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: **B23/16**

Applicant: **Reid's Heritage Homes Ltd.**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lots 11 & 12, Concession 3

Proposal is a request for consent to convey fee simple for a proposed severance 1.6 hectares (3.95 acres) with 147.32m frontage in the TOWNSHIP OF PUSLINCH – Part Lots 11 & 12, Concession 3, existing agricultural use for proposed rural residential; retained lands are 25.4 hectares (62.76 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch - in support of 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; not new lots have been creates since March 1, 2005 and applicants owed over five years; logical lot size given the natural features which isolate the parcel from the balance of the farm.

Conservation Authority (GRCA) – no objections

County Engineering – no objections

Others – Jeff Buisman (agent) – cover letter attached

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 B23/16.
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 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.
6) THAT the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT an Entrance Permit verifying safe access and site lines on the severed lot be approved to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.

*****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 B23/16

APPLICANT

Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
RR#2
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 3

Proposed severance is 1.6 hectares with 147.32m frontage, existing agricultural use for proposed rural residential.

Retained parcel is 25.4 hectares with 470m frontage, existing and proposed agricultural and rural residential use with existing dwelling and sheds.

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 – Jeff Buisman**

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.: B23-~~16~~

APPLICANT

Reid's Heritage Homes

LOCATION OF SUBJECT LANDS

6792 Wellington Road 34
Part Lots 11 & 12, Concession 3

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2301-000-002-1202

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)**

County to comment

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES (x) NO ( )

(Please Specify) Meets the reduced lot requirements of Agricultural Zone (Section 5.3(e))

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) NO ( )

(Please Specify) Meets the lot requirements of Agricultural Zone (Section 5.3 (a-d))

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 ( ) NO ( ) N/A (x)

Is proposal on an opened maintained year-round public road? YES (x) NO ( )

If answer is NO, is municipality willing 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: N/A

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

No

RECEIVED
MAY 17 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B23-16

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 ( )

Is there any further information that may assist the Planning and Land Division Committee?

Planning & Development Advisory Committee:

No comments

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 satisfy the requirements of the Local Municipality in reference to Parkland Dedication as provided for in the Planning Act, R.S.O. 1990;
2. THAT an Entrance Permit verifying safe access and site lines on the severed parcel be approved to the satisfaction of the Township of Puslinch.
3. THAT the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).

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

SIGNATURE Kelly Patzer

TITLE Kelly Patzer, Development Coordinator

ADDRESS 7404 Wellington Road 34

Guelph, ON N1H 6H9

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 16 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B23/15
Location	Part Lots 11 & 12, Concession 3 TOWNSHIP OF PUSLINCH
Applicant/Owner	Reid's Heritage Homes Ltd.

PLANNING OPINION: This application would sever a 1.6 ha (4 ac) vacant rural residential lot in a Secondary Agricultural area. A 25.4 ha (62.3 ac) parcel would be retained with existing agricultural and rural residential use.

This application is consistent with Provincial Policy and would generally conform to the Official Plan, provided that the following matters can be addressed as a condition of approval:

a) That safe driveway access can be provided to the satisfaction of the County Engineering Services Department;
b) That servicing can be addressed to the satisfaction of the Township; and
c) That any concerns of the Conservation Authority can be addressed.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

GREENBELT PLAN: Not within Greenbelt Plan area.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenlands System designations protect Provincially Significant Wetlands, GRCA wetlands, floodplain and an Environmentally Sensitive Area (ESA). It appears that there would be sufficient space on the severed parcel to provide buffering from these features.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
c) The lot has access to an open public road;
d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
e) The residential use is compatible with surrounding development;
f) The use is well removed from any settlement boundary;
g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over five years. The lot size is larger than normally considered but appears logical given the natural features which isolate the parcel from the balance of the farm.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal.....to accepted municipal standards" and d) "that all lots will have safe driveway access to an all-season maintained public road".

WELL HEAD PROTECTION AREA: The subject property is located within a Well Head Protection Area D (WHPA D) with a vulnerability score of 4.

LOCAL ZONING BY-LAW: The subject lands are zoned Agricultural (A) and Natural Environment (NE). Both lots would meet the applicable lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on May 9, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

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

RECEIVED
MAY 18 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: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer

DATE: May 17, 2016 **YOUR FILE:** B23/16
GRCA FILE: B23/16 – 6792 Wellington Road 34 (Reid's Heritage Homes Ltd)

RE: **Application for Consent B23/16**
Part Lots 11 & 12, Concession 3, Township of Puslinch
6792 Wellington Road 34
Reid's Heritage Homes Ltd.

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the severance of a 1.6 hectare lot for proposed rural residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains Irish Creek, floodplain, portions of the Provincially Significant Cranberry Oil Well Bog Wetland Complex and the allowances adjacent to these features.

   The lands to be severed contain a small area of floodplain and are within the allowance adjacent to the Provincially Significant Cranberry Oil Well Bog Wetland Complex.

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

   The circulated information indicates that a building envelope is available on the severed parcel that is set back at least 30 metres from the wetlands. As such, we do not anticipate any negative impacts to the wetlands as a result of the proposed severance. Depending on the location of future development on the severed parcel, further study may be needed to support a GRCA permit application.

   Due to the presence of the above-noted features, portions of the severed and retained parcels are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities ▪ The Grand – A Canadian Heritage River

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

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

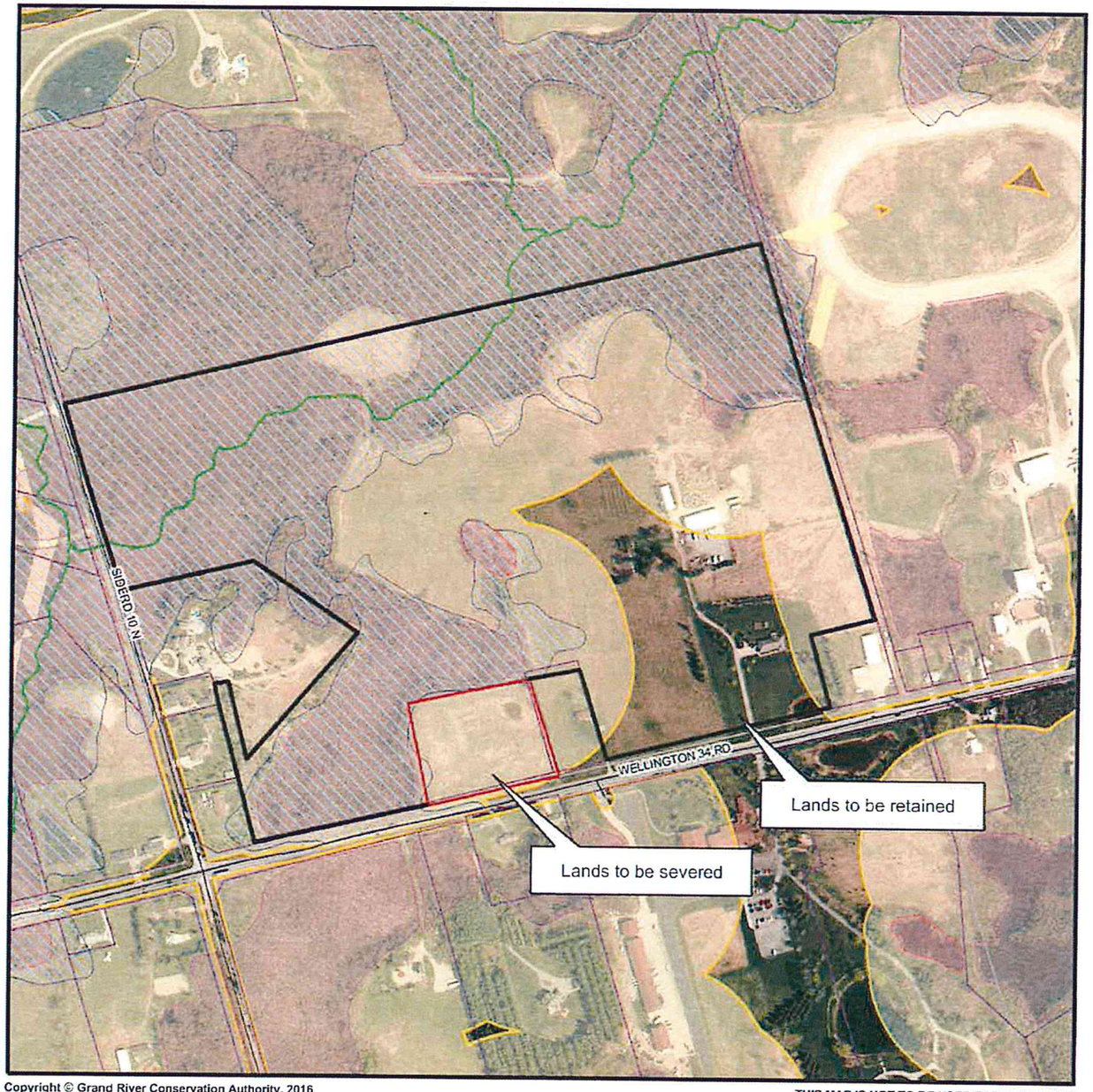
Should you have any further questions or require additional information, please do not hesitate to contact me at 519-621-2763 ext. 2236.

Yours truly,

Nathan Garland
Resource Planner
Grand River Conservation Authority

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

c.c. Kelly Patzer, Township of Puslinch (email)
Reid's Heritage Homes Ltd. c/o Matt Robson – 6783 Wellington Road 34, R.R.#2 Cambridge, ON N3C 2V4
Van Harten Surveying Inc. c/o Jeff Buisman – 423 Woolwich Street, Guelph, ON N1H 3X3



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: April 21, 2016
Prepared by: ah

B23/16

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- AQUATIC RESOURCE-LINE (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (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 70 140 210 280 m

NAD 1983, UTM Zone 17 Scale 1:6,262

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: April 4, 2016

FILE NO. B23/16

APPLICANT

Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
RR#2
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 3

Proposed severance is 1.6 hectares with 147.32m frontage, existing agricultural use for proposed rural residential.

Retained parcel is 25.4 hectares with 470m frontage, existing and proposed agricultural and rural residential use with existing dwelling and sheds.

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) 8

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering

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

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

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Ontario Planning Act, Section 53(4)

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APPLICATION SUBMITTED ON: April 4, 2016

FILE NO. B23/16

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Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
RR#2
Cambridge ON N3C 2V4

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TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 3

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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.

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COUNTY OF WELLINGTON
PLANNING DEPARTMENT
Civic Addressing
Condition Required:
Conservation Authority - GRCA YES ☐ NO ☑
Date: April 11/16 Signature:

MAILED TO:

Local Municipality - Puslinch County Planning

County Engineering

Bell Canada County Clerk Roads Civic Addressing

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

B23/16

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

April 1, 2016
22262-14
Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch
6792 Wellington Road 34
Part Lot 11 & 12, Concession 3
PIN 71209-0191
Township of Puslinch

Please find enclosed a severance application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deed, a cheque to Wellington County for $1,025, and a cheque to the GRCA for $380. Addresses of neighbouring properties have been emailed to you directly from the Township.

The proposal is to create a new rural residential parcel of 147±m wide and 116±m deep (1.6± ha) to the west of the lands at 6780 Wellington Road 34. The retained lands will have a remaining area of 35.4± ha where the current dwelling and sheds will remain.

The lands to be severed are somewhat larger than the requirements provided in Section 10.4.4 of the Official Plan for residential lot creation in Secondary Agricultural areas. However, we provide the opinion that the natural features of this property justify the configuration provided. The parcel is already isolated one three sides from the rest of the agricultural operation at 6792 Wellington Road 34. The parcel is isolated by wetlands to the north and west and the property at 6780 Wellington Road 34 to the east. We hold the opinion that an isolated parcel of this size (1.6 ha) does not have significant agricultural value.

Please call me if you or the Planning Staff have any questions.

Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Matthew Robson
cc Tim Blevins