REPORT SUMMARY

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

Date of Consideration: **May 9, 2013** **TIME: 10:25 a.m.**

File Number: **B31/13**

Applicant: **Meadows of Aberfoyle Inc.**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 23, Concession 8

Proposal is a request for consent to convey fee simple for a proposed severance 1.3 hectares with 11m and 43m frontage in the TOWNSHIP OF PUSLINCH – Part Lot 23, Concession 8, vacant land for proposed rural residential use; retained lands are 0.9 hectares.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

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

County Planning - notice cards were posted (but had fallen over); application is consistent with Provincial Policy and generally conforms to Official Plan; no concerns provided servicing can be addressed to Township's satisfaction;

Conservation Authority (GRCA) – no objections

County Engineering – no objections

City of Guelph – no objections

Others (e.g. neighbours) Nestle Waters – no objections – water-taking on lands be in full accordance with MOE regulations; future purchasers should be aware county road used by commercial vehicles and existing uses in area;
Zarghone Karimzad – ok with proposal as ling as it does not affect our property
Greg Murray – committee should be aware that the easement running from Condo Corp #147 development runs through affected land to Brock Road – this acts as an emergency entrance to development;
John Cox (350 Speedvale Avenue West, Unit 6 Guelph, ON N1H 7M7) – agent for Leachman family abutting property owners – **request notification of consideration and decision**
J. Lawrence McNutt (42 Aberfoyle Mill Crescent Guelph ON N1H 6H9) – concerned with development of lands and impact on water, environmental issues septic/sewage treatement; value of homes and quiet enjoyment of land; **request notification of consideration and decision**
Stephen & Joanne Just (4 Gilmour Road Guelph ON N1H 6H9) – existing entrances – one abuts property 11m wide – would have negative impact on our privacy and pose a safety concern; question residential use – multi-home development? Negative impact; concern with water; **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 B31/13.
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 the County of Wellington Roads Dept (retained) and Township of Puslinch (severed) for an entrance to the parcels; and further that the County of Wellington Roads Dept. and Township of Puslinch 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 in a manner deemed acceptable by the Local Municipality for reduced frontage on retained parcel; 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 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

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 B31/13

APPLICANT

Meadows of Aberfoyle Inc.
c/o Thomas Vukovich
200 King St. W
Suite 1705
Toronto ON M5H 3T4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 23
Concession 8

Proposal is to sever a lot 1.3 hectares with 11m and 43m frontage, vacant land for proposed rural resid. use.

Retained parcel is 0.9 hectares with 6m frontage, existing and proposed rural residential use with existing house, barn & shed.

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

AT 10:25 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 – Meadows of Aberfoyle Inc.** **Agent – Johann Kyser**
Other: John Cox (350 Speedvale Avenue West, Unit 6 Guelph, ON N1H 7M7)
J. Lawrence McNutt (42 Aberfoyle Mill Crescent Guelph ON N1H 6H9)
Stephen & Joanne Just (4 Gilmour Road Guelph ON N1H 6H9)

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.: B31/~~13~~

APPLICANT
Meadows of Aberfoyle Inc.
200 King St.W., Suite 1705
Toronto, ON M5H 3T4

LOCATION OF SUBJECT LANDS
TOWNSHIP OF PUSLINCH
Part Lot 23
Concession 8

Proposal is to sever a lot 1.3 hectares with 11 m and 43 m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.9 hectares with 6 m frontage, existing and proposed rural residential use with existing house, barn & shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 6-148-01

Does this description reasonably describe the parcel holdings? YES (X) NO ( )
If answer is NO, please provide new information:

Secondary Agricultural

Do you consider this proposal to conform to your Official Plan? YES ( ) 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) Agricultural – Complies with Section 5.3

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

(Please Specify) Agricultural – Does not comply with Section 5.3 (lot frontage)

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 (X) NO ( )

If answer is NO, is municipality willing 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?

RECEIVED
APR 04 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RECEIVED
APR 04 2013
COUNTY OF WELLINGTON
Planning & Development Dept.

RECEIVED
APR 0 4 2013
COUNTY OF WELLINGTON
Planning & Development Dept.

MUNICIPALITY COMMENTING FORM

FILE NO.: B31/13

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

YES (X) NO ( )

- Preliminary comments based on lot size only

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)

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?

- Parkland dedication, financial and otherwise payable to Township of Puslinch
- Entrance Permit from Township Public Works
- Recognize reduced frontage on retained parcel

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

SIGNATURE Colleen Sutton

TITLE Secretary, Planning Advisory Committee

ADDRESS 7404 Wellington Rd 34

Guelph, ON N1H 6H9

DATE March 26, 2013

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

Application	B31/13
Location	Part Lot 23, Concession 7 & 8 TOWNSHIP OF PUSLINCH
Applicant/Owner	Meadows of Aberfoyle Inc.

PLANNING OPINION: This application would sever a vacant 1.3 ha (3.2 ac) lot in the Aberfoyle urban centre. A 0.9 ha (2.2 ac) parcel would be retained with an existing house, barn and shed.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns provided that servicing can be addressed to the Township's satisfaction and that the following matters are addressed as conditions of approval:

a) That the applicant receive zoning relief for the reduced frontage of the retained parcel to the satisfaction of the local municipality; and
b) That safe driveway access is available to the satisfaction of the County of Wellington (Brock Road/WR 46) and to the satisfaction of the local municipality (Gilmour Road).

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): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas.

GREENBELT PLAN: Not within the Greenbelt Plan area.

WELLINGTON COUNTY OFFICIAL PLAN: The majority of the subject property is designated RESIDENTIAL within the Aberfoyle Urban Centre. The existing driveway to Brock Road is also designated CENTRAL BUSINESS DISTRICT and CORE GREENLANDS.

Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provisions of full urban services, wherever such services are available. We are satisfied that a plan of subdivision is not necessary for the creation the proposed lot.

The matters under Section 10.1.3 were also considered including d) "that all lots will have safe driveway access...", k) "that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth" and m) "that all new lots will have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations".

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A). The severed lands would meet the minimum lot area and frontage requirements. The retained lands would meet the minimum lot area requirement, but would require zoning relief for the frontage associated with the existing entrance onto Brock Road.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 8 2013. Notice Cards were posted but had fallen over. The survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
April 15, 2013

RECEIVED
APR 16 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: County of Wellington Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer

DATE: April 15th, 2013 **YOUR FILE:** B31/13
GRCA FILE: Wellington/Puslinch/2013/Sev/

RE: Application for Consent B31/13
Part Lot 23, Concession 8
Meadows of Aberfoyle Inc. c/o Thomas Vukovich

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objections to the proposed severance.

BACKGROUND:

1. **Resource Issues:**

   The retained lands are within 120 meters adjacent to the Mill Creek Provincially Significant Wetland Complex. Access to the retained parcel from Wellington Road 46 is through the floodplain associated with Mill Creek. Review of GRCA floodplain mapping indicates that *safe access* is possible to Wellington Road 46 additionally it is our understanding that emergency access may be achieved from the lands to the east.

   A very small portion of floodplain and associated regulated allowance is located on the proposed severed parcel.

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

   No development or site alteration is proposed on either the retained or severed portion of the property. Future buildings or structures on the proposed severed parcel will likely be out of the GRCA regulated.

   Future construction or other alteration on the retained lands within the regulated area will require prior written approval from the GRCA in the form of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit.

   Safe Access means locations where during the *Regulatory Flood,* the flow velocity does not exceed 1.0 m/s, the product of depth and velocity does not exceed 0.4 m2/s, the depth of flooding along access routes to residential units does not exceed 0.8 metres...

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

   We wish to acknowledge receipt of the applicant's cheque in the amount of $380.00 for the review of this application.

Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities ▪ The Grand – A Canadian Heritage River

Future development or site alteration on the subject property and area my require review and approval of the Ministry of Natural Resources regarding potential Species at Risk in the area.

Should you have any questions please feel free to contact Nathan Garland at ext. 2236.

Yours truly,

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
FN/ng

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

cc: Township of Puslinch
Thomas Vukovich, 200 King Street W., Suite 1705, Toronto, ON M5H 3T4

Copyright © Grand River Conservation Authority, 2013

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: April 15, 2013
Prepared by: NRG

L23C7&8, Puslinch

LEGEND

- DYKE (GRCA)
- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- LAKE SHORELINE REACHES (GRCA)
- LAKE FLOOD (GRCA)
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- LAKE EROSION (GRCA)
- LAKE DYNAMIC BEACH (GRCA)
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - OTHER
  - UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

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 57 114 171 228 m.

NAD 1983, UTM Zone 17 Scale 1:5,000

N

COUNTY OF WELLINGTON
MAR 0 8 2013
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

March 8, 2013

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: March 1, 2013

FILE NO. B31/13

APPLICANT

Meadows of Aberfoyle Inc.
c/o Thomas Vukovich
200 King St. W
Suite 1705
Toronto ON M5H 3T4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 23
Concession 8

Proposal is to sever a lot 1.3 hectares with 11m and 43m frontage, vacant land for proposed rural residential use.

Retained parcel is 0.9 hectares with 6m frontage, existing and proposed rural residential use with existing house, barn & shed.

RECEIVED
APR 1 7 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

April 17, 2013

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) 837-1909

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PCA
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
APRIL 17/13
Date:

MAILED TO:

Local Municipality - Puslinch County Planning County Treasury Department

Conservation Authority - GRCA County Engineering Neighbour

Bell Canada County Clerk Roads

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

April 17, 2013

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

Dear Ms. Turchet,

RE: County of Wellington Planning and Land Division Committee Consent Application B31/13

Thank you for circulating the above referenced severance application to the City for review and comment. We have no objection to the proposal. The City requests to be notified of the Committee's decision on this matter.

Regards,

Tim Donegani
Policy Planner

Planning, Building, Engineering and Environment
Location: 1 Carden St, 3rd Floor

T 519-822-1260 x 2521
F 519-822-4632
E tim.donegani@guelph.ca

C Todd Salter, General Manager of Planning Services
Melissa Aldunate, Manager of Policy Planning and Urban Design

RECEIVED
APR 18 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

The Healthy Hydration Company™

March 13, 2013

RECEIVED
MAR 19 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

Dear Ms. Turchet;

The purpose of my writing is to respond to your recent correspondence regarding File No. B31/13, an application to sever Part Lot 23, Concession 8, Township of Puslinch, which is located across the road from or east of our operations at 101 Brock Road South.

Nestlé Waters Canada has no objection to this application, in principle. We only make the following two requests:

- That any and all water-taking on these lands be in full accordance with the requirements of Ontario Ministry of Environment regulations for such activities; and
- That future purchasers of these properties and future inhabitants of the dwellings constructed on these properties be properly notified, perhaps through registration of the following information on the associated deeds, that the property is adjacent to a major arterial county road used by commercial vehicles and, further, that there are pre-existing, long-standing agricultural, commercial and industrial uses nearby.

Ms. Turchet, should you have any questions, comments or concerns, please contact me by telephone at 1 888 565-1445, Ext. 6441, or via email at john.challinor@waters.nestle.com.

Sincerely,

John B. Challinor II APR
Director of Corporate Affairs

Atah Walizad / Zarghona Karimzad
98 Brock road south
Aberfoyle, Ontario
(519) 362-7661
Monday 16 April 2013

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

To whom it may concern
Re: File No. B31/13 - NOTICE OF AN APPLICATION FOR CONSENT – Ontario Planning Act, Sec. 53(4)

We are ok with the new proposal as long as it does NOT affect our property directly or indirectly.

Thank you,

Zarghona Karimzad

RECEIVED
APR 17 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Deborah Turchet

From: ggmurray@rogers.com
Sent: Monday, April 15, 2013 3:54 PM
To: Deborah Turchet
Subject: File No. B31/13

I am writing on behalf of the residents of The Meadows of Aberfoyle and as Secretary of the Board of Directors of Wellington Vacant Land Condominium Corporation #147. This is in response to the application to sever a lot as outlined in File No. B31/13.
We would like to ensure that the Planning and Land Division Committee is aware of the easement running from our development, through the affected land and out to Brock Road. This easement is a secondary roadway that acts as an emergency entrance to our development in the event that our primary entrance off Gilmour Road is blocked.
We would like the assurance of the Committee that whatever decisions are made regarding this application our emergency access roadway will not be affected by this or any future applications for this land.

Sincerely,
Greg Murray
90 Aberfoyle Mill Cre.,
Guelph, ON N1H 6H9
519 780-1020

RECEIVED
APR 16 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Deborah Turchet

From: John Cox [jlcox@coxplan.ca]
Sent: Tuesday, April 16, 2013 10:09 AM
To: Deborah Turchet
Subject: Consent Application B31/13

Hello Deborah,

I am representing the Leachman family, who own properties abutting the above application. They wish to be kept advised of the status of the application and the date and time of consideration of file. Can you please provide us with a copy of all comments and staff reports on the application by return email when available?

Regards,

John Cox

JL Cox Planning Consultants Inc.
350 Speedvale Avenue West Unit 6
Guelph, ON N1H 7M7

Phone: 519-836-5622

RECEIVED
APR 16 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Deborah Turchet

From: Larry [larry@specializedwelding.com]
Sent: Tuesday, April 16, 2013 4:17 PM
To: Deborah Turchet
Subject: File No. B31/13

Good afternoon,

I am writing today in response to the Application of Severance of Land, File No. B31/13. I am requesting the Committee's consideration that the Part of Lot 23, Concession 8, remain as is and zoned Agricultural. I am concerned that any further development of these lands could pose a detrimental impact on not only the current water availability and supply, but also environmental issues of increased septic/ sewage treatment and its associated effluents impacting ours and surrounding properties. Also any further development would interfere with our quiet enjoyment of the land, as well as have a detrimental impact to the overall current value of our homes.

I wish to be notified of the date, place and time of the aforementioned Consideration, as well as the final decision of the County of Wellington Planning and Land Division Committee.

Thanking you in advance.

J. Lawrence McNutt
42 Aberfoyle Mill Cres
Guelph, Ontario.
N1H 6H9
519-265-7737
416-346-5237 CELL

RECEIVED
APR 17 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

4 Gilmour Road
Guelph ON N1H 6H9
April 10, 2013

County of Wellington
Planning and Land Division Office
74 Woolwich Street
Guelph ON N1H 3T9

To Whom It May Concern:

Re: File No. B31/13
Township of Puslinch, Part Lot 23, Concession 8
Application for Severance by Meadows of Aberfoyle

We are writing with comments pertaining to the above application for severance.

1. Severance sketch shows two "existing entrances," neither of which is an open roadway. One of these entrances is a closed road allowance which abuts our property and is only about 11 metres wide. We object to this being used as an entrance to the subject property as it would have a negative impact on our privacy and enjoyment of our property, and in addition would pose a potential safety concern.
2. "Proposed residential use" – would a multi-home development be allowed on this lot? We feel that would have a negative impact on our neighborhood.
3. Concerned about the impact of further development on groundwater and surface water.

We wish to be notified of the date and time of the consideration of this application.

We also wish to be notified of the decision in respect of this proposed consent.

Thank you.

Sincerely,

Stephen Just & Joanne Just

RECEIVED
APR 16 2013
Planning & Development Dept.

RECEIVED
APR 17 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Meadows of Aberfoyle Inc.
Application for Consent
to
County of Wellington Planning and Land Division Committee

March 1st, 2013

To Whom It May Concern,

The following application for consent applies to the property belonging to Meadows of Aberfoyle Inc., described by the Registry Office as:

PT LT 23 CON 8, PT LT 23 CON 7, PT RD ALLOW BETWEEN CONCESSIONS 7 & 8 (CLOSED BY TWP OF PULSINCH BY-LAW 34-1989 NO. ROS609892, PTS 4 TO 8, 61R10513; TWP OF PUSLINCH; S/T EASEMENT AS IN WC170568; S/T EASEMENT OVER PT 8, 61R10513 IN FAVOUR OF PTS 1 & 2, 61R10513 AS IN WC179464; S/T EASEMENT OVER PT 5, 61R10513 IN FAVOUR OF PTS 1 & 2, 61R10513 AS IN WC179464

Please note this application has been informed by preliminary consultation with:

- Sarah Wilhelm, Planner – County of Wellington Land Development Office
- Pasquale Constanzo, Technical Services Supervisor, Roads Division – County of Wellington
- Colleen Sutton, Planning and Building Assistant – Township of Puslinch
- Don Creed, Public Works Superintendent – Township of Puslinch
- Nathan Garland, Resource Planner – Grand River Conservation Authority

Through this process we believe that our current approach addresses all concerns raised by the above parties. Please find attached: cheques for application review fee and conservation authority review fee, the property deed, two copies of the survey sketch containing all relevant details, the approved neighbor circulation list and the existing easements applying to the property.

We look forward to the review of the application. In the interim, please do not hesitate to contact us if you have any questions or concerns.

Sincerely,

Thomas Vukovich
Meadows of Aberfoyle Inc., c/o
Investments and Technical Management Corp.
416-367-0150

Johann Kyser, MEDes
Consultant to
Meadows of Aberfoyle Inc.
647-470-5611

RECEIVED
MAR 0 1 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE