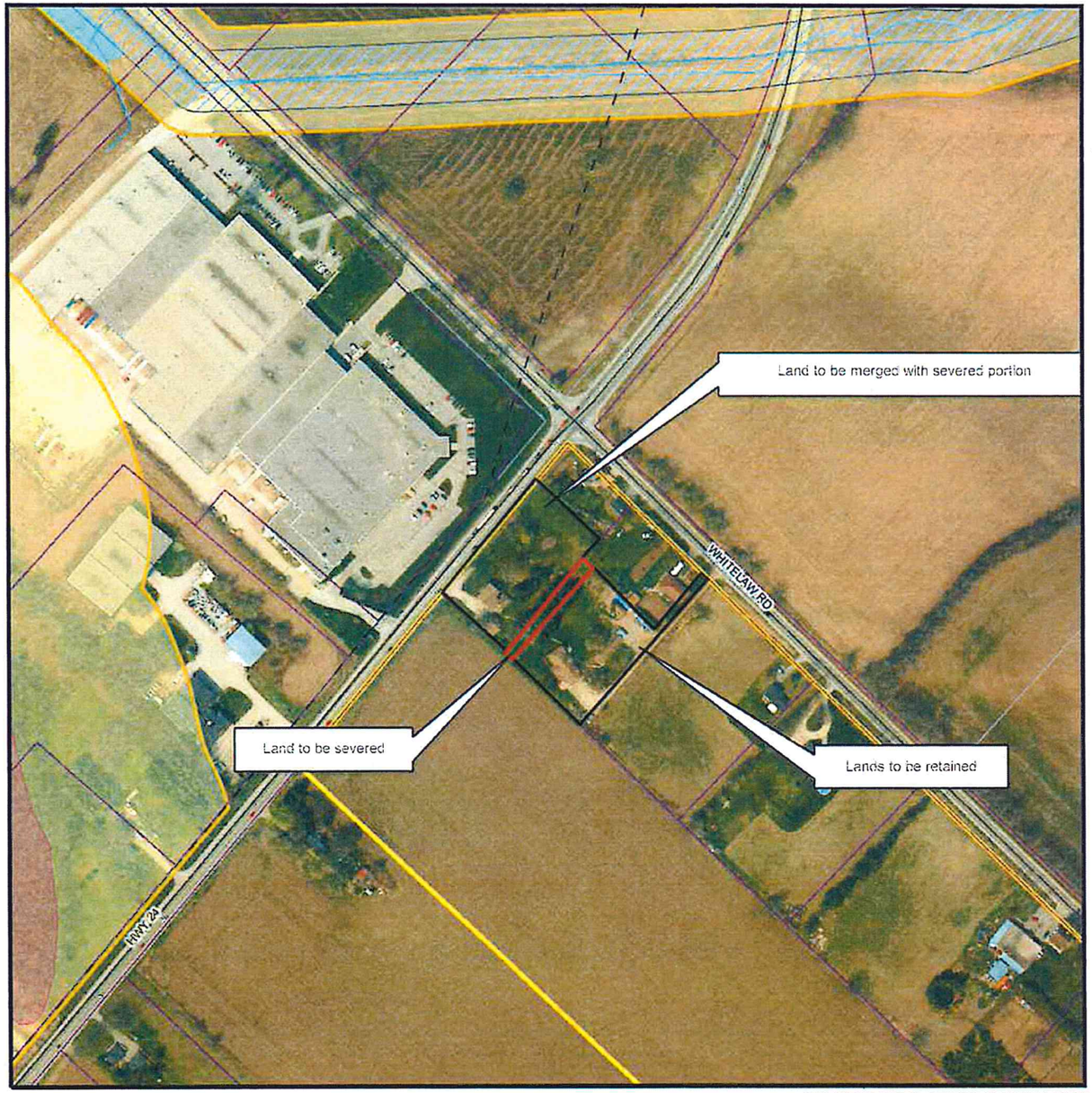
Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority
JW/ar

RECEIVED
APR 26 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

Encl. (1)

cc. Kelsey Lang, Township of Guelph-Eramosa
Greta-Ann Gartner- 5044 Whitelaw Rd. RR#6 Guelph, ON. N1H 6J3



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: April 15, 2016

B18/16

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- WATERCOURSE (GRCA)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- WATERBODY - DRAFT (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 43 86 129 172 m.

NAD 1983, UTM Zone 17 Scale 1:3,720 N

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

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: March 24, 2016

FILE NO. B18/16

APPLICANT

Greta-Ann Gartner
5044 Whitelaw Rd
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 1, Division B
Southeast of Waterloo Rd

Proposed lot line adjustment is 0.06 hectares with no frontage (Part 1 on sketch), vacant land to be added to abutting rural residential lot – Rita Koopmans. (Part 2 on sketch)

Retained parcel is 0.512 hectares with 5.64m frontage, existing and proposed rural residential use with existing house and metal clad building.

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

RECEIVED
MAY 05 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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) [illegible]

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

MAILED TO:

Local Municipality – Guelph-Eramosa County Planning

County Engineering

GRCA Bell Canada County Clerk Roads Civic Addressing

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

* ENTRANCE CONDITION NOT REQUIRED *