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: **September 11, 2014**

File Number: **B82/14**

Applicant: **Ike Van Soelen**

Subject Lands: TOWNSHIP OF GUELPH/ERAMOSA – Part Lot 1, Concessions 9 & 10

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 1.62 ha (4 acres) with 89m fr in the TWP OF GUELPH/ERAMOSA – Part Lot 1, Concessions 9 & 10, existing agricultural use to be added to abutting agricultural parcel – William & Joanne Huth; retained lands are 24.1 hectares (60 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph/Eramosa - in support of application; LLA meets requirements of OP and Zoning subject to Township approval of a minor variance to recognize the retained parcel's deficiency in lot size and confirmation that severed and adjacent property has merged; lot adjustment would increase the usability of severed and result in more viable agricultural operation. Conditions to address

County Planning - notice cards were posted at time of site visit; application is consistent with Provincial policy and generally conforms to Official Plan; conditions to apply

Conservation Authority (GRCA) – no objections to proposed lot line adjustment

County Engineering – no objection – no entrance condition required

Others – Jeff Buisman – agent – cover letter explanation

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 B82/14 .

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 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 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 satisfy all the requirements of the Township of Guelph/Eramosa, financial and otherwise (included but not limited to fees incurred for review of application) which the Township of Guelph/Eramosa 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 Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

8) THAT the distance from the septic system to the new pond and watercourse on the retained property is provided to the Chief Building Official. If the system is within 15m of the new pond and watercourse, the system shall be relocated to provide the required setback as per Part 8 of the Ontario Building Code to the satisfaction of the Township of Guelph/Eramosa; and further 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.

9) THAT the Owner receive zoning compliance and classification (minor variance) from the Local Municipality in a manner deemed acceptable by the Local Municipality to address reduced lot area of retained; 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

August 28, 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 B82/14

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Ike Van Soelen 5813 Wellington Rd 7 Guelph ON N1H 6J2	GUELPH/ERAMOSA (Nichol) Part Lot 1 Concessions 9 & 10

Proposed lot line adjustment is 1.62 hectares with 89m frontage, existing agricultural use to be added to abutting agricultural parcel – William & Joanne Huth.

Retained parcel is 24.1 hectares with 129m frontage, existing and proposed residential and agricultural use with existing dwelling and garage/shop.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 11, 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**

TO: **Agent – Jeff Buisman**

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: B82/14

APPLICANT	**LOCATION OF SUBJECT LANDS**
Ike Van Soelen 5813 Wellington Rd 7 Guelph ON N1H 6J2	GUELPH/ERAMOSA (Nichol) Part Lot 1 Concessions 9 & 10

Proposed lot line adjustment is 1.62 hectares with 89m frontage, existing agricultural use to be added to abutting agricultural parcel – William & Joanne Huth.

Retained parcel is 24.1 hectares with 129m frontage, existing and proposed residential and agricultural use with existing dwelling and garage/shop.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-11-000-013-02550-0000

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 ~~your~~ the Official Plan? YES(x) NO( )

What Section(s) does it conform to or contravene? (Please specify)
Conforms to Section 10.3.2 and 10.3.5 of the Wellington County OP

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

(Please Specify) Yes, if merged on title with abutting parcel

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

(Please Specify) Does not meet minimum lot size

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(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)

RECEIVED
AUG 12 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(x)

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

Not to our knowledge

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B82/14

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 [ ]

Yes, if merged with abutting property

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

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?

See attached Planning Report

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

SIGNATURE Margaret Ross

TITLE: Clerk/Director of Legislative Services

ADDRESS: 8348 Wellington Rd 124; PO Box 700; Rockwood, ON; N0B 2K0

DATE: August 12, 2013

Attached: Planning Report (Aug 11/14)
Council Resolution (Aug 11/14)

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

Moved by: _____ Date: August 11, 2014

Seconded by: _____ Resolution Number _____

8.4

Be it resolved that the Council of the Township of Guelph/Eramosa has received the Planning Report regarding Consent Application B82/14 (Van Soelen); and

That consent application B82/14 be approved subject to the following conditions:

1. That a Minor Variance be approved for the Retained parcel that recognizes the reduced lot area.

2. That the severed property be merged on title with the lands legally described as Concession 10 Part Lot 1; Parts 2, 3, and 5 of Registered Plan 61R4266; Geographic Township of Nichol.

3. That the distance from the septic system to the new pond and watercourse is provided to the Chief Building Official. If the system is within 15m of the new pond and watercourse, the system shall be relocated to provide the required setback as per Part 8 of the Ontario Building Code.

4. 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.

_____
MAYOR

Tabled ____ Lost ____ Carried ✓

Recorded Vote Requested By:

	Yea	Nay
BREEN, D.	___	___
SCOTT, J.	___	___
WOLK, D.	___	___
WOODS, C.	___	___
WHITE, C.	___	___

Declaration of Pecuniary Interest:

_____

Disclosed his/her/their interest(s), vacated his/her/their seat(s), abstained from discussion and did not vote.

Copied To:
___ Building
___ By-law Enforce.
___ Engineer
___ Finance/Taxes
___ Fire
___ Planning/Planner
___ PLS
___ Public Works

Guelph/Eramosa Township

PLANNING REPORT

PLANNING REPORT

TO:	**MAYOR AND COUNCIL**
FROM:	**KELSEY LANG**
MEETING DATE:	**AUGUST 11, 2014**
SUBJECT:	**CONSENT APPLICATION B82/14 – Ike Van Soelen 5813 Wellington Rd 7 (Concession 9 Part Lot 1 & Concession 10 Part Lot 1; Parts 1 and 6 in Registered Plan 61R4266)**

RECOMMENDATION:

That consent application B82/14 be approved subject to the following conditions:

1. That a Minor Variance be approved for the Retained parcel that recognizes the reduced lot area.

2. That the severed property be merged on title with the lands legally described as Concession 10 Part Lot 1; Parts 2, 3, and 5 of Registered Plan 61R4266; Geographic Township of Nichol.

3. That the distance from the septic system to the new pond and watercourse is provided to the Chief Building Official. If the system is within 15m of the new pond and watercourse, the system shall be relocated to provide the required setback as per Part 8 of the Ontario Building Code.

4. 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.

PROPOSAL:

The subject property is located at 5813 Wellington Rd 7, north of Wellington Rd 51, and is legally described as Concession 9 Part Lot 1 & Concession 10 Part Lot 1; Parts 1 and

6 in Registered Plan 61R4266 in the former Township of Nichol. The property is located in a predominantly agricultural area.

The applicant is requesting a lot line adjustment, by severing a portion of the lot, which will then be merged with an abutting lot to the south, as shown in the attached map. Both of these lots are zoned Agricultural.

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

	Severed Portion	Retained Portion
Frontage/Width	89 m	128.6 m
Area	1.62 ha (4.00 acres)	24.1 ha (59.55 acres)
Existing Use	Farming - crops	Detached dwelling, farming – crops.
Existing Buildings/Structures	None	Detached dwelling, farming – crops, garage/shop.
Proposed Use	Farming - crops	Detached dwelling, farming – crops.
Zoning	Agricultural (A) and Hazard (H)	Agricultural (A) and Hazard (H)

COUNTY OF WELLINGTON OFFICIAL PLAN

The subject property is designated as Prime Agricultural and Core Greenlands. The Prime Agricultural designation permits a mix of agricultural and related uses, including the proposed agricultural uses. The Core Greenland designation applies to the lands which cross the north and south corners of the property. There is no change in use proposed on either the Retained or Severed Parcels.

The severance is proposed under Section 10.3.2 (Agricultural Uses). Lot line adjustments are permitted in Prime Agricultural areas where two abutting farms are merged, a more viable agricultural operation will result, or an undersized lot is made useable (Section 10.3.5). The 1.62 hectares that are proposed to be severed are used for agricultural purposes and functionally separated from the Retained lands by a strip of land that is zoned Hazard and includes a stream. The proposed lot line adjustment would increase the usability of the Severed lands and result in a more viable agricultural operation.

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

The subject property is zoned Agricultural (A) and Hazard (H) in Zoning By-law 57/1999. The Agricultural (A) zone allows for a range of uses including agriculture, a detached dwelling unit, and agricultural accessory uses.

Lots created for agricultural uses must comply with Section 6.2.1 of the Zoning By-law, which states that new lot areas must be a minimum of 35 hectares in size. The Retained lot will be 24.1 hectares in size, which does not meet the minimum required area. It should be noted that the entire parcel has historically not met the minimum lot size requirements. The neighboring abutting property which will be merged with the Severed portion currently meets the minimum lot size requirements. A Minor Variance is required to recognize the Retained parcel's deficiency in lot size from the required minimum.

The proposed lot line adjustment meets the requirements of the Official Plan and Zoning By-law subject to the Township's approval of a Minor Variance to recognize the Retained parcel's deficiency in lot size, and confirmation that the Severed parcel and adjacent property have been merged on title.

COMMENTS

As of the date of this report:

- Acting Chief Building Official (August 5/14): If the septic system on the Retained property is located within 15m of the new pond and watercourse, the system shall be relocated to provide the required setback as per Part 8 of the Ontario Building Code.

RECOMMENDATION:

That consent application B82/14 be approved subject to the following conditions:

1. That a Minor Variance be approved for the Retained parcel that recognizes the reduced lot area.

2. That the Severed property be merged on title with the lands legally described as Concession 10 Part Lot 1; Parts 2, 3, and 5 of Registered Plan 61R4266; Geographic Township of Nichol.

3. That the distance from the septic system to the new pond and watercourse on the Retained property is provided to the Chief Building Official. If the system is

within 15m of the new pond and watercourse, the system shall be relocated to provide the required setback as per Part 8 of the Ontario Building Code.

4. 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.

Respectfully Submitted By:

Kelsey Lang
Planning Associate

Reviewed and Approved By:

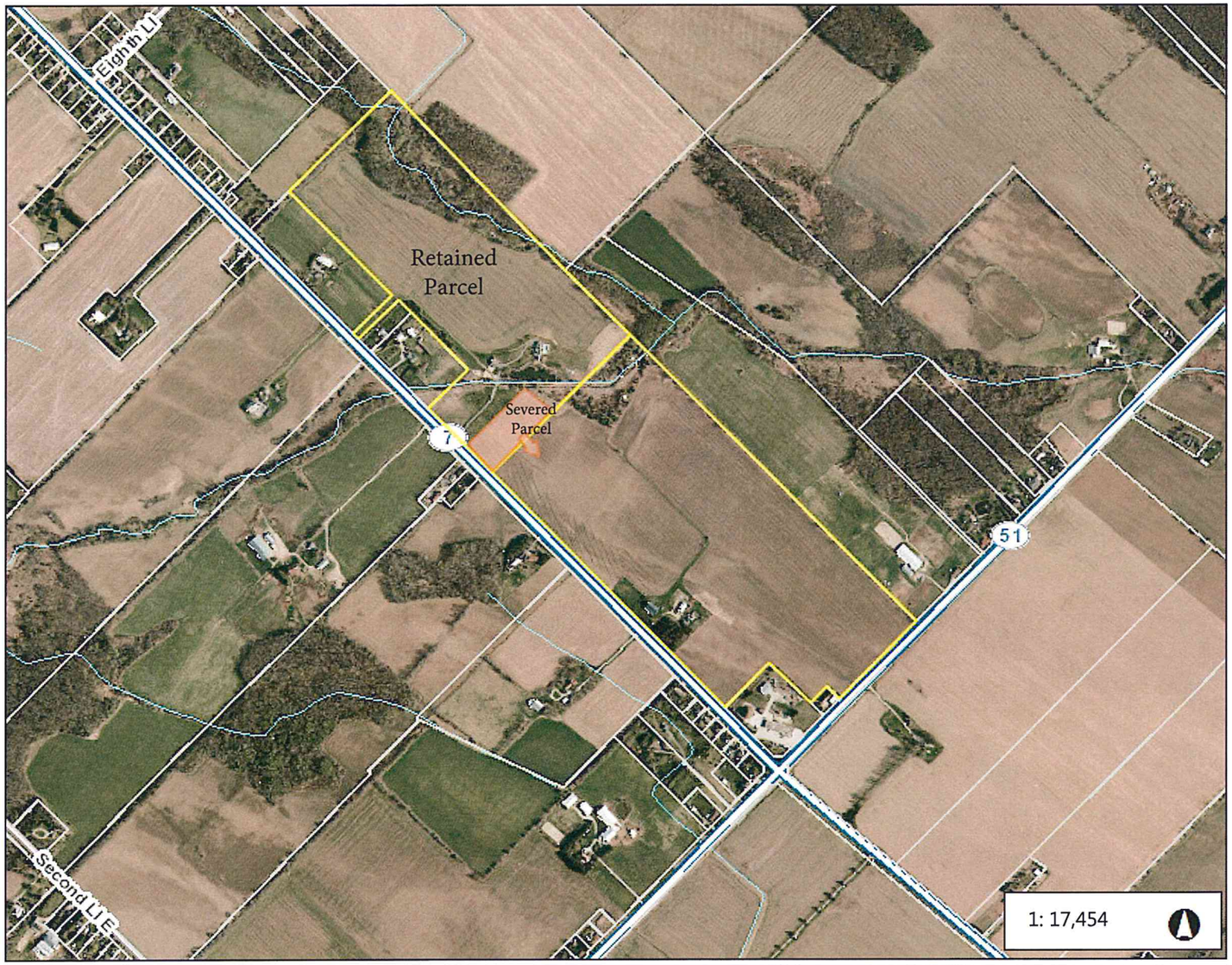
Dan Currie, RPP, MCIP
MHBC Planning

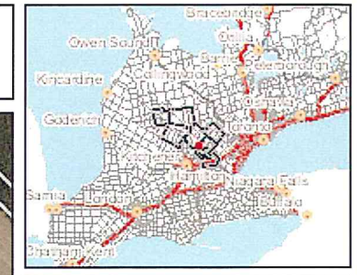
Reviewed By:

Kim Wingrove
CAO

Guelph/Eramosa Township

D10 VA B82/14 - VAN SOELEN - 5813 Wellington Rd 7





Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Railways
- Watercourses

Notes

Current lot lines are in YELLOW.
Proposed adjustment is in ORANGE.

0.9 0 0.44 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

Includes material © 2014 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 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

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AUG 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B82/14
Location	Part Lot 1, Concession 9 & 10 TOWNSHIP OF GUELPH/ERAMOSA
Applicant/Owner	Ike Van Soelen

PLANNING OPINION: This application for a lot line adjustment would sever a 1.62 ha (4 ac) vacant agricultural parcel and merge it with an adjacent agricultural parcel with existing dwelling and barn. The resulting parcel would be a 37.62 ha (92.96 ac) agricultural parcel. A retained 24.1 ha (59.5 ac) agricultural parcel with existing dwelling and shop.

This application is consistent with Provincial policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

a) That any concerns of the Conservation Authority can be addressed; and,
b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
c) 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: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons. Legal or technical is defined as "severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot".

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICUTURAL and CORE GREENLANDS. The Greenland features present cover Hazardlands. Section 10.3.5 states that lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments. Lot line adjustments may also be permitted where no adverse effect on agricultural will occur where:

- Two abutting farms are merged and an existing farm residence is made surplus to the resulting enlarged farm parcel;
- More viable agricultural operations will result;
- an undersized lot is made more usable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this plan. The creation of new lots for residences surplus to a farm operation is not permitted.

The matters under section 10.3.1 were also considered including j) that natural resources such as agricultural lands and mineral aggregate would not be affected adversely.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Hazard (H).

SITE VISIT INFORMATION: The subject property was visited and photographed on July 31st 2014. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
August 20th, 2014

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
Phone: 519-621-2761 Toll free: 866-900-4722 www.grandriver.ca

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

DATE: August 8, 2014 **YOUR FILE:** B82/14
GRCA FILE: GuelphEramosa/2014/Sev

RE: Application for Consent B82/14
Part Lot 1, Concessions 9 & 10
Township of Guelph/Eramosa
Ike Van Soelen

GRCA COMMENT:*
The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment to add 1.62 hectares of existing agricultural use to an abutting agricultural parcel.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed contain floodplain associated with a watercourse on an adjacent parcel and the regulated allowance to this feature.

   Information currently available at this office indicates that the lands to be added to contain wetland, floodplain, a watercourse and the allowances associated with these features.

   The lands to be retained contain portions of the Speed Lutteral Swan Creek Provincially Significant Wetland Complex, an unevaluated wetland, floodplain, a watercourse, and the regulated allowance to these features.

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

   Due to the presence of the above noted features, portions of the subject lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any proposed development within the GRCA regulated areas will require a permit from this office.

   Additional Information/Suggestions provided in an advisory capacity:

   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 contact the undersigned at extension 2320.

RECEIVED
AUG 13 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

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

July 11, 2014

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: July 7, 2014

FILE NO. B82/14

APPLICANT

Ike Van Soelen
5813 Wellington Rd 7
Guelph ON N1H 6J2

LOCATION OF SUBJECT LANDS:

GUELPH/ERAMOSA (Nichol)
Part Lot 1
Concessions 9 & 10

Proposed lot line adjustment is 1.62 hectares with 89m frontage, existing agricultural use to be added to abutting agricultural parcel – William & Joanne Huth.

Retained parcel is 24.1 hectares with 129m frontage, existing and proposed residential and agricultural use with existing dwelling and garage/shop.

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

COUNTY OF WELLINGTON
JUL 10 2014
ENGINEERING SERVICES DEPARTMENT

August 20, 2014

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) 837-8018

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
RBA
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
Date: AUG 13/14

MAILED TO:

Local Municipality – Guelph/Eramosa County Planning

County Engineering

GRCA Bell Canada County Clerk Roads

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

* NO ENTRANCE CONDITION REQ'D *

B82/14

Van Harten
SURVEYING & ENGINEERING

July 7, 2014
Jeff.Buisman@vanharten.com
22120-14

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Sketch and Application**
Lot Line Adjustment from Van Soelen to Huth
5813 Wellington Road 7
Part of Lot 1, Concession 9
Township of Nichol
County of Wellington

Please find enclosed an application for a Lot Line Adjustment Severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, ownership information, a cheque to Wellington County for $975, and a cheque to GRCA for $380.

Proposal

The proposal is to take a portion of the Van Soelen Property (PIN 71372-0054) and add it to the Huth property (PIN 71372-0058). The parcel to be severed is 1.62± ha of existing agricultural field at the Southern portion of the Van Soelen property. The severed parcel has a frontage of 89± m and a depth of 170 - 193± m. Therefore the Huth property will increase from 36.0± ha to 37.62± ha. The retained parcel will have an area of 24.1± ha where the existing residence will remain.

Please contact me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

JEB:lb

c.c. Ike Van Soelen
c.c. William and Joanne Huth