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: **May 9, 2013**

File Number: **B24/13**

Applicant: **Hewson Family Investments Ltd.**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Part Lot 33, Conc 1, Park Lot 11, Survey Foster

Proposal is a request for consent to convey fee simple for a proposed severance 1.64 hectares with 79.2m frontage in the TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Part Lot 33, Conc 1, Park Lot 11, Survey Foster, vacant land for proposed industrial use; retained lands are 3.39 hectares.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Wellington North – in support of application ; conforms to zoning; conditions to apply

County Planning - notice cards were not posted at the time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan; no concerns provided servicing and safe driveway access can be provided;

Conservation Authority (Saugeen Valley) – no objections

Township of West Grey – no comments

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 B24/13.
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 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
8) THAT a Development Agreement, at the Owners expense, is required to address servicing to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North 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 pay for the cost of servicing to the severed and retained lands to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North 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.
10) THAT servicing and safe driveway access can be provided to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North 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.

*****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 B24/13

APPLICANT

Hewson Family Investments Ltd.
350 Dublin St.
Mount Forest ON N0G 2L3

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lot 33, Conc 1
Park Lot 11, Survey Foster's

Proposal is to sever a lot 1.64 hectares with 79.2m frontage, vacant land, existing and proposed industrial use.

Retained parcel is 3.39 hectares with 166.5m fr on Perth St. and 200.7m fr on Sligo Rd, vacant land, existing and proposed industrial use.

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

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**

TO: **Applicant – Hewson Family Investments Ltd.**

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: B24/13

APPLICANT

Hewson Family Investments Ltd.
350 Dublin St.
Mount Forest
ON NOG 2L3

LOCATION OF SUBJECT LANDS

Wellington North (Mount Forest)
Part Lot 33, Conc. 1
Park Lot 11, Survey Foster's

Proposal is to sever a lot 1.64 hectares with 79.2m frontage, vacant land, existing and proposed industrial use.

Retained parcel is 3.39 hectares with 166.5m fr on Perth St. and 200.7m fr on Sligo Rd. vacant land, existing and proposed industrial use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23 49 000 004 12000 0000

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

If the answer is no, please provide new information:

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

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

RECEIVED
APR 09 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

(Please Specify) Section 24 of Zoning By-law 66-01.

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

(Please Specify) Section 24 of Zoning By-law 66-01.

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 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 the Municipal Water YES (X) NO ( )

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

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

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

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 <u>or</u> Municipal Drains on the subject lands?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B 24/13

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 ( )

N/A

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?

THAT the Owner receive approval from the applicable road authority.

THAT the Owner satisfy the requirements in reference to parkland dedication.

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.

THAT the Owner pays for cost of servicing to the severed and retained lands to the satisfaction of the Township.

THAT a Development Agreement at the owners expense is required to address servicing.

THAT servicing can be provided to the satisfaction of the local municipality and provided that safe driveway access can be provided to the satisfaction of the applicable road authority.

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

SIGNATURE: Lacky Rose

TITLE: Deputy Clerk

ADDRESS: 7490 Sideroad 7 W., Kenilworth, ON NOG 2EO

DATE: April 9, 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	B24/13
Location	Part Lot 33, Concession 1 Park Lot 11, Survey Foster's TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner	Hewson Family Investments Ltd.

PLANNING OPINION: This application would sever a vacant 1.64 ha (4 ac) industrial lot in the Mount forest urban centre, leaving a 3.39 ha (8.4 ac) parcel to be retained for proposed industrial use.

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 provided to the satisfaction of the local municipality and provided that safe driveway access can be provided to the satisfaction of the applicable road authority.

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS which encourages development in areas with existing servicing and infrastructure.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated INDUSTRIAL in the Mount Forest Urban Centre in the County of Wellington Official Plan. New lots may be created in Urban Centres provided that the land will be appropriately zoned.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Industrial (M1). Both the proposed lots would meet the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 20, 2013. Notice Cards were not posted on the day of the site visit. The survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
March 28, 2013

RECEIVED
MAR 28 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

SAUGEEN CONSERVATION

1078 Bruce Rd. 12,
P.O. Box 150
Formosa ON
Canada N0G 1W0

Tel 519-367-3040
Fax 519-367-3041
publicinfo@svca.on.ca
www.svca.on.ca

April 10, 2013

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

RECEIVED
APR 16 2013
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

ATTENTION: Deborah Turchet

Dear Mrs. Turchet:

E-MAILED
April 10/13

RE: Application for Consent B24/13
Part Lot 33, Concession 1
Park Lot 11, Survey Foster's
Geographic Town of Mount Forest
Town of Wellington North (Hewson Family Investments)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this application for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. This application for consent is acceptable to the SVCA.

There are no significant natural heritage features or natural hazards affecting the property.

All of the plan review functions listed in the agreement have been assessed with respect to this application for consent, the Authority is of the opinion that the application for consent appears to comply with the relevant policies of the Wellington Official Plan and Provincial Policies referred to in the agreement.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,

Erik Downing
Environmental Planning Coordinator

ED/
cc: Hewson Family Investments, 350 Dublin St. Mount Forest, ON N0G 2L3
Terry Fisk, SVCA Director, via email

Conservation Through Cooperation

A Member of Conservation Ontario
Natural Champions