COUNTY OF WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
Room 3A, Keith Committee Room
74 Woolwich Street, Guelph, Ontario N1H 3T9

COMMITTEE MEMBERS: Warden – Chris White; Councilor – Lou Maieron Chairman, Councilors - John Green, Bruce Whale & Shawn Watters,

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, July 24, 2014, Keith Committee Room 3A.

Chairman Lou Maieron called the meeting to order for Land Division proceedings at 9:00 a.m. All Planning and Land Division Members were present. County Planner – Jameson Pickard was in attendance to present applications. Observing the proceedings Puslinch Councilor Don McKay and County Planner Linda Redmond. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

None

APPROVAL OF MINUTES

Moved by Warden Chris White Seconded by Councilor Shawn Watters

THAT the minutes of the regular meeting of June 12, 2014 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B51/14; B52/14; B54/14; B55/14; B58/14; B60/14; B61/14; B63/14; B64/14; B65/14; B66/14; B67/14; B68/14; B69/14; B70/14; B71/14; B74/14; B75/14 and B76/14

Moved by Warden Chris White Seconded by Councilor Shawn Watters

THAT expedited files B51/14; B52/14; B54/14; B55/14; B58/14; B60/14; B61/14; B63/14; B64/14; B65/14; B66/14; B67/14; B68/14; B69/14; B70/14; B71/14; B74/14; B75/14 and B76/14 be granted.

Carried

Provisional Consents Granted:

B60/13; B133/13; B134/13; B141/13; B51/14; B52/14; B53/14; B54/14; B55/14; B58/14; B60/14; B61/14; B62/14; B63/14; B64/14; B65/14; B66/14; B67/14; B68/14; B69/14; B70/14; B71/14; B74/14/ B75/14 and B76/14

APPLICATIONS DEFERRED:

B56/14 – Nelly & Robert Fellows – Guelph/Eramosa Township

Appearing Before the Committee: Jeff Buisman – agent; Graham Mudge – purchaser
Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – Township not in support; to remove severed from retained may impact development of retained; J. Buisman – Mr. Mudge owns long time – rural Industrial in Official Plan; 2005 – got section out as plan of subdivision; wetlands in middle; how to access part in middle – deal with owners fronting on Hwy 7; purchase of Whitford lands; Mr. Mudge – MTO would not permit an industrial access anywhere but south of Whitford house; J. Buislman- have access to developable lands; 15m buffer on either side; buffer not intended for development; there is developable lands in center; idea is to take large piece and add; Mr. Fellows planning land for storage; drainage easement runs through – lot line area; Township suggest deferral but if approved – conditions; MHBC – approve subject to conditions; Bernie Hermsen deny or defer for concept plan; explained – wet land area; past severance; bridge; develop area; township concern access – if stayed with Fellows – how access; existing entrance large enough to access lands; Fellows property has storage units existing; zone change will be applied for; feel concept plan provides a better picture; would like approved subject to conditions; Warden White – understand use and support; conceptual plans presented today has not gone to G/E council; broad concept needed – not against – want to be clear; Council level needs to review; if this plan had come in; when flipping land from agricultural to industrial – need to know what is going on;

Moved by Warden White *Seconded by Councilor Shawn Watters*

THAT application B56/14 be deferred to allow Guelph/Eramosa Council review and comment on concept plan presented to Planning and Land Division Committee July 24, 2014.

Carried

B57/14 – Janette Noecker & Jonathan House – Mapleton Twp. (Peel Twp.)

Appearing Before the Committee: Janette Noecker & Johanthan House – owners
Jeff Buisman – agent; Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – Township and County concerns – no policy in Official Plan for residential lot in prime agriculture; PPS does not conform; J. Buisman – unique site and location beside Drayton urban boundary; cemetery, vet clinic, union gas, plumbing and heating

business and a subdivision in area; is it Prime Agricultural in area – no; position house to address GRCA set-backs; makes sense for use of area; hodge/podge of area; J. House – 25 acres workable land; J. Green – familiar with property – 14 acres workable at back to abutting owner; no access at front (forest & river) 25 acres workable – can't sell as agricultural; front is not conducive of each other; barely workable; L Maieron – house on severed or retained? J. Green – both; farm policy applicable even if you cleared land; can't get across river; unique situation; other than Township and County – Prime Agricultural – unique – can't clear cut; wildlife exists; against farm policy but acceptable; Warden White – could a house be built today? J. Green – yes; J. Buisman – could put a house today; Warden White – if you turn this away today you can still have a house L. Maieron – don't like this – creates precedent; in other municipalities – dual designation policy – may not classify prime agricultural could be secondary; could have a home there; natural features – looking not Prime Agricultural, however if create – precedent; did this in Mapleton – why can't have this? Build a house; do a lot line adjustment to farmer at back; J. Buisman – proposed application – do not want condition #7 to restrict a house on retained; L. Maieron – put a house in and change designation; J. Pickard – surplus farm dwelling – understand why Township has put this in; get calls on this; B. Whale – understand Provincial Policies; this area is classified Prime and would not consider it Prime because of features; front is being farmed; where house to be located on retained? Mrs. Noecker – do not intend to reduce agricultural use; J. Buisman – because of union gas – easement runs up the lot line; Warden White – can build today;
VOTE – on application and condition #7 removed (no vote taken)
Warden White – what is involved? L. Redmond – owners apply for an Official Plan Amendment; B. Whale – OMAFRA approve? L. Redmond – no – County approve; Warden White – can this application be deferred to have an OPA done?

Moved by Warden White *Seconded by Councilor Shawn Watters*

THAT application B57/14 be deferred to allow agent time to discuss with clients the options to address issues.

Carried

B59/14 – Martin Abell – Town of Erin

Appearing Before the Committee: John Cox – agent; Martin Abell – owner;

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – county had concerns with size of proposed – agricultural small – no justification; Conservation – encroaching on wetland – this can be addressed; J. Cox – GRCA – went through a pre-consultation – 30 m buffer, but scale of sketch did not show intent; approval OLS setback requirement; Mr. Abell sent in information of intent of use of land; lands in area owned by Mr. Martin and sister; want to sell this land to have money to buy agricultural; sever 10 acres at rear – small agricultural operation portion at back; more useable – Secondary Agricultural area – intent to allow potential for agricultural use – can be used that way; something smaller would not be useable; L. Maieron – concern is how can be a viable farm operation – to be clear – agricultural land associated – is it feasible? J. Pickard – options – residential or agricultural; application – agricultural – needs to be a viable agricultural lot; substantially smaller than lots in area; L. Maieron – justification and staff – have not addressed concerns; J. Cox – need this land to be used with residence and building; could be a business plan but this is not being used to sell as a use; proposed 6.5.3 of plan – needs amend; all types sizes; J. Pickard – agree there are sections that speak to this but is under appeal; need information that this can be viable; L Redmond – policy aimed as second residential lots? J.

Pickard – agricultural uses and normal farm operations; J. Cox – have concern with Condition #11 – Town staff – not their role to approve – should be County; like to see approved as submitted – options generic business plan or reduce size of proposed; Mr Abell – intend to keep farming; want to buy sister land to continue farming; do not need residence; J. Pickard – agree Township does not need to make decision (Condition #11) – should be Land Division to review a business plan; L Redmond – add – this application has been reviewed under agricultural one residential lot – severed; if this is a residential severance – need to specify in application;

Moved by Warden White *Seconded by Councilor Shawn Watters*

THAT application B59/14 be deferred to reduce size of proposed lot severance or submit a business plan to the satisfaction of the Planning and Land Division Committee.

Carried.

B72/14 – Steve & Candice Van Leeuwen – Centre Wellington (West Garafraxa)

Appearing Before the Committee: Vince Starratt – agent;
Jameson Pickard & Linda Redmond – P& D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – county concern – no policy to create in Prime Agricultural area; L. Maieron – Policy – OPA amendment to allow this to happen; L. Redmond - site specific amendment; V. Starratt – OPA would be a last resort; agricultural related use – service small; established business in use 10 years; residential use already there; this is not a new use; this does not hinder surrounding agricultural uses; established – supports and promotes community; boats stored and serviced here; this is not inconsistent with policies; do not think this is offensive; prefer not to do an OPA on something that has been in operation for a time; L. Maieron – we do not have policies to resolve this; do not want to set precedent; V. Starratt – this parcel is not conducive to agriculture; L. Redmond – agree with V. Starratt comments – use is allowed to be there; it is creating a lot; if we start to see houses severed off it changes the intent;

Moved by Warden White *Seconded by Councilor Shawn Watters*

THAT application B72/14 be deferred to allow agent time to resolve issues discussed at the time of consideration.

Carried.

COMMITTEE MEMBER ITEMS

None

NEW BUSINESS

None

NEXT REGULAR MEETING

- will be convened on **THURSDAY, September 11, 2014 @ 9:00 a.m. - Keith Committee Room 3A.**

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

SECRETARY-TREASURER	CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY JULY 24, 2014

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B51/14	Reid's Heritage Homes Ltd.	**CENTRE WELLINGTON (Fergus)** Block 63, Reg Pl 61M-187	EASE - Pt 12, 27 & 28 of PL 61R-20297 for access in favour of Blk 65 Pl 61M-187 EASE - Pt 9 on Pl 61R-20297 for ingress & egress in favour of Blk 65 Pl 61M-187		GRANTED
B52/14	Reid's Heritage Homes Ltd.	**CENTRE WELLINGTON (Fergus)** Block 63, Reg Pl 61M-187	EASE - Pts 29-35 of PL 61R-20297 for access in favour of Pt. Blk 61 Pl 61M-187 EASE - Pts 29-35 Pl 61R-20297, ingress & egress favour of Pt. Blk 61 Pl 61M-187		GRANTED
B53/14	Charleston Homes Ltd.	**GUELPH/ERAMOSA(Rockwood)** Block 93, 61M-186	EASE - 1663 sm being Pt 53 on 61R-20076, vacant land for ingress/ egress EASE - 864 sm being Pt 54 on 61R-20076, vacant land for ingress/ egress		GRANTED
B54/14	Walter & Barbara Pfaeffli	**TOWN OF MINTO** Part Lot 33, Concession 5	LLA - 60' fr x 250' = 0.34 acres, exist agri land to be added to abutting rural res lot – Barbara Pfaeffli	98 acres with 1020' frontage, existing and proposed agricultural use with existing barn.	GRANTED
B55/14	Mildred Lang	**TOWN OF ERIN** Part Lot 22, Concession 6	LLA - 0.25 ha w/ 21m fr, agri land to be added to abutting rural res lot – Quarrie	40 ha w/ 585m & 598m fr, exist & prop agri use w/ dwelling, barn, & garage.	GRANTED
B56/14	Nelly & Robert Fellows	**GUELPH/ERAMOSA** Part Lot 1, Concession 6	LLA - 6 ha w/ no fr, exist race track & bush to be added to rural res – Mudge	3.8 ha w/ 217.1m fr, existing res, self-storage and equestrian use	DEFERRED
B57/14	Janette Noecker & Jonathan House	**MAPLETON TOWNSHIP (Peel)** Part Lots 1 & 12, Concession 12	1.5 hectares with 115m frontage, vacant land for proposed rural residential use	40 hectares with 222m frontage, existing and proposed agricultural use.	DEFERRED
B58/14	William & Christa Johnson	**TOWNSHIP OF PUSLINCH** Part Lot 35, Concession Gore	31m fr x 133m = 0.41 hectares, vacant land for proposed rural residential use	30m fr x 133m = 0.40 ha, existing and prop rural res use with existing dwelling.	GRANTED
B59/14	Martin Abell	**TOWN OF ERIN** Part Lot 24, Concession 6	10.4 ha w/ 275m fr, exist & prop rural res & agri use	55.7 ha w/ 325m fr on Sixth Line & 800m fr on Station Road, exist & prop agri use	DEFERRED
B60/14	913960 Ontario Limited	**TOWN OF ERIN** Part Block 5, Reg Plan 814	39m fr x 152m = 5943 square metres, existing and proposed industrial use	0.8 hectares with 30m frontage, existing and proposed industrial use.	GRANTED
B61/14	913960 Ontario Limited	**TOWN OF ERIN** Part Block 5, Reg Plan 814	39m fr x 152m = 5943 square metres, existing and proposed industrial use	0.8 hectares with 30m frontage, existing and proposed industrial use.	GRANTED
B62/14	Nathan Reid Holdings Ltd.	**TOWNSHIP OF PUSLINCH** Part Lot 13, Concession 1	LLA - 0.34 ha w/ 33m fr, to be added to rural res lot – Nathan Reid Homes Ltd	42 ha w/ 389m fr, prop rural residential use with existing cabin with no utilities.	GRANTED
B63/14	Dirksen Holsteins Ltd.	**CENTRE WELLINGTON (Pilkington)** Part Lot 4, Conc 1, WOGR	LLA - 0.61 acres w/ 70' fr, land with existing shed to be added to abutting rural res. lot – Dean & Sheryl Weber	259 acres w/ 2516' fr on WR 7 & 3694' fr on Conc 1 Rd, exist & prop. agri use w/ house, 3 barns, driveshed, shop & shed.	GRANTED

B64/14	Allan & Janice Wallace	**CENTRE WELLINGTON (Pilkington)** Part Lot 11, Conc 1	LLA - 0.62 acres w/ 135' fr, exist agri use to be added to abutting rural residential lot – Shawn & Brenda McDonald	253 acres w/ 1930' fr on WR 7 & 2143' fr on Conc 1 Road, existing and prop agri use w/ existing house and farm buildings.	GRANTED
B65/14	940749 Ontario Limited	**WELLINGTON NORTH (West Garafraxa)** Part Lot 37, Concession 1	EASE - 335 sm w/ 16m fr, permanent storm water drainage easement		GRANTED
B66/14	Bernadette Morrison	**CENTRE WELLINGTON (Nichol)** Part Lot 15, Concession 11	100' fr x 209' = 20,900 sf, existing and proposed residential use.	149' fr x 210' = 31,250 sf, exist & prop rural res use w/ exist house, pool, sheds	GRANTED
B67/14	J & J Metzger Construction Ltd.	**TOWN OF MINTO (Harriston)** Part Park Lot 5, Plan of Harriston,	19.9m fr x 40m = 797 square metres, vacant land for proposed urban res use	retained balance of the application lands are described under B67/14-B71/14.	GRANTED
B68/14	J & J Metzger Construction Ltd.	**TOWN OF MINTO (Harriston)** Part Park Lot 5, Plan of Harriston,	19.9m fr x 40m = 797 square metres, vacant land for proposed urban res use	retained balance of the application lands are described under B67/14-B71/14.	GRANTED
B69/14	J & J Metzger Construction Ltd.	**TOWN OF MINTO (Harriston)** Part Park Lot 5, Plan of Harriston,	19.9m fr x 40m = 797 square metres, vacant land for proposed urban res use	retained balance of the application lands are described under B67/14-B71/14.	GRANTED
B70/14	J & J Metzger Construction Ltd.	**TOWN OF MINTO (Harriston)** Part Park Lot 5, Plan of Harriston,	19.9m fr x 40m = 797 square metres, vacant land for proposed urban res use	retained balance of the application lands are described under B67/14-B71/14.	GRANTED
B71/14	J & J Metzger Construction Ltd.	**TOWN OF MINTO (Harriston)** Part Park Lot 5, Plan of Harriston,	19.9m fr x 40m = 797 square metres, vacant land for proposed urban res use	retained balance of the application lands are described under B67/14-B71/14.	GRANTED
B72/14	Steve & Candice Van Leeuwen	**CENTRE WELLINGTON(West Garafraxa)** Part Lot 5, Concession 6	1.6 ha w/ 229m fr on WR 18 & 49m fr on 5th Line, exist & prop rural commercial	2.2 ha with 88m fr, existing and proposed rural res use with existing dwelling.	DEFERRED
B60/13	Linda Gallo ****change of conditions**	**TOWNSHIP OF PUSLINCH** Part Lot 30, Concession Gore	75m fr x 150m = 1.12 hectares, vacant land for proposed rural residential use.	8.05 ha w/ 150.93m fr, exist & prop rural res use w/ house, garage,pool& outbldgs	GRANTED
B141/13	Manuel & Maria Tavares ****previously deferred**	**TOWN OF ERIN** Part Lot 14, Concession 8	92m fr x 92m = 0.84 ha, existing agri use for proposed rural residential use.	32.73 ha w/ 391.6m fr, exist & prop agri w/ exist dwelling, 2 barns, shop & shelter	GRANTED
B133/13	LEL Farms Limited ****previously deferred**	**TOWNSHIP OF PUSLINCH** Part Lot 7, Concession 4	0.2 ha w/ 8m fr in favour of the severed & retained parcels		GRANTED
B134/13	LEL Farms Limited ****previously deferred**	**TOWNSHIP OF PUSLINCH** Part Lot 7, Concession 4	1.7 ha w/ 67m fr, exist & prop agri use w/ grain bins & dryer. S/T ease 0.3 ha w/ 14m fr (B133/13)in favour of retained	39.6 ha w/ 330m fr, exist & prop agri use with existing drive shed, generator building and 3 turkey barn buildings	GRANTED
B74/14	Jim & Kathy McLaughlin	**TOWN OF MINTO** Part Lots 17 & 18, Concession 5	EASE - rural res lot is 0.9 ha w/ 10.84m fr, for access for agri comm vehicles to benefit severed & retained parcel		GRANTED
B75/14	J&K Agro Services Inc./BJ&S Enterprises/KBEJA Corp.	**TOWN OF MINTO** Part Lot 17, Concession 5	2.96 ha w/ 165.2m fr, exist & prop agri comm use T/W an ease, in favour of 6178 5th Line and retained parcel	4.9 ha w/ 48.61m fr, exist & prop agri comm use w/ exist warehouse, office, grain bins and elevators	GRANTED
B76/14	J&K Agro Services Inc./BJ&S Enterprises/KBEJA Corp.	**TOWN OF MINTO** Part Lot 17, Concession 5	EASE/ROW 0.45 ha w/ no fr, over the retained lands of B75/14.		GRANTED