# REPORT SUMMARY

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

**Date of Consideration:** **November 13, 2014** **TIME: 10:10 a.m.**

**File Number:** **B105/14 through B 109/14**

**Applicant:** **John Cook, David Cook & Gerald Fuller**

**Subject Lands:** TOWN OF ERIN (Brisbane) – Part Lot 13, Concession 7

**Proposal is a request for consent to convey** fee simple for a five proposed urban residential severances – B105/14 - 0.52 ha (1.28 ac); B106/14 – 0.53ha; B107/14 – 0.55 ha; B108/14 – 0.56 ha and B109/14 – 0.57 ha all with 40m frontage in the TOWN OF ERIN (Brisbane) – Part Lot 13, Concession 7, vacant land for proposed urban residential use; retained two parcels of lands are 4.4 ha (10.87 ac) and 2.4 hectares (5.9 ac)

**ISSUES:** neighbour concern

## SUMMARY of FILED REPORTS and COMMENTS: CONSOLIDATED CONSIDERATION

**Town of Erin –** in support of applications; conforms to zoning and Official Plan; conditions to apply

**County Planning** - notice cards were posted at time of site visit; subject property designated Hamlet (Brisbane); creating seven new lots – staff is satisfied that a plan of subdivision is not necessary given that private servicing and road network is already established; this is part of an overall concept plan for the property and neighbouring property to the south proposing commercial and internal roadway and potentially 38 residential lots. Applicants have pre-consulted with County Staff; applications are consistent with Provincial Policy and generally conforms to the Official Plan provided conditions addressed;

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

**County Engineering –** no objections – no conditions required

**Others (e.g. neighbours)** Tim & Melissa Hardt (9341 Wellington Rd 124, Erin, ON N0B 1T0) – **request notified of decisions**
**Petition** (Jane & Lawrence Vandervliet and others) – concern with busy road and speed limit; (spoke on phone with Jane – Oct. 27, 2014 – not concerned with proposed development - just concern with speed limit; Rene Laros, (9384 Wellington Rd 124, RR#2 Erin ON N0B 1T0) – opposed to application; concerns regarding privacy, well, pond levels; future lots and expansion; wildlife and traffic; **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 for Consent B105/14 through B109/14.
**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 for 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 local municipality, financial and otherwise 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 Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**7) THAT** the Owner provides written confirmation from a licensed septic installer that the existing septic system is functioning properly and the required setbacks from property boundaries are in compliance with the Ontario Building Code to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
**8) THAT** the owner enter into a development agreement with the Town of Erin to address concerns related to overall site drainage and grading plan to the satisfaction of the Town of Erin (denoting the existing lot elevations, proposed driveway, buildings/septic field location and existing overland flow together with proposed elevations and grading, demonstrating that drainage and grading do not impact on adjacent properties or trees noted for preservation); and that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**9) THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality; and that the Local Municipality 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**

October 30, 2014

**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 B105/14 through B109/14**

**APPLICANT**

John Cook, David Cook & Gerald Fuller
c/o 26 Marsden Crescent
Brampton ON L6W 2X1

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN (Brisbane)
Part Lot 13
Concession 7

Five proposed urban residential severances – B105/14 - 0.52 ha; B106/14 – 0.53ha; B107/14 – 0.55 ha; B108/14 – 0.56 ha and B109/14 – 0.57 ha all with 40m frontage, vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, November 13, 2014**

**AT 10:10 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 – John Cook, David Cook & Gerald Fuller** **Agent – JL Cox**
**Other:** Rene Laros, (9384 Wellington Rd 124, RR#2 Erin ON N0B 1T0)

RECEIVED

SEP 15 2014

TO ERIN

**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: B109/14**

| **APPLICANT** | **LOCATION OF SUBJECT LANDS** |
|---|---|
| John Cook, David Cook & Gerald Fuller<br>c/o 26 Marsden Crescent<br>Brampton ON L6W 2X1 | TOWN OF ERIN (Brisbane)<br>Part Lot 13<br>Concession 7 |

Proposed severance is 0.57 hectares with 40m frontage, (severance 5 on sketch) vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

***PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:*** 04-089

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(X) NO( )

What Section(s) does it conform to or contravene? (Please specify)

_____

_____

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [X] NO [ ]

**(Please Specify)** _____

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(X) N/A( ) or **Minor Variance** YES( ) NO( ) N/A( )

Is proposal on an opened maintained year-round public road YES( ) 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)

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:** _____

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

Continued to Page 2

**MUNICIPALITY COMMENTING FORM**

**FILE NO: B109/14**

**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?
[A letter may be attached if there is insufficient space to explain]

See attached

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?

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

SIGNATURE _____

TITLE: PLANNER, TOWN OF ERIN

ADDRESS: 5684 Trafalgar Rd, RR2 HILLSBURGH N0B 1Z0

DATE: Oct 14/14

**Corporation of the Town of Erin**
**5684 Trafalgar Road**
**RR2 Hillsburgh ON N0B 1Z0**
**(519) 855-4407 Ext. 240 Fax: (519) 855-4281**
**EMAIL: sally.stull@erin.ca**

Severance Application Recommendation

To: County of Wellington Land Division Committee
From: Sally Stull, Planner, Town of Erin
Date: October 22, 2014
**Applicant:** John Cook et al
**Location:** 9395 WCR 124
**File:** B105/14, B106/14, B107/14, B108/14 & B109/14

Official Plan: Hamlet Area within Schedule B-2 Brisbane
Zoning: A- Agricultural

**Recommendation:** The Town of Erin has no objection to the proposed severance request subject to the following conditions of approval. The Town of Erin will file clearance of these conditions with the Secretary-Treasurer of the Committee of Adjustment once the conditions have been fulfilled.

1. That the owner provides written confirmation from a licensed septic installer that the existing septic system is functioning properly and the required setbacks from property boundaries are in compliance with the Ontario Building Code.

2. That the owner pay parkland dedication and satisfy any other requirements of the local municipality, financial and otherwise to 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.

3. That the owner enter into a development agreement with the Town of Erin to address concerns related to overall site drainage and grading plan to the satisfaction of the Town of Erin, denoting the existing lot elevations, proposed driveway, buildings/septic field location and existing overland flow together with proposed elevations and grading, demonstrating that drainage and grading do not impact on adjacent properties or trees.

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OCT 14 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**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

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OCT 22 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

| | |
|---|---|
| **Application** | B105/14- B109/14 |
| **Location** | Part Lot 13, Concession 7<br>TOWN OF ERIN |
| **Applicant/Owner** | John Cook, David Cook & Gerald Fuller |

**PLANNING OPINION:** These applications would create 7 new lots in the Hamlet of Brisbane as follows:

| Description | Frontage | Lot Size |
|---|---|---|
| No.1 (B105/14) | 40 m (131.2 ft.) | 0.52 ha (1.28 ac) |
| No.2 (B106/14) | 40 m (131.2 ft.) | 0.54 ha (1.33 ac) |
| No.3 (B107/14) | 40 m (131.2 ft.) | 0.55 ha (1.35 ac) |
| No.4 (B108/14) | 40 m (131.2 ft.) | 0.56 ha (1.38 ac) |
| No.5 (B109/14) | 40 m (131.2 ft.) | 0.57 ha (1.4 ac) |
| Retained Parcel (North) | 168 m (551.2 ft.) | 2.4 ha (5.9 ac) |
| Retained Parcel (South) | 278 m (912.1 ft.) | 4.4 ha (10.8 ac) |

This proposal to create 5 residential lots is the first phase of a larger development of the lands. The overall concept plan includes these lands and the adjacent lands to the south and proposes commercial development an internal roadway and potentially 38 residential lots. These 7 lots are in line with that plan. It should be noted that the applicants have pre-consulted with County Staff.

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

a) That any concerns of the Conservation Authority can be addressed; and,
b) That the severed parcels be rezoned to the satisfaction of the local municipality; and,
c) That a Grading and Drainage Plan for the subject property be provided to the satisfaction of the local municipality and the County of Wellington; and,
d) That safe driveway access be provided to the satisfaction of County of Wellington Engineering services Department ; and,
e) That servicing is provided to the sites to the satisfaction of the local Municipality.

**PLACES TO GROW:** The Places to Grow policies place emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

**PROVINCIAL POLICY STATEMENT (PPS):** Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated HAMLET and is located in the Hamlet of Brisbane. According to section 10.6.1, new lots may be created in Hamlets provided that the lands will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this Plan. Plans of subdivision will normally be required when:

a) Four or more lots (including the retained) are being created, or
b) A new road or a substantial extension to an existing road is required, or
c) Where special concerns or issues exist which would be best dealt with through a plan of subdivision.

These applications are creating 7 new lots. Staff is satisfied that a plan of subdivision is not necessary given that private servicing is proposed and the road network already established.

These 5 new lots and 2 retained parcels are part of an overall concept plan for the property and the neighbouring property to the south. The applicant has been working on this concept plan with County Staff for several years. This concept plan includes the creation of a commercial block at the intersection of Wellington road 124 and Trafalgar road, an internal road connecting Trafalgar road and Wellington Road 124 and potentially 38 residential lots. The proposed lots are in keeping with the concept plan.

Section 10.1.4 states that in considering the creation of new lots and in particular lots created by plans of subdivision, the County may require studies to ensure that the polices of this plan are appropriately addressed. Given that these lots are part of a larger concept plan for the property, a grading and drainage plan needs to be completed. This plan should indicate that these lots can be developed with no negative impact on the neighbouring properties and their potential to be developed in the future.

The matters under Section 10.1.3 were also considered, including b) "that all lots can be adequately serviced with water, sewage disposal, storm water management or drainage.....to accepted municipal standards" and d) "that all lots will have safe driveway access to an all-season maintained public road...." and f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed.

**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



**LOCAL OFFICIAL PLAN:** The subject property is designated Hamlet in the Town of Erin Official Plan.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A). It appears that the minimum lot area and frontage requirements can be met for all the severed and retained lots.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on October 17th 2014. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
October 22nd, 2014

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
**Phone:** 519-621-2761 **Toll free:** 866-900-4722 **www.grandriver.ca**

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

**DATE:** October 20, 2014 **YOUR FILE:** B105/14 – B109/14
**GRCA FILE:** Erin/2014/Sev

**RE:** **Applications for Consent B105/14-B109/14**
Part Lot 13, Concession 7
John Cook, David Cook & Gerald Fuller

**GRCA COMMENT: ***
The Grand River Conservation Authority (GRCA) does not object to the above noted severance application as proposed in the circulated material.

**BACKGROUND:**

1. **Resource Issues:**

   Information currently available at this office indicates that the properties to be severed and retained contain no features of interest to the GRCA.

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.

We trust these comments are of assistance. Should you have any further questions, please do not hesitate to contact the undersigned at ext. 2320.

Yours truly,

Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority

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OCT 22 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

COUNTY OF WELLINGTON

SEP 12 2014

ENGINEERING SERVICES DEPARTMENT

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

September 12, 2014

# 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: September 9, 2014***

**FILE NO. B105/14**

**APPLICANT**

John Cook, David Cook & Gerald Fuller
c/o 26 Marsden Crescent
Brampton ON L6W 2X1

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN (Brisbane)
Part Lot 13
Concession 7

Proposed severance is 0.52 hectares with 40m frontage, (severance 1 on sketch) vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

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

RECEIVED
OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

## October 22, 2014

**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 office 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) 837-8018

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
OCT 17 2014
Date:

**MAILED TO:**

Local Municipality – Town of Erin County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

*ENTRANCE COND NOT REQ*

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

COUNTY OF WELLINGTON
SEP 12 2014
ENGINEERING SERVICES
DEPARTMENT

September 12, 2014

# 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: September 9, 2014***

**FILE NO. B106/14**

**APPLICANT**

John Cook, David Cook & Gerald Fuller
c/o 26 Marsden Crescent
Brampton ON L6W 2X1

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN (Brisbane)
Part Lot 13
Concession 7

Proposed severance is 0.54 hectares with 40m frontage, (severance 2 on sketch) vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

RECEIVED
OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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## October 22, 2014

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COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
OCT 17 2014
Date:

**MAILED TO:**

Local Municipality – Town of Erin County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

*ENTRANCE COND NOT REQ*

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

COUNTY OF WELLINGTON
SEP 12 2014
ENGINEERING SERVICES DEPARTMENT

September 12, 2014

# 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: September 9, 2014***

**FILE NO. B107/14**

**APPLICANT**

John Cook, David Cook & Gerald Fuller
c/o 26 Marsden Crescent
Brampton ON L6W 2X1

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN (Brisbane)
Part Lot 13
Concession 7

Proposed severance is 0.55 hectares with 40m frontage, (severance 3 on sketch) vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

RECEIVED
OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

## October 22, 2014

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COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
OCT 17 2014
Date

**MAILED TO:**

Local Municipality – Town of Erin  County Planning  Conservation Authority - GRCA

County Engineering

Bell Canada  County Clerk  Roads

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

*ENTRANCE COND NOT REQ*

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

COUNTY OF WELLINGTON
SEP 12 2014
ENGINEERING SERVICES DEPARTMENT

September 12, 2014

# 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: September 9, 2014***

**FILE NO. B108/14**

**APPLICANT**

John Cook, David Cook & Gerald Fuller
c/o 26 Marsden Crescent
Brampton ON L6W 2X1

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN (Brisbane)
Part Lot 13
Concession 7

Proposed severance is 0.56 hectares with 40m frontage, (severance 4 on sketch) vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

RECEIVED
OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

## October 22, 2014

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

**INFORMATION REGARDING THE APPLICATION** is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
OCT 17 2014
Date:

**MAILED TO:**

Local Municipality – Town of Erin County Planning Conservation Authority

County Engineering

Bell Canada County Clerk Roads

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

* ENTRANCE COND NOT REQ *

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

COUNTY OF WELLINGTON
SEP 12 2014
ENGINEERING SERVICES DEPARTMENT

September 12, 2014

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**The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.**

***APPLICATION SUBMITTED ON: September 9, 2014***

**FILE NO. B109/14**

**APPLICANT**

John Cook, David Cook & Gerald Fuller
c/o 26 Marsden Crescent
Brampton ON L6W 2X1

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN (Brisbane)
Part Lot 13
Concession 7

Proposed severance is 0.57 hectares with 40m frontage, (severance 5 on sketch) vacant land for proposed urban residential use.

Retained parcels are 2.4 hectares with 104m frontage on WR 24 & 168m frontage on WR 124, with existing house and 4.4 hectares with 278m frontage on WR 124.

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

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OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

## October 22, 2014

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COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
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PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
OCT 17 2014
Date:

**MAILED TO:**

Local Municipality – Town of Erin County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

* ENTRANCE COND NOT REQ *

Sept. 17-2014

Attn. Deborah Turchet.
Re. file # B105-B709.

I, Melissa Hardt-Tim Hardt would like to be notified of the decision regarding the above file.

Regards,
Melissa -(905) 876-6636

Melissa
Tim and Hardt.
9341 Wellington Rd. 124.
Erin, ON.
N0B-1T0

RECEIVED
SEP 17 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

From residents along Wellington Road 124 near Brisbane

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County of Wellington Planning and Land Division Committee

Deborah Turchet, Secretary-Treasurer

Wellington County Administration Centre

74 Woolwich Street, Guelph, ON N1H3T9

RECEIVED
SEP 30 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

September 17, 2014

Dear Ms Turchet,

This letter is our response to the Notice of an Application for Consent concerning Files No. B105/14, B106/14, B107/14, B108/14 and B109/14.

The only concern we have with this application is that as Wellington Road 124 is a very busy road and the traffic routinely exceeds the speed limit, it can at times be very difficult to exit our driveway safely. Add five more homes and the traffic will probably increase by at least ten cars.

At present the speed limit changes to 60 km from 80 km in front of 9380 Wellington Road 124 which is also in front of the Proposed Severance 3.

If the speed limit on Wellington Road 124 were reduced to 60 km just after the Sixth Line going toward Erin the traffic would be slowed down much sooner allowing for a safer exit from our driveway.

If the speed limit change from 80 km to 60 km is set at least (further west would be better) in front of 9358 Wellington Road 124 we would have no objection to the proposed severances.

Sincerely,

| Name: | Address: | Signature |
|---|---|---|
| Jane + Lawrence Vandervliet | 9372 Welling Rd 124 | Jane Vandervliet |
| Paul Bromby Paul Bromby | 9374 Wellington Rd 124 | Paul Bromby |
| PATRICIA BROMBY | 9374 Wellington Rd 124 | Patricia Bromby |
| Hap Brown | 9378 Wellington Rd 124 | Hap Brown |
| Michael Fletcher | 9364 Wellington Rd 124 | [illegible] |

more next page →

| Name: | Address: | Signature: |
| --- | --- | --- |
| Rene + Sue Largs | 9384 County Rd 124 | Sue L. |
| John + Sharron Perry | 9386 Wellington Rd 124 | S. Perry |
| Kelly Stockdale | 9370 Well Rd. 124 | Kelly Stockdale |
| Paul Parsons | 9362 # 124 | Paul Parsons |
| Mel. Hardt | 9344 Wellington Rd. 124 ERINION. | M Hardt |
| Melvyn Grost | 9376 Wellington Rd 124 | |
| Pete + Marlene Perry | 9368 Wellington Rd 124 | Marlene Perry |
| Arlene Wheildon | 9382 Wellington Rd 124 | Arlene Wheildon |

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

October 9, 2014

Re: land severance Town of Erin (Brisbane)
File No. B105/14

Dear Deborah Turchet,

Our family resides at 9384 County Rd. 124; we are directly across from the proposed lots. My family and I have lived here for 16 years. We had previously moved from Ballinafad because they built new houses all around us which did affect our well and quality of life. The reason we moved here was to regain our privacy. This location had farmland behind and across, while the same time allowing our children to stay in the same school.

We are also firm believers that we are giving up too much of our agricultural land. We have seen this town growing substantially in recent years. I am well aware that you can't stop progress; however we are entitled to place our concerns that hopefully do not fall upon deaf ears. Our issues are listed as follows;

- Privacy, very important
- Well, what will the affect be on our water supply
- Pond levels, there are three ponds on this side
- Future lots and expansion, a big concern
- Wildlife
- Traffic, close to a busy intersection and two of the lots will impede upon the North and South turn lanes

To sum it up we do wish to be notified of the date and time of consideration, and the decision. We are opposed to this application. If this goes through instead of looking at farmland, deer, and crops we will be looking at other houses.

Sincerely,

Rene + Jim Laros

The Laros Family

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