

COUNTY OF WELLINGTON PLANNING AND LAND DIVISION COMMITTEE

Wellington County Administration Centre  
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

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Meeting Held - Thursday, October 8, 2015, Keith Committee Room 3A.

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:00 a.m. Warden George Bridge was absent, all other Planning and Land Division Members were in attendance. Also in attendance was County Planner Jameson Pickard and Sarah Wilhelm. Also in attendance Jessica Wilton, Town of Erin Planning. The proceedings were recorded by the Secretary-Treasurer of Land Division.

**DISCLOSURES OF PECUNIARY INTEREST**

None

**APPROVAL OF MINUTES**

Moved by Councilor Allan Alls

Seconded by Councilor Shawn Watters

THAT the minutes of the regular meeting of September 10, 2015 be approved as circulated.

Carried.

**BUSINESS ARISING FROM MINUTES**

None

**CONSIDERATION OF APPLICATIONS**

**Files Expedited:** B73/15; B75/15; B76/15; B77/15; B78/15 and revised application B56/15.

Moved by Councilor Don McKay

Seconded by Councilor Allan Alls

THAT expedited files B73/15; B75/15; B76/15; B77/15; B78/15 and revised application B56/15 be granted.

Carried

**Provisional Consents Granted:** B72/15; B73/15; B75/15; B76/15; B77/15; B78/15; B79/15; B56/15 and B63/15.

**Application Deferred:**

**B74/15 – Cheryl Trevers – Part Lot 5, Broken Front Concession, South Est of the Grand River, geographic Nichol Township, Elora, now Township of Centre Wellington**

**Appearing Before the Committee:** Vince Starratt – agent; Jameson Pickard – P&D Staff  
Jeff Buisman - surveyor

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – concerns – Township, County and neighbour; **Centre Wellington staff** – was not supportive on servicing – Township Official Plan development in reasonable time line – 10 years – no development unless on services; **Township updated comments** – reviewed services and will proceed with

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severance with a holding provision – can sever but not develop; **County concern** – greenlands – defer for an EIS; **neighbour** – does not object to severance – concern if property is being used for drainage easement of lands to the south (proposed subdivision) and any impacts on his well and septic; V. Starratt-Township – corresponded with staff – they think it's a fine lot but development across road – services coming – owners have owned – at retirement age and want to sever; will be years; holding pattern should be a two year window and if not services available then can be well and septic; neighbour concerns; my applicant is opposed to the development across road and will not be selling for a drainage easement; County OP – says greenlands; neighbour has clear cut; there is a home on other side where a bungalow is going in; this lot is scrub trees and brush; Trevers' lot is twice the size it needs to be; clients are retirement age, fixed budget – expensive for studies – can be up to \$25,000; S. Watters- trees are not insignificant value; cedar in area old – sometimes study done to identify; major development across road; people like this area because of trees; I live in area; is there a buyer for property? V. Starratt- no – future retirement use; S. Watters – around them with development & concerns of area; understand what is going on – conditions Township – plan for servicing; how are these places being serviced? Well and septic or tied into municipal service; not that you can't sever – but things have changed – not rural now is within the urban; trees significant – EIS; servicing will be here – what do we continue with; it is not that far into future; prefer to defer – still unknowns; V. Starratt – septic and servicing has been addressed with township; J. Buisman two year holding provision – EIS should be at stage after lot created and building applied for; front is outside of greenlands; if sever today – house at front not an issue – significant cedars at cliff; township has tree preservation tree protection site plan;

Moved by Councilor Shawn Watters

Seconded by Councilor Allan Alls

**THAT** application B74/15 be deferred to have further review/consideration by the Land Division Committee regarding the proposed information required in the Environment Impact Study (condition 5) and a clearer point of view provided by the Township of Centre Wellington staff regarding zoning (Holding Zone) in relation to servicing for the proposed lot. Once the agent has updated information to be considered a meeting can be scheduled.

Carried.

**NEXT REGULAR MEETING**

- will be convened on Thursday, November 12, 2015 @ 9:00 a.m. - Keith Committee Room 3A.

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at 10:11 a.m.

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SECRETARY-TREASURER

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CHAIRMAN



## LAND DIVISION COMMITTEE – THURSDAY OCTOBER 8, 2015

<i>File No.</i>	<i>NAME</i>	<i>MUNICIPALITY</i>	<i>SEVERED PARCEL</i>	<i>RETAINED PARCEL</i>	<i>TIME</i>
B72/15	Jill Plaxton	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 16, Concession 9	76.2m fr x 76.2m = 0.58 hectares, vacant land for proposed rural residential use.	16.75 ha w/ 325m fr, exist & prop rural res & agri use w/ dwelling, garage, barn, tack house & tennis court.	GRANTED
B73/15	Lucas & Leanne DeBoer	<b>CENTRE WELLINGTON (W.Gara)</b> Part Lot 13, Concession 7	SURPLUS - 1.3 ha w/ 110m fr, exist & prop rural res use w/ house, shed & barn	59 hectares with 498m frontage, existing and proposed agricultural use	GRANTED
B74/15	Cheryl Trevers	<b>CENTRE WELLINGTON (Nichol)</b> Part Lot 5, Broken Fr Conc, SEGR	0.5 hectares with 53m frontage, vacant land for proposed residential use.	0.7 ha w/ 39m fr, existing & prop res use with exist cabin, garage, dwelling & shed	DEFERRED
B75/15	Todd Noonan & Debbie McIntosh	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 6, Concession 1	66.54m fr x 60.96m = 4050 sm, vacant land for proposed rural residential use.	41.26 ha w/ 313.53m fr, exist & prop rural res & horse	GRANTED
B76/15	Andrew Hummel	<b>WELLINGTON NORTH (Mt. Forest)</b> Pt Lots 1 & 2, James Ellis Survey	288 sm with 16.31m frontage, existing and proposed semi-detached dwelling.	301 sm with 16m frontage, existing and proposed semi-detached dwelling	GRANTED
B77/15	Michael Oosterveld & Jennifer MacDonald	<b>TOWNSHIP OF PUSLINCH</b> Pt Lt 2, East of Blind Line, Reg PI 131	44m fr x 95m = 0.4 hectares, vacant land for proposed rural residential use	1.1 ha w/ 47m fr on Cook's Mill Road & 11m fr on WR 41, exist & prop rural res use with existing dwelling and shed	GRANTED
B78/15	Douglas Pilkey	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 10, Concession 10	85m fr x 132m = 1.1 ha, exist & prop rural res use with existing dwelling & garage.	11 ha w/ 119m fr on WR 41 & 230m fr on Hume Rd, exist & prop agri & bushland	GRANTED
B79/15	Estate of Barbara McAllister	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 26, Concession 1	LLA - 1.8 ha w/ 46m fr, vacant land to be added to abutting rural res lot – Smith	37 ha w/ 329m fr, exist & prop agri and res use with existing dwelling and barn	GRANTED
B80/15	William Yzerman	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 16, Concession Gore	1.4 ha w/ 77m fr, existing agricultural and bush for proposed rural residential use.	35.3 ha w/ 390m fr, exist & prop agri & res use w house, shed, coverall, 2 barns	DEFER
B81/15	William Yzerman	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 16, Concession Gore	LLA - 0.7 ha w/ 21m fr, vacant land to be added to rural res lot – Catherine Rizzo.	35.3 ha w/ 390m fr, exist & prop agri & res use w house, shed, coverall, 2 barns	DEFER
B56/15	Loretta Landry *previously deferred	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 10, Concession Gore	<b>Revised sketch</b> 77m fr x 110m = 0.85 ha, existing agri and bush for proposed rural res use	28 ha with 554m frontage existing and proposed agricultural and bush.	GRANTED
B63/15	Estate of Cyril Little	<b>TOWN OF ERIN</b> Part Lot 15, Concession 9	0.59 hectares with 100m frontage, vacant land for proposed rural re use	40.6 ha w/ 510m fr, exist & prop res & agri use with existing house and barn	GRANTED