# REPORT SUMMARY

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

**Date of Consideration:** **May 14, 2015** **TIME: 9:30 a.m.**

**File Number:** **B129/14**

**Applicant:** **Brent & Amy Ellery**

**Subject Lands:** TOWNSHIP OF CENTRE WELLINGTON (West Garafraxa) – Part lot 7, Concession 2

**Proposal is a request for consent to convey** fee simple for a proposed severance 39.2m fr x 80.3m = 0.3 hectares (0.74 acres) in the TOWNSHIP OF CENTRE WELLINGTON (West Garafraxa) – Part lot 7, Concession 2, vacant land for proposed residential use; retained lands are 3.3 hectares (8.2 acres).

## SUMMARY of FILED REPORTS and COMMENTS:

**Township of Centre Wellington** – staff opinion – in support of application; conforms to Official Plan; historical information provided in attached Township letter; reviews through Growth Servicing Strategy the Infrastructure Services – Planning staff have determined that in areas where services are not likely to be extended in the foreseeable future – severances may be permitted where they can demonstrate compliance with other applicable policies of the Plan. compatibility - small scale neighbourhood character; no negative impacts on surrounding properties as a result of installation of private sewer and water services; Township has no objection to approval – represents logical infilling or rounding out within existing settlement area; conditions to apply ***Updated Comments (February 25/15) – deferral due to Township's position in support of application B129/14 but previously opposed B82/13*; application different from B82/13 – proposed lot enlarged and matches limits of previously approved lot from 1999; support based on Growth Plan for Greater Golden Horseshoe, County of Wellington Official Plan and 2014 PPS section 1.6.6.4 (letter attached) Fergus Urban Centre Settlement area B129/14 individual on-site services would represent "infilling or minor rounding out of existing development" Are of the opinion that an amendment to the Township Official Plan is not necessary to support application; can appreciate that an amendment to the Township Official Plan may be desirable to avoid confusion going forward; Drafted proposed Amendment No. 7 (attached)**

**County Planning** - notice cards were posted at time of site visit; lot is located in an area where the installation of full municipal services is not anticipated; proposal does not meet requirements of Centre Wellington Official Plan related to creation on individual private servicing – not a lot of record and not located within special policy area. Township has re-evaluated their position – see Township comments; It may be helpful if Township amended their servicing policies in their Official Plan to reflect their current position on these types of severances; if granted – conditions to apply

**Conservation Authority (GRCA)** – no objections

**Others (e.g. neighbours)** Michael Sims (15 Sunnybrae Cres. Fergus, ON N1M 3L9) – letter of concern – historical issues discussed in letter; refuse until such time as Township Water and Sewers are available to the property in order to protect the current residents of Sunnybrae Crescent and surrounding neighbours – **request notification of consideration and decision;**

Joe Colontino and Maria Spinato (1 Sunnybrae Crescent Fergus ON N1M 3L9) – object - **request notification of consideration and decision;**

Ken & Jessie Jessop (3 Sunnybrae Crescent Fergus ON N1M 3L9) – Township Council meeting - zone change Oct 22/12 and severance – were assured and promised by person representing applicant that if granted there would be only one single family dwelling build on property; he is not entitled to a second severance on this property; problem with water and mud runoff on the street from the new home; maintain our standards of property pride in neighbourhood.

Roslyn & Richard Bucknall (8 Sunnybrae Crescent, Fergus ON N1M 3L9) – objections – concern with drainage, water run-off and flooding; Economic Development Strategic Action Plan status? Use of land – numbers of Sunnybrae reassigned? Separate of shared driveway entrance? **request notification of consideration and decision;**

## *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 B129/14.

**3) THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.

**4) THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.

**5) THAT** the Owner receive approval from the Township of Centre Wellington in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the Township of Centre Wellington file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.

**6) THAT** the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Twp when deed is Registered; Tax Assessment Roll Setup Fee paid) which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**7) THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**8) THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality regarding lot frontage on retained; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**9) THAT** the Owner enter into a Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage) to the satisfaction of the Township of Centre Wellington and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

**10) THAT** the Owner provide a Pre-servicing Hydrogeological Report confirming the feasibility for an individual well and septic system on the subject property with no adverse impacts on adjacent water quality or quantity to the satisfaction of the Township of Centre Wellington and further that the Township of Centre Wellington 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**

April 30, 2015

**NOTICE OF CONSIDERATION IN PUBLIC FORUM**

**Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations**

**with respect to Application for consent,**

**File B129/14**

**APPLICANT**

Brent & Amy Ellery
6 Sunnybrae Crescent
Fergus ON N1M 3L9

**LOCATION OF SUBJECT LANDS:**

CENTRE WELLINGTON (West Garafraxa)
Part Lot 7
Concession 2

Proposed severance is 39.2m fr x 80.3m = 0.3 hectares, vacant land for proposed residential use.

Retained parcel is 3.3 hectares with 13.2m frontage, existing and proposed residential use with existing dwelling.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, May 14, 2015**

**AT 9:30 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**

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TO: **Applicant – Brent & Amy Ellery** **Agent – Vince Starratt**
**Others:** Michael Sims (15 Sunnybrae Cres. Fergus, ON N1M 3L9)
Joe Colontino and Maria Spinato (1 Sunnybrae Crescent Fergus ON N1M 3L9)
Roslyn & Richard Bucknall (8 Sunnybrae Crescent, Fergus ON N1M 3L9)
Jessie & Kenneth Jessop (3 Sunnybrea Crescent, Fergus ON N1M 3L9)

Centre Wellington

February 25, 2015

County of Wellington
Planning and Development Department
74 Woolwich Street
Guelph, ON
N1H 3T9

Attn: Gary Cousins, Director of Planning and Development

Dear Gary:

Response to County Planning Staff Comments Regarding Proposed Severance B129/14 (Ellery)

A decision regarding Land Division application B129/14 was deferred by the Land Division Committee. Through our conversations it is my understanding that a major reason for the deferral was due to the Township's position in support of application B129/14 when it had previously opposed application B82/13.

As stated in our commenting letter, application B129/14 is different from Application B82/13 in that the proposed lot has been enlarged and it matches the limits of a previously approved lot from 1999. Our support for application B129/14 is based on consideration of the provisions of the Growth Plan for the Greater Golden Horseshoe, the County of Wellington Official Plan, and the 2014 PPS, in particular Policy 1.6.6.4: *Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.* The Fergus Urban Centre is a settlement area, and the approval of application B129/14 with individual on-site services would represent "infilling or minor rounding out of existing development."

In the County staff report on this application, it was suggested that the Township should consider amending its Official Plan to reflect the Township staff's revised position regarding support for severance with individual private services within the Fergus and Elora urban centres. We are of the opinion that an Official Plan

should be given a broad and liberal interpretation in light of its objectives, and that an amendment to the Township Official Plan is not necessary to support Application B129/14. Indeed the Land Division Committee, and County and Township staff have supported similar applications in the past year, including B33/14 (South River Road), B66/14, (Irvine Street), and B99/14 (Orangeville Road).

Notwithstanding the foregoing we can appreciate that an amendment to the Township Official Plan may be desirable to avoid confusion going forward. Township staff have drafted proposed Amendment No. 7 to the Township Official Plan (attached). The proposed amendment inserts language from the County of Wellington Official Plan regarding the servicing hierarchy. We will proceed with this amendment at the Township level in the near future. It has been reviewed and endorsed by the Township's Infrastructure department. Since the amendment uses language taken directly from Sections 11.2.3 and 11.24 of the County Official Plan, we are confident that the amendment is consistent with the 2014 PPS and conforms to the Growth Plan for the Greater Golden Horseshoe and the County of Wellington Official Plan.

I trust these comments are of assistance to the Land Division Committee in reaching a final decision on application B129/14.

Yours truly,

Brett Salmon

Brett Salmon, MCIP, RPP
Managing Director of Planning & Development

Attachment: Draft OPA #7

**THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

BY-LAW NO. 2015-xx

A By-law to adopt Amendment No. 7 to the Municipal Official Plan for the Township of Centre Wellington.

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number 7 to the Municipal Official Plan for the Township of Centre Wellington, consisting of the attached maps and explanatory text, is hereby adopted.

2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST AND SECOND TIME THIS xx DAY OF XXXXXXXXXXXX 2015.

_____ _____

Mayor Clerk

READ A THIRD TIME AND PASSED THIS xx DAY OF XXXXXXXXXX 2015.

_____ _____

Mayor Clerk



DRAFT

# *AMENDMENT NO. 7 TO THE MUNICIPAL OFFICIAL PLAN FOR THE TOWNSHIP OF CENTRE WELLINGTON*

DRAFT

**AMENDMENT NUMBER 7 TO THE OFFICIAL PLAN FOR THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

**INDEX**

**PART A – THE PREAMBLE** The Preamble does not form part of this amendment


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**PART B – THE AMENDMENT** The Amendment describes the changes and/or modifications to the Official Plan of the Township of Centre Wellington which constitute Official Plan Amendment Number 7


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DRAFT

## PART A – THE PREAMBLE

### TITLE AND COMPONENTS

Part "A", The Preamble provides a summary of background information regarding the amendment and does not form part of the actual amendment.

Part "B" forms the amendment to the Official Plan of the Township of Centre Wellington.

### PURPOSE

The purpose of this Official Plan Amendment is to amend the provisions of the Township of Centre Wellington Official Plan as they relate to the provision of municipal sewer and water services, and the continued use of partial services or individual on-site services in areas where municipal services do not exist.

### LOCATION

The amendment is a modification to the text of the Official Plan, and therefore applies to all areas affected by the Township Official Plan.

### BASIS

The present servicing policies within the Township of Centre Wellington Official Plan anticipate the availability of municipal sewer and water services throughout the Fergus and Elora-Salem Urban Centre. The current policies require new development and lot creation to connect to municipal sewer and water services, and prohibit new lot creation where municipal sewer and water services do not exist, except in very limited circumstances.

However, the Provincial Policy Statement as well as the County of Wellington Official Plan both provide for continued development in areas with partial municipal services, as well as in areas where only individual on-site services are available. This has led to conflict regarding the applicable servicing policies when applications for consent to sever are considered by the Wellington County Land Division Committee, for example.

Based on discussion between County of Wellington planning staff and Township staff, it is recommended that the Township's Official Plan policies on servicing of development be amended so they are aligned with similar policies within the County of Wellington Official Plan, as well as the Provincial Policy Statement.

DRAFT

## PART B – THE AMENDMENT

### Details of the Amendment

The following section outlines the actual amendments to the Official Plan of the Township of Centre Wellington.

**THE OFFICIAL PLAN FOR THE TOWNSHIP OF CENTRE WELLINGTON IS HEREBY AMENDED AS FOLLOWS:**

**Item 1**

Section C.6.2 Provision of Sewer and Water Services is hereby deleted in its entirety and replaced with the following:

*C.6.2 Provision of Sewer and Water Services*

*Municipal sewer and water services are not presently available in Belwood, nor are they expected to be available within the scope of this Official Plan. Within the Belwood Urban Centre where individual on-site services are proposed, the Township will normally require an assessment of the suitability of the site and soil for individual on-site services, the recommended type of sewage disposal system, and an assessment of the impact of the proposed means of servicing on ground and surface water and associated ecological functions; potential interference with other wells; and potential adverse impacts to natural features which are addressed through a hydrogeological assessment prepared by a qualified Professional Geoscientist .*

*As part of this Official Plan Review, the Township has prepared a Long Term Infrastructure Study. Schedule "B" illustrates the major trunk Sanitary Sewer Servicing Areas associated with the Fergus and Elora municipal infrastructure. In design of servicing for new growth, the Sanitary Sewer Servicing Areas shall be considered and infrastructure sized accordingly. Inclusion of lands on Schedule "B" that are outside of the Urban Centre boundary does not imply that services will be extended beyond the Urban Centre boundary or that such lands can be developed without first being designated Urban Centre in accordance with all other applicable policies of this Plan.*

*C.6.2.1 Municipal Servicing*

*Municipal services are the preferred method of servicing in the Fergus and Elora-Salem Urban Centres. Development will normally be required to connect to municipal services within Fergus and Elora-Salem.*

*C.6.2.2Partial Servicing*

*There are properties within Fergus and Elora-Salem Urban Centres that have access only to partial services. Development will normally be required to connect to partial municipal services where available. Lot creation on partial services shall only be permitted to allow for infilling and rounding out of existing development on partial services, provided that the development is within the reserve sewage system capacity or reserve water system capacity, as the case may be.*

*C.6.2.3Individual On-Site Servicing*

*Not all areas within Fergus and Elora-Salem Urban Centres have access to municipal services and it is not reasonable to anticipate these services. In such areas, individual on-site servicing may be used:*

*i) to provide for the continued use of lots developed on individual on-site services;*

*ii) to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated;*

*iii) to recognize previous development approvals where individual on-site services are still appropriate. Existing development and development approvals based on individual on-site services may be recognized and may continue. Development approvals may include lands designated or zoned for development or with approved subdivisions.*

*Where individual on-site services are proposed, the Township will normally require an assessment of the suitability of the site and soil for individual on-site services, the recommended type of sewage disposal system, and an assessment of the impact of the proposed means of servicing on ground and surface water and associated ecological functions; potential interference with other wells; and potential adverse impacts to natural features which are addressed through a hydrogeological assessment prepared by a qualified Professional Geoscientist .*

*Where individual services are permitted, provision will be made through development agreements to ensure that municipal sewer and water services will be accommodated in the future and will be provided. These developments will be required to connect to municipal services when they become available.*

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**Implementation and Interpretation**

The implementation and interpretation of the Amendment shall be in accordance with the relevant policies of the Official Plan of the Township of Centre Wellington and the Official Plan for the County of Wellington, where applicable.

DRAFT

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

## MINUTES

## ON APPLICATION B129/14

**APPLICANT**

Brent & Amy Ellery
6 Sunnybrae Crescent
Fergus ON N1M 3L9

**LOCATION OF SUBJECT LANDS:**

CENTRE WELLINGTON (West Garafraxa)
Part Lot 7
Concession 2

Proposed severance is 39.2m fr x 80.3m = 0.3 hectares, vacant land for proposed residential use.

Retained parcel is 3.3 hectares with 13.2m frontage, existing and proposed residential use with existing dwelling.

**COMMITTEE MEMBERS PRESENT:** **George Bridge, Warden; Andy Lennox - Chairman**
**Councilors - Shawn Watters, Don McKay, Allan Alls**

**DATE:** **January 15, 2015**

**Appearing Before the Committee:** Vince Starratt – agent; Linda Redmond, Gary Cousins – P&D Staff
Michael Simms, Ken Jessop & Joe Colontino - neighbours

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports; V. Starratt – application was similar in 2013 – smaller lot was withdrawn; consulted with Township re: Strategic Growth stage; Township opened door to infill; opinion – B. Salmon, Planning Director – 5 years ago Growth Strategy Servicing – thought there would have been more lots created – not happened; services not expanded; Township – Provincial Policy Statement – ok to open door to infill – this is one; worked with Township; increased size of lot to meet with others in area; one of the last to fulfill; neighbours don't like; Planning changes over time – Township tries to keep consistent – Township show precedent; makes sense in urban boundary; Neighbour concerns – addressed by Condition #9 – site plan agreement; grade – mud with development; retained has been seeded and should be better; hydrogeological Report – consent to this – no adverse effect of water in area; studies usually done for septic and well; adjoining had no problems with theirs; M. Sims – hydrog – dropped our wells and pumps down 50' - house adjacent 330'deep; letter submitted – advised that Township and County would have same opinion; object to the process not the severance; Past – consistent comments against to 2013 comments consistent with Local Official Plan Assumed would stay same; met with CAO and Planner (C.W.) – OP not changed but opinion changed – this meets policy; County – Local OP should be changed; no time-line – answer - approved some in past; can't change opinion – change Official Plan; previous owner was difficult – was decision made to uphold Official Plan? today this does not conform to Official Plan – but it does conform to opinion of OP; look at messages of past; K. Jessop – live close by – 38 – 40' frontage on retained; main concern – don't like lot that large with that frontage; S. Watters – concern sustainability with neighbours and water services not coming any time soon; how land pitches sustainability how effect neighbour? Hydrog. Assures viability; V. Starratt – not spent money to do study don't think one new lot will effect water; study – I live in this area as well; leave to Township to govern; Township in support of application; D. McKay – retained? Entrance V. Starratt – driveway exists; beautiful property and house; D. McKay – Township – OP – not supported; now change – question rational; S. Watters- servicing? V. Starratt – yes – potential – servicing study being done; different owner, different day; Warden Bridge – site plan Township; water testing addressed; things change – we would be in a grid lock to not address change; Township does need to look at Official Plan; this does finish off the subdivision; G. Cousins – sympathy with M. Sims; no concern with lot and conditions; have said no in past because of Township policy; they are no longer concerned but talked to B. Salmon and they are going to proceed with Official Plan; grant – conditions for OP amendment local or Defer; A. Alls – no concern with OP concern with water and if satisfied; S. Watters – open to deferral on this issue; sort thing out with municipality; agree option defer for Official Plan change; V. Starratt- Township – county saying change OP – this is small lot – putting Township in position to amend; we have heard Township in the process – appreciate comments; feel Township has supported; M. Sims – Township opinion had to change; suggest ok approve subject to OP amendment; either have a rule to fall on or don't; don't have problem with lot and know things change; they met with CAO and Planner and still can't give a date to begin; minor variance on retained; and needs to conform to OP even though now conforms to opinion of OP; pick and choose when to use policy; OP needs to be consistent; A. Alls – if defer will they do hydrog? V. Starratt – likely – Township reassessed servicing; some allowed to go through; Township approves - their issue; let it go back for conditions to be addressed; A. Alls – OP one thing – concern with water; D. McKay – agree with S. Watters – defer or stipulate OP amend to make legal; may look parental but how to go on allowing; willing to defer or accept OP amendment; Warden Bridge – don't support that Twp has addressed – delay or may not look favourable in future; Twp Council, Planners have looked at it and ok – how long? G. Cousins – 4 months; should be straight forward; S. Watters – still defer – not saying no – better to have info – defer to allow more time; Warden Bridge – go back revisit; S. Watters – Township Policy background? V. Starratt – requesting a vote on this today; pre-consultation has been done; please accept or reject; A. Lennox – not comfortable dictating to Township; M. Sims – any information that comes in? V. Starratt – procedure? Asking for a yes or no vote; G. Cousins – Committee's discretion to defer S. Watters – want history on this file – there is a bigger play on this; talk to B. Salmon to understand; what do you want for community; does not speak to overall consent; not parental – where do we go with this? V. Starratt – concern with sending back; S. Watters – not being negative; Warden Bridge – understand frustration with changes; can Centre Wellington representative come to meeting? G. Cousins – how long deferred? Township – whether prepared to amend

their OP; Warden Bridge – what is the policy and where going with it? V. Starratt – hydrog. Can be done; S. Watters – bring new information to Committee; issue – we may want to expedite things but look at this and move forward; M. Sims – applicant – 5 acres severed – built to one side – now applying; Township not sure when OP going forward; OP opinion changes is not fair; make motion to approve he has a year; OP as condition

Moved by Councilor Shawn Watters Seconded by Councilor Don McKay

THAT application B129/14 be deferred in order that information/clarification is provided by the Township of Centre Wellington regarding time-line for an Official Plan Amendment to the Centre Wellington consent policies related to unserviced lots

Carried