REPORT SUMMARY

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

Date of Consideration: **May 9, 2013** **TIME: 9:35 a.m.**

File Number: **B26/13**

Applicant: **David Smedley**

Subject Lands: TOWNSHIP OF GUELPH/ERAMOSA - Part Lot 22, Concession 5

Proposal is a request for consent to convey fee simple for a proposed severance 34.8 hectares with 381.33m frontage in the TOWNSHIP OF GUELPH/ERAMOSA - Part Lot 22, Concession 5, existing and proposed agricultural use; retained lands are 1.7 hectares.

ISSUES: size of retained; storage trailer removed in timely manner;

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph/Eramosa - in support of application – conforms to Official Plan; zoning required; Council has concerns regarding the size of retained parcel and storage trailers are to be removed in a timely manner; conditions to apply

County Planning - notice cards were posted at time of site visit; house in disrepair and not currently habitable; permits have been issued for renovation; remnant barn foundation – landscape feature; "edge of plowed field" on sketch – satisfied amount of farmland in production kept with proposed lot has been kept to a minimum; Application is consistent with Provincial Policy and generally conforms to Official Plan; no concerns provided conditions addressed

Conservation Authority (GRCA) – no objections

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 B26/13.

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.

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 receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment 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 receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the severed 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 provide information confirming the location of the septic system relative to proposed property lines to the satisfaction of the Township of Guelph/Eramosa Chief Building Official; and further that the Township of Guelph/Eramosa file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.

9) THAT the Owner receive zoning compliance and classification from the Township of Guelph/Eramosa in a manner deemed acceptable by the Local Municipality to address the temporary use of a trailer for accommodations during renovations to the stone house and considers the "woodworking shop" use; and that the Township of Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

10) THAT the Owner agrees to have storage trailers removed in a manner satisfactory to the Township of Guelph/Eramosa Chief Building Official; and further that the Township of Guelph/Eramosa file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.

11) THAT the house is brought into a habitable condition to the satisfaction of the Township of Guelph/ Eramosa Chief Building Official and the County of Wellington Planning and Development Department; and

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

April 25, 2013

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 B26/13

APPLICANT

David Smedley
5762 Sixth Line
RR#1
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 22
Concession 5

Surplus Farm Dwelling Application

Proposal is to sever a parcel 34.8 hectares with 381.33m frontage, existing and proposed agricultural use.

Retained lot is 1.7 hectares with 65.54m frontage, existing and proposed rural residential use with existing house and shop. Storage trailers to be removed once renovations are completed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, May 9, 2013**

AT 9:35 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**

TO: **Applicant – David Smedley** **Agent – Brian Beatty**

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MAR 13 2013
TOWNSHIP OF
GUELPH / ERAMOSA

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: B26/13

APPLICANT

David Smedley
5762 Sixth Line
RR#1
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 22
Concession 5

Surplus Farm Dwelling Application

Proposal is to sever a parcel 34.8 hectares with 381.33m frontage, existing and proposed agricultural use.

Retained lot is 1.7 hectares with 65.54m frontage, existing and proposed rural residential use with existing house and shop. Storage trailers to be removed once renovations are completed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

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 ~~XXX~~ *the* Official Plan? YES(X) NO( )

What Section(s) does it conform to or contravene? (Please specify)
See attached Planning Report & Council Resolution

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

(Please Specify) ***See attached Planning Report & Council Resolution***

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

(Please Specify) ***See attached Planning Report & Council Resolution***

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES(X) NO( ) N/A( ) or **Minor Variance** YES(X) NO( ) N/A( )

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

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SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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?

No, to the best of our knowledge.

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B26/13

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 [ ] ***See attached Planning Report & Council Resolution***

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 Planning Report & Council Resolution

Is the Municipality in support of this application? **YES(X) NO( )** ***See attached Planning Report & Council Resolution***

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

1. ***That a Zoning By-law amendment is approved for the Severed Parcel that removes 'detached dwelling unit' as a permitted use and recognizes the reduced lot area;***
2. ***That as per the Township's Chief Building Official's request, information is provided confirming the location of the septic systems relative to the proposed property lines;***
3. ***That the County of Wellington's confirmation of compliance with Minimum Distance Separation (MDS) formulae is received;***
4. ***That a Zoning By-law amendment or minor variance is approved to address the temporary use of a trailer for accommodations during renovations to the stone house and considers the 'woodworking shop' use;***
5. ***That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant;***
6. ***That Council's concerns regarding the size of the retained parcel be included within the Township's comments to the County Land Division Committee; and***
7. ***That the storage trailers be removed in a timely manner.***

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

SIGNATURE Janice Sheppard
Janice Sheppard

TITLE: ***CAO***

ADDRESS: ***P. O. Box 700, Rockwood, Ontario N0B 2K0***

DATE: ***April 16, 2012***

Attachments: Planning Report
Council Resolution

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

MEMO

KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE

To:	Janice Sheppard
From:	Lana Phillips / Desi Simova
Date:	April 10, 2013
File:	9902BQ
Subject:	CONSENT APPLICATION B26/13 – David Smedley 5762 Sixth Line, Rockwood (NE ½ Lot 22, Concession 5)

PROPOSAL

The subject property is located at 5762 Sixth Line, north of Side Road 20, and is legally described as NE ½ Lot 22, Concession 5 in the former Township of Eramosa. The property is located in a predominantly agricultural area, and the subject application is a result of farmland consolidation.

The applicant, David Smedley, is requesting a severance, so he can reside in the surplus house and sell the cultivated land to a cash cropper (Tim Start Farms Ltd), who currently farms the nearby agricultural lands.

The lands proposed to be severed are currently used for the harvesting of hay crops. A portion of the Severed Parcel is also within the GRCA's regulated area.

The lands proposed to be retained contain a dwelling (stone house), woodworking shop and storage trailers to accommodate current renovations to the house. The trailers will be removed once the renovations are complete. The owner is proposing to maintain their residence without any cultivated lands on the Retained Parcel. Both lots would continue to have frontage on Sixth Line.

A description of the severed and retained parcels is provided in the table below.

	Severed Portion	Retained Portion
Frontage/Width	387.33 m	65.54 m
Area	34.8 ha (85.99 acres)	1.7 ha (4.20 acres)
Existing Use	Farming- crops (hay)	Detached dwelling
Existing Buildings/Structures	None	Dwelling, woodworking shop, temporary storage trailers (to be removed once current renovations are complete)
Proposed Use	Farming – crops (corn, wheat)	Detached dwelling
Zoning	Agricultural (A) & Hazard (H)	Agricultural (A)

COUNTY OF WELLINGTON OFFICIAL PLAN

The subject property is designated as *Prime Agricultural*, with a small portion designated as *Greenlands* and *Core Greenlands*. The property also has a *Mineral Aggregate Area* overlay. The *Core Greenlands/Greenlands* designation generally applies to the wetland and floodplain in the central and north-western portion of the property.

The *Prime Agricultural* designation permits a mix of agricultural and related uses, including the proposed agricultural uses. There is no change in use proposed on either the Retained or Severed Parcels. The ability to establish a new residential dwelling on the Severed Parcel will be limited through the zoning by-law.

The severance is proposed under Section 10.3.2 (Agriculture Uses). Lot creation is permitted in *Prime Agricultural* areas where a residence is surplus to a farming operation (Section 10.3.4), subject to the following six criteria.

Official Plan Criteria	As applicable to the application
1. the remaining vacant farmland is large enough to function as a significant part of the overall farm unit;	The Severed Parcel is 34.8 hectares in size, which does not satisfy the required minimum lot area (35 hectares).
2. the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm;	The lands currently function as farmland, thus removal of the proposed Retained lands will not diminish the Severed parcels' ability to continue to be used for agriculture.
3. 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;	The proposed boundary of the Retained lands is reflects natural features/landscaping delineating the residential development from the farmed land.
4. the surplus residence is habitable and is not expected to be demolished by a future owner;	Renovations to the house will ensure that the house is habitable, and the trailers will be removed upon completion of the renovations.
5. the Minimum Distance Separation (MDS) Formulae will be met;	To be confirmed by the County.
6. the vacant parcel of farmland is rezoned to prohibit a residential use.	A Zoning By-law amendment will be required to remove 'detached dwelling unit' as a permitted use on the Severed lands.

The proposal therefore conforms to the policies of the County's Official Plan subject to:

- The County of Wellington's verification of compliance with MDS and
- The Township's approval of a reduced lot area (see Zoning By-law amendment discussion below).

TOWNSHIP OF GUELPH/ERAMOSA ZONING BY-LAW 57/1999

The subject property is partially zoned *Agricultural (A)* and partially *Hazard (H)* in Zoning By-law 57/1999. The *Hazard (H)* zone generally corresponds to the *Core Greenland/Greenlands* designation in the Official Plan. The *Agricultural (A)* zone allows for a range of uses including agriculture, detached dwelling unit, and agricultural accessory uses. All of the existing buildings are within the area zoned *Agricultural* and comply with the existing zoning.

Lots created for agricultural uses must comply with Section 6.2.1 of the Zoning By-law, which stipulates that new lot areas must be a minimum of 35 hectares in size. The Severed lot will be 34.8 hectares in size, which does not meet the minimum required area. The Retained lot, given its residential use, requires a minimum lot area of 0.4 ha (1.0ac). The Retained lot has an area of 1.7 ha (4.2ac) and its size has been limited based on existing development/features.

A Zoning By-law amendment is required to both recognize the Severed Parcel's deficiency in lot size from the required minimum, and to remove 'detached dwelling unit' as a permitted use.

COMMENTS AND DISCUSSION

As of the date of this memo:

- The Manager of Public Works of the Township of Guelph/Eramosa has indicated that there are no comments or concerns regarding the proposed severance (March 22, 2013).
- The Chief Building Official of the Township of Guelph/Eramosa has requested that septic systems be located relative to the closest property line (March 22, 2013).

RECOMMENDATION:

That consent application B26/13 BE APPROVED subject to the following conditions:

1. A Zoning By-law amendment is approved for the Severed Parcel that removes 'detached dwelling unit' as a permitted use and recognizes the reduced lot area.
2. As per the Township's Chief Building Official's request that information is provided confirming the location of the septic systems relative to the proposed property lines.
3. The County of Wellington's confirmation of compliance with Minimum Distance Separation (MDS) formulae.

Yours truly,
MHBC

Lana Phillips, MA, MCIP, RPP

Guelph/Eramosa Township

8348 Wellington Road 124,
P.O. Box 700
Rockwood ON N0B 2K0
Tel: 519-856-9596
Fax: 519-856-2240
Toll Free: 1-800-267-1465

April 16, 2013

Lana Phillips
MHBC Planning Ltd.
200 – 540 Bingemans Centre Drive
Kitchener, Ontario
N2B 3X9

Dear Ms. Phillips:

RE: Lana Phillips, MHBC Planning Ltd., Township Planner re: Consent Application B26/13 David Smedley – 5762 Sixth Line, Rockwood (NE ½ Lot 22, Concession 5)

At the regular meeting of Council held on April 15, 2013 the following resolution was put forward and passed:

> Be it resolved that the Council of the Township of Guelph/Eramosa has received the delegation of Lana Phillips, MHBC Planning Ltd., Township Planner regarding Consent Application B26/13 David Smedley – 5762 Sixth Line, Rockwood (NE ½ Lot 22, Concession 5) as amended; and
>
> That a Zoning By-law amendment is approved for the Severed Parcel that removes 'detached dwelling unit' as a permitted use and recognizes the reduced lot area; and
>
> That as per the Township's Chief Building Official's request, information is provided confirming the location of the septic systems relative to the proposed property lines; and
>
> That the County of Wellington's confirmation of compliance with Minimum Distance Separation (MDS) formulae is received; and
>
> That a Zoning By-law amendment or minor variance is approved to address the temporary use of a trailer for accommodations during renovations to the stone house and considers the 'woodworking shop' use; and
>
> That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and

Amanda Knight
Deputy Clerk

Tel: 519-856-9596 ext. 125
aknight@get.on.ca

That Council's concerns regarding the size of the retained parcel be included within the Township's comments to the County Land Division Committee; and

That the storage trailers be removed in a timely manner.

Please accept this for your information and any necessary action.

Yours truly,

A.Knight

Amanda Knight
Deputy Clerk

c.c. Bernie Hermsen, MHBC
Gae Kruse, Planning Administrator
County of Wellington, Planning Division
Primary Contact on behalf of applicant

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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SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B26/13
Location	Part Lot 22, Concession 5 TOWNSHIP OF GUELPH/ERAMOSA
Applicant/Owner	David Smedley

PLANNING OPINION: This application would sever a vacant 34.8 ha (86 ac) parcel within a Prime Agricultural area. A 1.7 ha (4.2 ac) parcel would be retained with a dwelling, shop, several trailers and old barn foundation on it. This application is being submitted under the surplus farm policies.

With respect to zoning compliance for the accessory buildings on the retained lands, an allowable five percent maximum applies to lots with an area greater than 0.8 ha (2 ac). In addition to a frame building, the Survey Sketch identifies barn remains, storage trailers, storage pods and a house trailer. Determination of zoning compliance for these items with respect to use and lot coverage is a local matter. Comments of the Township should be considered in this regard.

According to the area identified as "edge of plowed field" on the survey sketch, we are satisfied that the amount of farmland in production kept with the proposed lot has been kept to a minimum.

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 the severed lands are rezoned to prohibit residential use to the satisfaction of the local municipality and the County of Wellington Planning and Development Department;
b) That zoning compliance is obtained for the retained lands to the satisfaction of the local municipality; and,
c) That the house is brought into a habitable condition to the satisfaction of the Chief Building Official of the Township and the County of Wellington Planning and Development Department.

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.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS; and falls within a mineral aggregate overlay. The Greenlands System designations are a composite of significant forested areas, wetlands and hazard lands. These features appear to be well-removed from the proposed lot and no new development is proposed.

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) 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."

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

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), and e). Item f) can be addressed as a condition of approval. In terms of the overall farm operation, according to the Farm Information Form, the severed parcel is to be acquired by Timstar Farms Ltd. who own an additional 446 acres elsewhere in the County.

With respect to item d) the house is in disrepair and is not currently habitable. We have been advised by the applicant's agent (Bruce Donaldson) that a building permit has been issued by the Township for renovations to the existing house, which is to be restored. The remnants of the barn foundation are to be kept as a landscape feature. We are unsure of the heritage status of the dwelling locally, but the Official Plan policies would generally encourage re-use of heritage buildings and long term protection of such resources.

With respect to mineral aggregates, as there are several existing residential uses in the immediate area and the residential use on the subject property already exists within the mineral aggregate area overlay, we feel that the impacts to the mineral aggregate area associated with the proposed development would not be significant.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Hazard (H). It appears that both the severed and retained lands meet the applicable minimum lot area and frontage requirements.

With respect to zoning compliance for the accessory buildings on the retained lands, an allowable five percent maximum applies to lots with an area greater than 0.8 ha (2 ac). There Survey Sketch identifies barn remains, storage trailers, storage pods and a house trailer. Determination of zoning compliance for these items with respect to use and lot coverage is a local matter. Comments of the Township should be considered in this regard.

ADDITIONAL INFORMATION: It should be noted that the applicant submitted a letter with the application stating that the home is currently being renovated and that the appropriate building permits have been applied for and issued by the Township of Guelph/Eramosa. The letter also contains justification for the size of the lot, the accessory structures and trailers to be kept with the retained property.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 20, 2013. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
April 16, 2013

Jana Poechman

From: ABRUCEDONALDSON@aol.com
Sent: Friday, March 01, 2013 10:47 AM
To: Jana Poechman
Cc: abrucedonaldson@aol.com; bruce@bsrd.com
Subject: David Smedley Severance Application (Farm Consolidation)Pt.NE1/2Lot 22,Con5

Good Morning Jana ,

Under separate cover , and when representing the interests of David Smedley we submitted a Farm / Consolidation (Surplus House) Severance Application to your 0ffice for consideration .

At this time we would like to clarify our understanding of the current and future use of the structures and Trailers , that are located on the property .

The two storey Stone House is currently being renovated , and a Building Permit has been issued by the Township of Guelph / Eramosa .
The Foundation remains of the 0ld Barn that at one time was located thereon , is being retained as a Landscape Feature for a Future Garden .
The Trailers contain furniture that is being Stored therein , while the stone House is being renovated .
There is a Frame Building to the rear of the 2 Storey Stone House (currently under renovation) that is being used as a Wood Working Shop .
There is a House Trailer between the Wood Working Shop and the 2 Storey Stone House that is being used as the Living Quarters while the Stone House is being renovated .

I hope this information is of assistance to those who will be reviewing the Application .

Please do not hesitate to contact us if you require further information .

Regards
Bruce
A. Bruce Donaldson
BSRD

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: April 12th, 2013 **YOUR FILE:** B26/13
GRCA FILE: GuelphEramosa/2013/Sev/C

RECEIVED
APR 18 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: **Application for Consent B26/13**
Part Lot 22, Concession 6, Geographic Township of Eramosa
5762 Sixth Line
David Smedley

GRCA COMMENT:*
The Grand River Conservation Authority (GRCA) does not object to the proposal to sever a parcel 34.8 hectares with 381.33m of frontage, existing and proposed agricultural use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed contain a tributary of the Speed River, its associated floodplain, the Provincially Significant Speed – Lutteral - Swan Creek Wetland Complex, steep valley slopes and allowances associated with these features. This tributary of the Speed River has been identified as a cool water tributary and as such contains fish habitat.

   Information currently available at this office also indicates that a portion of the lands to be retained contain the allowance associated with the Provincially Significant Wetland feature located on the lands to be severed.

   Please be advised that a portion of the lands to be severed contain a significant woodland feature that has been identified as part of the Core Greenlands System within the County of Wellington Official Plan.

2. **Legislative/Policy Requirements and Implications:**

   Due to the above noted features, portions of the severed and retained lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation* (*Ontario Regulation 150/06*). Future development or other alteration within the regulated areas will require a permit from our office.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   Future development and/or site alteration on the retained and severed lands may require the review and approval of the Ministry of Natural Resources regarding potential Species at Risk in the area.

   We wish to acknowledge receipt of the applicable plan review fee in the amount of $380.00 for the processing of this application.

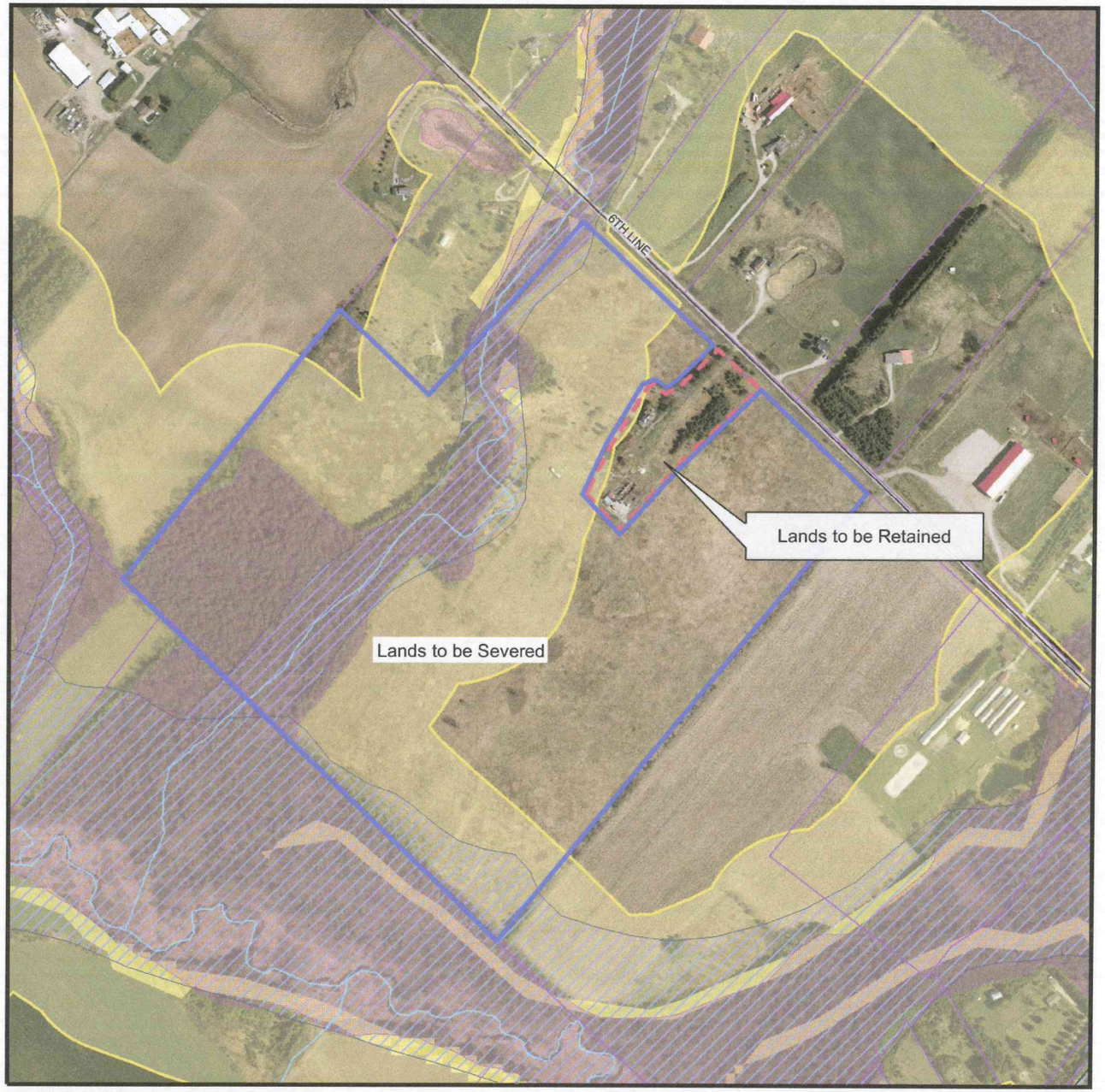
Should you have any questions or require further information, please do not hesitate to contact Heather Ireland at 519-621-2763 ext. 2320.

Yours truly,

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
HI/dh

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

Encl. (1)
cc. Township of Guelph/Eramosa
David A. Smedley – 5762 Sixth Line, RR 1, Rockwood, ON N0B 2K0
BSRD c/o Brian Beatty – 3515 Speedvale Ave W., Guelph, ON N1H 1C6



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Grand River Conservation Authority
Map created: March 27, 2013

B26/13 - 5762 Sixth Line

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- REGULATION LIMIT (GRCA)
- 2010 ORTHO (ONT)

GRCA Disclaimer

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 75 150 225 300 m.

NAD 1983, UTM Zone 17 Scale 1:6,605

N