# REPORT SUMMARY

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

**Date of Consideration:** **November 13, 2014** **TIME: 9:50 A.M.**

**File Number:** **B101/14**

**Applicant:** **Loupen Investments Ltd.**

**Subject Lands:** TOWN OF ERIN – Part Lots 24, 25 & 26, Concession 9

**Surplus Farm Dwelling Application**

**Proposal is a request for consent to convey** fee simple for a proposed severance 27 hectares (66.7 acres) with 625m frontage in the TOWN OF ERIN – Part Lots 24, 25 & 26, Concession 9, existing and proposed rural residential use with existing house, garage,shed & 2 barns; retained lands are 42.8 hectares(106 acres).

**ISSUES:** justification of size of severed

## SUMMARY of FILED REPORTS and COMMENTS:

**Town of Erin –** Conforms to Official Plan; entrance permit will be required for newly created vacant farm parcel; conditions to be addressed

**County Planning** - notice cards were posted at time of site visit; concerns with size of severed 27 ha (66.7 ac) – policies try to keep residential component as small as possible; severed includes large area of wetlands and woodlands which are not associated with the homestead; Committee should be satisfied suitable justification for rural residential lot this size in Prime agricultural area; farm information form indicating agricultural parcel will be consolidated with a larger farm holding has been provided

**Conservation Authority (Credit Valley) –** no objections – should additional building be proposed it should be located outside of all features and a buffer would have to be determined

## *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 B101/14.
**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 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.
**6) 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.
**7) THAT** the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**8) 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
**9) THAT** the owner satisfy the requirements of the Town of Erin concerning road widening conveyances along the frontage of the severed and retained parcel; 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.

*****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 B101/14**

**APPLICANT**

Loupen Investments Ltd.
804 Dupont Street
Toronto ON M6G 1Z6

**LOCATION OF SUBJECT LANDS:**

TOWN OF ERIN
Part Lots 24, 25 & 26
Concession 9

**Surplus Farm Dwelling Application**

Proposed severance is 27 hectares with 625m frontage, existing and proposed rural residential use with existing house, garage, shed & 2 barns.

Retained parcel is 42.8 hectares with 652m frontage, existing and proposed agricultural use.

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

**AT 9:50 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: **Agent – JL Cox** **Applicant – Loupen Investments Ltd.**

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## 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: B101/14**

**APPLICANT**

Loupen Investments Ltd.
804 Dupont Street
Toronto ON M6G 1Z6

**LOCATION OF SUBJECT LANDS**

TOWN OF ERIN
Part Lots 24, 25 & 26
Concession 9

5885 8th Line

**Surplus Farm Dwelling Application**

Proposed severance is 27 hectares with 625m frontage, existing and proposed rural residential use with existing house, garage, shed & 2 barns.

Retained parcel is 42.8 hectares with 652m frontage, existing and proposed agricultural use.

***PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:*** 08-05

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 [ ] NO [ ]

**(Please Specify)** _____

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

**(Please Specify)** _____

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A( ) 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 or Municipal Drains on the subject lands?

Continued to Page 2

**MUNICIPALITY COMMENTING FORM**

**FILE NO: B101/14**

**Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?**

**YES [✓] 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**( ) **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( ) NO( )

SIGNATURE _____

TITLE: PLANNER TOWN OF ERIN

ADDRESS: 5684 Trafalgar Rd RR2 Hillsburgh ON 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:** Loupen Investments Ltd
**Location:** 5885 8th Line
**File:** B101/14

Official Plan: Secondary Agricultural and Core Greenland
Zoning: A- Agricultural and EP-2 Environmental Protection – Rural

Staff Comment: In accordance with the policies of the Wellington County Official Plan Severance Policies and the Provincial Policy Statement related to the Greenland system and the creation and severance of a residence surplus to a farming operation.

10.2 GREENLAND SYSTEM
10.2.1 New Lots Restricted

New lots will not be allowed within the Greenlands System unless:

a) the lot has sufficient area outside the Core Greenland System for all its intended functions including suitable buffering and includes core greenland areas only to provide for logical boundaries;
b) the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair greenland features or functions;
c) the lot is for conservation purposes which provide an overall benefit to the environment;
d) there will be no negative impacts on natural features or their ecological functions.

10.3.4 Residence Surplus to a Farming Operation

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and

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LAND DIVISION COMMITTEE

d) the surplus residence is habitable and is not expected to be demolished by a future owner; and e) the Minimum Distance Separation formula will be met, and Wellington County Official Plan the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

**Recommendation:** An entrance permit will be required for the newly created vacant farm parcel. The Town of Erin relies on the County of Wellington to confirm compliance with Minimum Distance Separation Formulae. The Town of Erin requires 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 applicant receives zoning conformity approval from the Town of Erin for the agricultural parcel related to prohibition of residential uses on the vacant agricultural land.

2. 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.

3. That the owner convey to the Town of Erin on both the severed and retained parcels of land, a road widening, to achieve a 13m right-of-way from the centerline of the 8$^{th}$ line. The parcel(s) conveyed must be free of liens and encumbrances.

4. 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.

**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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| | |
|---|---|
| **Application** | B101/14 |
| **Location** | Part Lot 24, 25 & 26, Concession 9<br>TOWN OF ERIN |
| **Applicant/Owner** | Loupen investments Ltd. |

**PLANNING OPINION:** This application would sever a 27 ha (66.7 ac) parcel in the Prime Agricultural area with existing house, garage, shed and 2 barns. A 42. 8 ha (105.8 ac) vacant agricultural parcel would be retained. This application has been submitted under the surplus farm dwelling policies.

Staff have concerns with the size of the proposed severed parcel at 27 ha (66.7 ac). The policies of the official plan try to keep the residential component as small as possible to maximize the amount of land kept with the farm parcel, but do take into consideration environmental and topographical features. In this case the proposed severance has included a large area of wetlands and woodlands which are not associated with the homestead. The committee should be satisfied that there is suitable justification for a rural residential lot this size in the Prime agricultural area.

If the Committee decides to approve this application we would request that the following be made conditions of approval:

a) That any concerns of the Conservation Authority be addressed; and,
b) That the retained lands be rezoned to the satisfaction of the County of Wellington; and,
c) That zoning compliance be achieved to the satisfaction of the local municipality; and,
d) That safe driveway access is provided to the retained lands to the satisfaction of the local municipality.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

**GREENBELT PLAN:** The subject property is located within the protected countryside and the natural heritage system overlay of the Greenbelt plan and is subject to the pertinent polices of this plan.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS and falls with an Earth science Area of Natural and Scientific interest. The Greenland designations are a composite of hazard lands, significant wood lands 20 ha +, significant wetlands and environmentally sensitive areas. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
e) the Minimum Distance Separation formula will be met; and
f) That the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum." We have been provided with the necessary farm information form indicating that the severed parcel will be consolidated with a larger farm holding owned by, A + A Family Farms Ltd, who owns an additional 400+ ac elsewhere in the County and surrounding area.

The matters under Section 10.1.3 were also considered including...h) that natural heritage features are not affected negatively, and...j) that natural resources such as agricultural lands and mineral aggregates would not be affected negatively.

**LOCAL OFFICIAL PLAN:** The subject property is designated Prime Agricultural, Secondary Agricultural and Core greenlands in the Town of Erin Official Plan.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A) and Rural Area Protection zone (EP2). The retained farmlands would have to be re-zoned to restrict a residential dwelling.

**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

County of Wellington

| FOR OFFICE USE ONLY |
|---|
| Date: |
| File #: |

# FARM INFORMATION FORM

## Surplus Farm Dwelling Severance Application

## PART A: Background

This form is used to help determine whether an application to sever a surplus farm dwelling is consistent with the Provincial Policy Statement and conforms to the County Official Plan. The excerpts provided in this form are for convenience purposes only. Reference to the complete policy documents should also be made by applicants and their consultants. Preconsultation with County planning staff is encouraged prior to filing a severance application.

### Provincial Policy Statement

The 2005 Provincial Policy Statement restricts residential lot creation in prime agricultural areas to severance of a surplus farm dwelling (referred to as a residence surplus to a farming operation as a result of farm consolidation):

> Lot creation in prime agricultural areas is discouraged and may only be permitted for.....c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance...

The term 'residence surplus to a farming operation' is defined as "an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation)".

### County Official Plan

Section 10.3.4 of the County Official Plan provides the following policy direction concerning severance of a residence surplus to a farming operation:

> A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:
>
> a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
> b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
> c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
> d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
> e) the Minimum Distance Separation formula will be met; and
> f) the vacant parcel of farmland is rezoned to prohibit residential use.
>
> The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

## PART B: Farm Information

Please provide the following information about your farm.

| 1. Name of Farm Operation | | | 2. Total Size of Overall Farm Operation |
|---|---|---|---|
| A+A Family Farms Ltd | | | (ac) or ha |
| 3. Please identify the farms which are part of the farm operation: | | | 4. Will the remnant farm parcel be operated as part of the overall farm operation? |
| Municipality | Lot & Concession | Size (ac or ha) | Yes ☑ No ☐ |
| Pilkington Twp. | Lot 6, Con 1 | 98.3 | 5. Is the surplus residence habitable? |
| Erin twp. | Lot 9, Con 5 | 250 | Yes ☑ No ☐ |
| " | Lot 8, Con 5 | | 6. Additional information, if any: |
| Eramosa | Lot 20, Con 5 | ~~[illegible]~~ 598.23 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | 7. Farm Operator Adrian Donkers/or |
| | | | Name: Andrea Donkers |
| | | | Signature: A. Donkers |
| | | | Date signed: Sept 16/14 |

October 17, 2014

County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

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WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**Attention Deborah Turchet, Secretary-Treasurer**

Dear Ms. Turchet:

**Re: CVC File No. B 14/100 and B 14/101**
**Your File No. B100/14 and B101/14**
**Loupen Investments Ltd.**
**5885 Eighth Line**
**Part Lot 24, 25, 26, Concession 9**
**Town of Erin**

Staff of Credit Valley Conservation (CVC) has now reviewed the above-noted application and we provide the following comments for your consideration:

**PURPOSE: B100/14**
The purpose of this application is to sever 0.59 hectares, existing agricultural use for proposed rural residential use. The retained lot is 42.8 hectares with 652m frontage, existing and proposed agricultural use.

**B101/14**
The purpose of this application is to sever 27 hectares with 625m frontage, existing and proposed rural residential use with existing house, garage, shed & 2 barns.

**ONTARIO REGULATION NO. 160/06:**
The subject property is located partially within the Authority's Regulated Area. As such, the parcel is subject to CVC Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation No. 160/06). This regulation prohibits altering a watercourse or wetland, and prohibits development (e.g. new structures. additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion), and wetlands without the prior written approval of CVC (i.e. the issuance of a permit). The property is regulated due to the presence of a watercourse, floodplain, valley slope and PSW.

**SITE CHARACTERISTICS:**
The subject property is traversed by a tributary of the West Credit River, its associated floodplain, valley slope and contains portions of the Alton-Hillsburgh Provincially Significant Wetland (PSW) Complex. It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features and functions of the above noted characteristics and that no development be permitted which would adversely affect the natural features or the ecological functions of these areas.

***Environmentally Significant Area (ESA):*** The subject property falls within the Alton Swamp Complex ESA. These areas contain significant natural features within the Credit River Watershed and include valley and watercourse corridors, wetlands and woodlands. The designation of these is based on criteria related to terrain, flora and fauna, hydrological significance, aesthetic qualities and educational values. Our objective is to protect these sensitive areas from impacts related to construction or development activities.



Credit Valley Conservation 1255 Old Derry Road, Mississauga, Ontario L5N 6R4
Phone (905) 670-1615 Fax (905) 670-2210

October 17, 2014
Re: **CVC File No. B 14/100 and B14/101**

***Erin Greenlands:*** The subject property is partially within an area designated as Core Greenlands by the Town of Erin. It is the policy of the Town of Erin to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent of these lands.

***Provincial Greenbelt***: According to Schedules 1 and 4 of the Province of Ontario's Greenbelt Plan 2005, the entire property falls with the Protected Countryside of the Greenbelt Plan Area and is almost entirely designated as part of its Natural Heritage System. We recommend that you contact the Town of Erin for further information with respect to these designations as certain policies of the Greenbelt Plan apply to future use of the property.

**COMMENTS:**
CVC staff has **no objection** to the proposed Severance **B100/14**. The severed parcel is outside of CVC's Regulated Area.

CVC has **no objection** to the proposed Severance **B101/14**. It is however unclear if a new building is desired on the severed parcel. Should an additional building be proposed, it should be located outside of all features and a buffer would have to be determined.

Should a building/ development envelope be required on the property to **be retained**, CVC recommends that it be located outside of the upland woodland with an appropriate buffer.

**Endangered and/or Threatened Species**: The subject property may contain or provide habitat for a known Species-at-Risk. Under the Provincial Policy Statement (2005), the Province protects the significant habitat of endangered and threatened species from development. Additionally, the Endangered Species Act 2007 provides legal protection and recovery for species-at-risk and their habitats. As such, consultation with MNR is advised as a permit under the Endangered Species Act may be required.

We request to be notified of the Committee's decision in relation to this application.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x. 245).

Yours truly,

Suzie Losiak
Planner

cc: **Town of Erin**
Attn.: Sally Stull

**JL Cox Planning Consultants**
350 Speedvale Avenue W, Unit 6
Guelph, ON N1H 7M7