## REPORT SUMMARY

**THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY**

**Date of Consideration:** **November 13, 2014**

**File Number:** **B93/14**

**Applicant:** **Con-Cast Pipe Inc.**

**Subject Lands:** TOWNSHIP OF PUSLINCH – Part Lots 27 & 28, Concession 7

**Proposal is a request for consent to convey** fee simple for a proposed lot line adjustment 0.17 ha (0.42 ac) 31.16m fr. in the TWP OF PUSLINCH – Pt Lots 27 & 28, Conc 7, commercial use with existing concrete tile display, to be added to abutting commercial property – Swift River Holdings Inc.; retained 26.237 ha (64.83 ac

**ISSUES:** none

## SUMMARY of FILED REPORTS and COMMENTS:

**Township of Puslinch –** in support of application – conditions to apply

**County Planning** - notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan – application to be zoned Highway Commercial to match lands added to - no concerns – conditions to be addressed

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

**County Engineering –** condition for road widening

## ***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 and 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 **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B93/14.
**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 Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
**6) THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
**7) THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality to rezone from Industrial (IND) to Highway Commercial (C2); 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 satisfy the requirements of the County of Wellington Roads Department concerning road widening conveyances along the frontage of the severed parcel; and that the County of Wellington Roads Department files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**9) THAT** the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full) which the Township of Puslinch may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**10) 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.

*****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 B93/14**

**APPLICANT**

Con-Cast Pipe Inc.
30 Floral Parkway
Concord ON L4K 4R1

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH
Part Lots 27 & 28
Concession 7

Proposed lot line adjustment is 0.17 hectares with 31.16m frontage, commercial use with existing concrete tile display, to be added to abutting commercial property – Swift River Holdings Inc.

Retained parcel is 26.237 hectares with 161.36m frontage, existing and proposed commercial use with existing manufacturing plant and storage buildings.

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

for the purpose of considering this **EXPEDITED APPLICATION.**

**CONSIDERATION WILL BE HELD IN THE:** 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

**NOTICE** is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

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

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

**Additional Information** regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office, 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

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TO: **Agent – Nancy Shoemaker**

**MUNICIPALITY COMMENTING FORM**

RECEIVED
SEP 15 2014
Township of Puslinch

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: B93/14**

**APPLICANT**

Con-Cast Pipe Inc.
30 Floral Parkway
Concord ON L4K 4R1

**LOCATION OF SUBJECT LANDS**

TOWNSHIP OF PUSLINCH
Part Lots 27 & 28
Concession 7

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Retained parcel is 26.237 hectares with 161.36m frontage, existing and proposed commercial use with existing manufacturing plant and storage buildings.

| CLERK'S DE | |
|---|---|
| TO | RP |
| Copy | |
| Please Handle | ✓ |
| For Your Information | |
| Council Agenda | |
| File | |

***PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER***

Does this description reasonably describe the parcel holdings? YES(✓) NO( )

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES( ) NO( )

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

County OP.

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

**(Please Specify)** C2 Zone → Min lot Area 4000m² minimum frontage 30m. - stand alone - when merged with adjacent parcel Roll # 6010875

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

**(Please Specify)** INDUSTRIAL ZONE → meets all zoning requirements

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( ) — COUNTY ROAD
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(✓)

Is the Retained Lot serviced now by Municipal Water YES( ) NO(✓)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES( ) NO(✓)

Is the Retained Lot serviced now by Municipal Sewers YES( ) NO(✓)

RECEIVED
OCT 23 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO(✓)

**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: B93/14**

**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]

No.

Is the Municipality in support of this application? **YES(✓) NO( )**

What Conditions, if any, are requested by the Municipality if the Consent is granted?

- The owner shall provide proof of payment of any outstanding property taxes to the satisfaction of the Township of Puslinch.
- The parcel to be severed & merged with adjacent parcel (Roll 16-10875) is to receive Highway Commercial (C2) Zoning to the satisfaction of the Township of Puslinch
- The owner shall provide payment of Cash-in-lieu of Parkland to the satisfaction of the Township of Puslinch.

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

SIGNATURE Kelly Patz

TITLE: Development Coordinator

ADDRESS: 7404 Wellington Rd. 34

DATE: Oct 23, 2014

**Planning and Development Department | County of Wellington**
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

RECEIVED
OCT 22 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

| | |
|---|---|
| **Application** | B93/14 |
| **Location** | Part Lot 27 & 28, Concession 7<br>TOWNSHIP OF PUSLINCH |
| **Applicant/Owner** | Con- Cast Pipe Ltd. |

**PLANNING OPINION:** This application would sever a vacant 0.17 ha (0.42 ac) parcel in the Aberfoyle Industrial area and merge it with an adjacent 0.14 ha (0.36 ac) commercial parcel. The resulting lot would be a 0.32 ha (0.78 ac) parcel with existing display area. A 26.23 ha (64.8 ac) parcel would be retained with the existing Con-Cast industrial business.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the following matters are addressed as conditions of approval:

a) That zoning compliance be achieved for the severed parcel to the satisfaction of the local municipality; and,
b) That safe access can be provided to the site to the satisfaction of the local municipality; and,
c) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
d) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

**PLACES TO GROW:** The Places to Grow policies place an 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):** No issues.

**GREENBELT PLAN:** Not within the regulated area.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated RURAL INDUSTRIAL. Section 10.5.7 states that lot line adjustments may be permitted on other Rural System Lands where there is no adverse effect.

The matters under section 10.1.3 were also considered.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Industrial (IND). The severed parcel would have to be rezoned to the appropriate Highway Commercial (C2) zone to match the lands to be added to. It appears that the minimum lot area and frontage requirements can be met for both 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 21st, 2014

COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9
T 519.837.2601
T 1.866.899.0248
F 519.837.8138

GORDON J. OUGH, P. Eng.
COUNTY ENGINEER

October 17, 2014

Deborah Turchet
Secretary Treasurer
Land Division
County of Wellington

RE: **Application for Consent B93/14**
**Con-Cast Pipe Inc.**
**Part Lots 27 & 28, Concession 7,**
**Township of Puslinch, County of Wellington**

Dear Deborah:

The County of Wellington Roads Department will require a conveyance of 15' along Brock Road (Wellington Road 46) of the lands to be severed for future road widening purposes.

Sincerely,

Pasquale Costanzo
Technical Services Supervisor

RECEIVED
OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE