

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

Room 3A, Keith Committee Room

74 Woolwich Street, Guelph, Ontario N1H 3T9

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

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, March 12, 2015, Keith Committee Room 3A.

“IN CAMERA SESSION” – 9:00 A.M.

Moved by Warden Bridge

Seconded by Councilor Allan Ails

THAT the Planning and Land Division Committee go "In Camera"

Carried

Moved by Warden Bridge

Seconded by Councilor Allan Ails

THAT the Planning and Land Division Committee accept proponent's compromise (informal settlement) one proposed lot to be withdrawn and address drainage.

Carried

Moved by Councilor Shawn Watters

Seconded by Warden Bridge

THAT the Planning and Land Division Committee come out of "In Camera"

Carried

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:20 a.m. Planning and Land Division Members Councilor Don McKay was absent. Also in attendance were County Planners Jameson Pickard and Sarah Wilhelm. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

None

APPROVAL OF MINUTES

Moved by Councilor Allan Ails

Seconded by Councilor Shawn Watters

THAT the minutes of the regular meeting of January 15, 2015 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B146/14, B4/15; B7/15; B8/15; B9/15; B10/15; B11/15; B12/15; B13/15
and change on conditions file B2/14; B8/14 & B158/13

Moved by Councilor Shawn Watters

Seconded by Councilor Allan Alls

THAT expedited files B146/14, B4/15; B7/15; B8/15; B9/15; B10/15; B11/15; B12/15; B13/15
and change on conditions file B2/14; B8/14 & B158/13 be granted.

Carried

Provisional Consents Granted: B146/14; B1/15; B21/15; B4/15; B5/15; B7/15; B8/15; B9/15; B10/15;
B11/15; B12/15; B13/15; B15/15 and change of conditions B2/14; B8/14 and B158/13

APPLICATIONS DEFERRED:

B147/14 – Kurtis & Brianna Dykstra – Town of Minto

Appearing Before the Committee: Nolan Moss – agent; Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – Surplus Farm Dwelling policy - consent proposed – large at 3 acres – need maximize agricultural land as much as possible – reason for size is to keep barn for horses; N. Moss – barn – if excluded MDS1 conflict – by leaving barn out causes conflict; livestock in barn – no tillable land within proposed property; part of rezoning is limit livestock; allow hobby barn; expense of building new barn; well access is within barn; servicing; reasonable to include barn with severed; A. Alls – lots of room to build on retained; Warden Bridge – no buildings on retained; S. Watters – is there any ability to move in lot? N. Moss – following fence line – don't want to get close to septic; Warden Bridge – trees follow fence; S. Watters – to keep smaller go in at front; sever small and retain large as can be; A. Lennox – environmental issues – manure storage; barn; would not build anything new in area; Warden Bridge – would not build; A. Lennox – not to create small farm operations; the well in barn – potential for water issues is huge; where is manure storage to be? Warden Bridge – horses – municipal stand point – people are going to rip down buildings; A. Lennox – If create farm operation from scratch you would never build like this; Warden Bridge – livestock J. Pickard – tied to zoning – number of animals – nutrient management have to keep records for a year; A. Lennox – this does not trigger a nutrient management study; concern is manure storage and run-off; are we creating a small operation? S. Watters – could be a condition; J. Pickard – not us to clear;

Moved by Allan Alls

Seconded by Warden Bridge

THAT application B147/14 be deferred to allow agent time to answer to the Land Division Committees concerns regarding the size of proposed lot; manure storage location; well and drainage concern and location of septic.

Carried

B6/15 – Edward & Heather Lorenowicz – Township of Puslinch

Appearing Before the Committee: Ed Lorenowicz – owner; Jeff Buisman – agent
Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard- concern – conservation and County Planning; Environmental Impacts & no impact on neighbours; suitable access to retained; township general concern with fill – no condition; J. Buisman – ½ ha – severance starts on other side of berm – privacy concern is impact environmental line; line shows core greenlands – EIS will clarify exact line; enough room between lands; J. Pickard – don't want access to be cut off could consider different configuration when presented; J. Buisman – could shrink down sides – want the 60m in depth; timing – last meeting when do we do EIS; GRCA – recommend deferral – Committee has in past – let EIS be part of the decision – how strong an impact; if EIS doesn't pass – severance dies; helpful to have done – waste if EIS done – comes back to committee & denies; EIS done – come back expedite; ideas – EIS as condition and approve; A. Alls- gravel pit on land? E. Lorenowicz – top soil on the property to fix this – drive ways and creek through area and decades ago could have been gravel; have added topsoil to the dried out areas; Warden Bridge- condition for GRCA J. Buisman – floodline wetland defined by vegetation; if 50% is wetland species outside edge of bush; Warden – condition would mean edge would be moved; J. Pickard – EIS – would decide moving lot; County approval – no development will be approved until done; S. Watters- EIS done and then come back; Warden Bridge- understand Jeff's point; J. Buisman- balance; doing one in Milton now – why force someone to spend 10-15 thousand to get plan done then comes back and is denied; Condition #8 – if we don't get it done then doesn't happen – provisional consent; J. Pickard – once a decision – you have only one year; J. Buisman – EIS can be done within the year; every EIS different; some require spring & fall survey – good position to get done; A. Lennox- configuration; J. Buisman – will amend configuration; S. Watters – EIS drives the configuration – there are no other issues;

Moved by Councilor Shawn Watters

Seconded by Councilor Allan Alls

THAT application B6/15 be deferred until an Environmental Impact Study (EIS) and survey of the Regulatory Floodplain Elevation (RFE) to the satisfaction of the Grand River Conservation Authority has been completed together with an updated sketch as a result of the study showing the new lot configuration if required.

Carried

B14/15 – Brian & Janice Cox - Township of Puslinch

Appearing Before the Committee: Brian Cox – owner; Troy Cox; Jeff Buisman – agent
Brian Bendfeld – neighbour; Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – Greenland policies apply; County Planning and GRCA request EIS deferral – Township relief for frontage; neighbour concern – tree removal, drainage and privacy; J. Buisman – working on proposed severance – met with GRCA – flood elevation – do not want entrance on south side of neighbour; at one time access (neighbour) was Bell equipment office; proposed entrance to left of trees; neighbour had been cutting grass; met with road superintendent – satisfied with safe entrance access; two issues – need for EIS – previous application EIS done first; EIS will not very too much from existing – entrance and narrow flag shaped lot; plan to survey and working with neighbour for screening; B. Benfeld – sprint runoff – anything to be done would have proper drainage – existing culver; buffer with trees and gate; put a swale between; draining along tree line – water flows toward road; B. Cox – uphill at the back; B. Benfeld- if culvert – need to flow that way; Warden Bridge – question condition – township road – would drainage be involved? J. Pickard – construction of entrance and building permit; J. Buisman- Condition #5 – safe entrance; S. Watters – flag shape – rural area? J. Pickard – we have seen them; one in area – showed on aerial; room for consideration; ideally yes; but in this case can't have

that frontage because of GRCA; in this situation no other option; B. Cox – don't mind creating more frontage 5 or 15 acres; J. Pickard – other issues – keep residence small and fragmentation of wetland features not in favour of; Warden Bridge – conservation dictated the size and location in this case; A. Alls- neighbour concern regarding water issue; J. Buisman – first thing is how to design the driveway – settle that and address EIS; S. Watters – concur – we have done flag shaped before – EIS is important to do.

Moved by Warden Bridge

Seconded by Councilor Allan Alls

THAT application B14/15 be deferred to allow the Owner time to submit an Environmental Impact Study to the satisfaction of the Grand River Conservation Authority and provide the Planning and Land Division Committee updated comments from the G.R.C.A.

Carried

COMMITTEE MEMBER ITEMS

None

NEW BUSINESS

None

NEXT REGULAR MEETING

- will be convened on **THURSDAY, April 9, 2015 @ 9:00 a.m. - Keith Committee Room 3A.**

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at 11:30 a.m.

SECRETARY-TREASURER

CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY MARCH 12, 2015

<i>File No.</i>	<i>NAME</i>	<i>MUNICIPALITY</i>	<i>SEVERED PARCEL</i>	<i>RETAINED PARCEL</i>	<i>TIME</i>
B146/14	Leslie & Laurie Sanderson	TOWN OF ERIN Part Lot 10, Concession 7	0.4 hectares with 53m frontage, vacant land for proposed rural residential use	3.5 ha with 68m fr, existing and proposed rural residential use with existing house.	GRANTED
B147/14	Kurtis & Brianna Dykstra	TOWN OF MINTO Part Lots 27 & 28, Concession 17	1.21 ha w 57.1m fr, exist and prop rural res use w exist house, shed, barn & silo.	48.15 hectares with 361.2m frontage, existing and proposed agricultural use.	DEFERRED
B1/15	John & Hanan Saliba	TOWNSHIP OF PUSLINCH Part Lot 11, Concession Gore	EASE - 0.1 acres with 20' frontage, for access in favour of the retained parcel.		GRANTED
B2/15	John & Hanan Saliba	TOWNSHIP OF PUSLINCH Part Lot 11, Concession Gore	2.1 acres with 500' frontage, existing hay field for proposed rural residential use.	26.1 acres w/ 370.2' fr on SR 10S & 4.7' fr on Gore Road, exist & prop rural res & agri use with existing house and garage	GRANTED
B3/15	Stanley & Jane Pilat	TOWN OF ERIN Part Lot 3, Concession 7	LLA - 2.1 ha w/ no fr, vacant land to be added to abutting rural res lot – Hartsink.	32.1 ha w/ 204m fr, existing and prop res and agr use with existing house.	DEFERRED
B4/15	Julie & Steven Hales	CENTRE WELLINGTON (Elora) Part Park Lot 12, Reg PI 112	LLA - 80' x 135' = 0.25 acres with no fr, existing urban res use to be added to abutting urban res lot – Muriel Kartonchik	1.2 acres with 106.6' frontage, existing and proposed urban residential use with existing house.	GRANTED
B5/15	John Hollen	MAPLETON TOWNSHIP (Peel) Part Lot 6, Concession 16	100 acres w/ 1977' fr on Sixteenth Line & 2200' fr on Sr 17, exist & prop res and agri use w/ house, 4 buildings and a silo	100 acres with 2200' frontage, existing and proposed agricultural use with 2 existing wind turbines.	GRANTED
B6/15	Edward & Heather Lorenowicz	TOWNSHIP OF PUSLINCH Part Lot 10, Concession 3	86m fr x 60m = 0.5 hectares, vacant land for proposed rural residential use.	3.7 ha w/ 138m fr on WR 23 & 69m fr on SR 10 N, exist & prop rural res use	DEFERRED
B7/15	Leonard Williams	TOWNSHIP OF PUSLINCH Part Lot 22, Concession 11	56m x 80m = 0.45 hectares, vacant land for proposed rural residential use.	3.6 ha with 66m fr, existing and proposed rural res use with existing dwelling.	GRANTED
B8/15	GRE-Canada, LLC	CENTRE WELLINGTON (Fergus) Part Lot 9, Concession 1	34m fr x 122m = 0.415 hectares, vacant land for proposed industrial use.	1.08 ha w/ 68.6m fr, exist vacant land, use - Hutten Auto Collision & RV Storage	GRANTED
B9/15	GRE-Canada, LLC	CENTRE WELLINGTON (Fergus) Part Lot 9, Concession 1	34m fr x 122m = 0.415 hectares, vacant land for proposed industrial use.	1.08 ha w/ 68.6m fr, exist vacant land, use - Hutten Auto Collision & RV Storage	GRANTED
B10/15	Donald Bender	WELLINGTON NORTH (West Luther) Part Lot 10, Concession 6	LLA - 317 sm w/ no fr, vacant land to be added to rural res lot –Gorrie/Agnew	1390.8 sm w/ 30.5m fr, existing and prop rural res use with existing dwelling.	GRANTED
B11/15	Michael Manolson	GUELPH-ERAMOSA Part Lot 22, Concession 6	LLA - 0.83 ha w/ no fr, exist gravel track for horses to be added to abutting rural res lot – Carl & Debra Jamieson	10.3 ha with 189.2m frontage, existing and proposed agricultural and residential use with existing dwelling, barn & shed	GRANTED
B12/15	Purple Rain Farms Ltd.	CENTRE WELLINGTON(West Gara) Part Lots 16 & 17, Concession 7	LLA - 19 hectares with 133m frontage, existing agri use to be added to abutting agricultural parcel – Alphons Mulder	1.1 hectares with 82m frontage existing and proposed rural residential use with existing dwelling	GRANTED

B13/15	Alphons Mulder	CENTRE WELLINGTON(West Gara) Part Lots 16 & 17, Concession 7	SURPLUS - 0.7 ha w/ 122m fr, exist & prop rural res use w/ house & shed	41 ha w/ 438m fr, exist & prop agri use w/ existing barn ruins and shed	GRANTED
B14/15	Brian & Janice Cox	TOWNSHIP OF PUSLINCH Part Lot 19, Concession 9	1.44 hectares with 6.1m frontage, vacant land for proposed rural residential use	39 ha w/ 337m fr, exist & prop rural res use w/ dwelling, shop & storage building.	DEFERRED
B15/15	Harry & Stella Westerveld	CENTRE WELLINGTON (Elora) Pt Park Lots 4, 6 & 8, Reg PI 181	LLA - 616 sm w/ no fr, existing urban res use to be added to abutting property for res development – Finoro Developments	1016 square metres with 27m frontage, existing and proposed urban residential use with existing dwelling.	GRANTED
B131/14	Gordon & Sharon Graham	TOWN OF ERIN Part Lot 1, Concession 7	1.8 ha, vacant land for prop rural residential use.	1.9 ha with 43m fr, existing and proposed rural residential use with existing house.	DENIED
B2/14	John & Susan Cadorin **change of conditions	GUELPH/ERAMOSA(Rockwood) Pt Lots 8 & 9, Block E, Reg PI 150	9.8m fr x 31.9m = 313 sm, exist & prop urban res use w/ exist semi-detached	9.8m fr x 31.9m = 313 sm, exist & prop urban res use w/ exist semi-detached	GRANTED
B8/14	1373580 Ontario Ltd. **change of conditions	WELLINGTON NORTH (Mt. Forest) Part Lot 8, James Ellis Survey	LLA - 13,097 sf w/ 9.3m fr, being Part of Part 5 Ref Plan 60R-1202, to be added to abutting 1373580 Ontario Ltd.,	Part 4 RP 60R-1202 (PIN 71056-0019 LT) and Part of Part 5 on RP 60R-1202	GRANTED
B158/13	1373580 Ontario Ltd. **change of conditions	WELLINGTON NORTH (Mt Forest) Part Lot 8, James Ellis Svy	LLA - 0.17 acres w/ no fr, vacant land to be added to abutting urban residential lot – Stephen Hummel.	1.37 acres with 184' frontage, vacant land for proposed urban residential use.	GRANTED