REPORT SUMMARY

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

Date of Consideration: **September 11, 2014** **TIME:** **9:05 a.m.**

File Number: **B73/14**

Applicant: **UAJV Developments Inc.**

Subject Lands: TOWN OF ERIN – Part Lot 28, Concession 9

Proposal is a request for consent to convey fee simple for a proposed severance 6.429 hectares with 189.53m frontage in the TOWN OF ERIN – Part Lot 28, Concession 9, vacant land for proposed rural residential use; retained lands are 46.543 hectares.

ISSUES: Town of Erin – not in support; County Planning – justification of lot size – too large

SUMMARY of FILED REPORTS and COMMENTS:

Town of Erin – not in support of application; premature and creates incompatible lot for residential where site is part of a known aggregate resource with approved zoning for extraction; Owner has had discussions with MNR – Aggregate Office regarding site plan amendment for rehabilitation but no rehabilitation plan has been submitted or approved to date. Conditions to be addressed.

County Planning - notice cards were not posted at time of site visit; aggregate operation on retained completed a number of years ago – site rehabilitation plan has recently been submitted to MNR for approval. Proposed severed area not within licensed extraction area; creation of new residential lot would not negatively impact extraction of mineral aggregate resources. Property would need to be rezoned to remove Extractive Zoning – both lot meet minimum lot area and frontage requirements; However – proposed lot is very large – 6.429 ha (15.8 ac) – justification for lot size has not been provided – prefer smaller 0.8 ha (2 acre) parcel – more in line with Official Plan policies; MDS can be met to proposed severance; Conditions to apply

Conservation Authority (Credit Valley) – Staff has determined that the proposed new lot is setback sufficiently from any features of concern. No objections to application

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 B73/14.
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 Owner receive zoning compliance and classification from the Town of Erin to remove aggregate extractive zoning from subject lands in a manner deemed acceptable by the Town of Erin; and that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6) THAT a site rehabilitation plan, approved by the Ministry of Natural Resources, for the retained lands be provided to the satisfaction of the County of Wellington Planning Department; and further that the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the owner satisfy the requirements of the Town of Erin concerning road widening conveyances along the frontage of the severed and retained parcel; and further that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the owner provide a predevelopment site drainage and grading plan to the satisfaction of the Town of Erin (denoting the existing lot elevations, proposed driveway, buildings/septic field location and existing overland flow together with proposed elevations and grading, demonstrating that drainage and grading do not impact on adjacent properties or trees noted for preservation); and that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
9) THAT the applicant obtains approval of a major site plan amendment to rehabilitate of the site to the intended long term land use as indicated in the Town of Erin Official Plan and the applicable Provincial Policy to the satisfaction of the Town of Erin; and further that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
10) 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

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 B73/14

APPLICANT

UAJV Developments Inc.
Attn: Grant Horan
30 Floral Parkway
Suite 400
Concord ON L4K 4R1

LOCATION OF SUBJECT LANDS:

TOWN OF ERIN
Part Lot 28
Concession 9

Proposed severance is 6.429 hectares with 189.53m frontage (Part 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 46.543 hectares with 297m frontage (Part 2 on sketch) existing and proposed gravel pit.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 11, 2014**

AT 9:05 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 – UAJV Developments Inc.**

RECEIVED
AUG 25 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B73/14

APPLICANT

UAJV Developments Inc.
Attn: Grant Horan
30 Floral Parkway
Suite 400
Concord ON L4K 4R1

LOCATION OF SUBJECT LANDS

TOWN OF ERIN
Part Lot 28
Concession 9

Proposed severance is 6.429 hectares with 189.53m frontage (Part 1 on sketch), vacant land for proposed rural residential use.

Retained parcel is 46.543 hectares with 297m frontage (Part 2 on sketch) existing and proposed gravel pit.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 08-0528

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

If answer is no, please provide new information: _____

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

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 [ ] NO[X]

(Please Specify) _____

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

(Please Specify) _____

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( ) 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)

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?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B73/14

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 [ ]

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

Is the Municipality in support of this application? **YES**( ) **NO**(X)

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

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

SIGNATURE _____

TITLE: PLANNER, TOWN OF ERIN

ADDRESS: RR2 HILLSBURGH
5684 TRAFALGAR Rd
N0B 1Z0

DATE: Aug 21/14

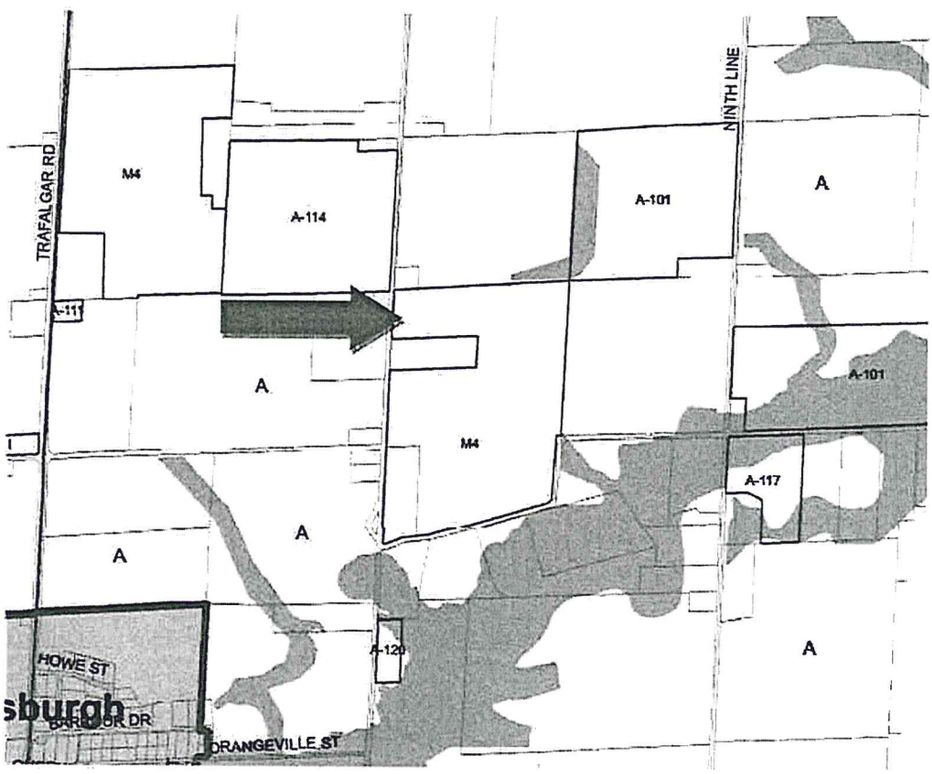
Corporation of the Town of Erin
5684 Trafalgar Road
RR2 Hillsburgh ON N0B 1Z0
(519) 855-4407 Ext. 240 Fax: (519) 855-4281
EMAIL: sally.stull@erin.ca

Severance Application Recommendation

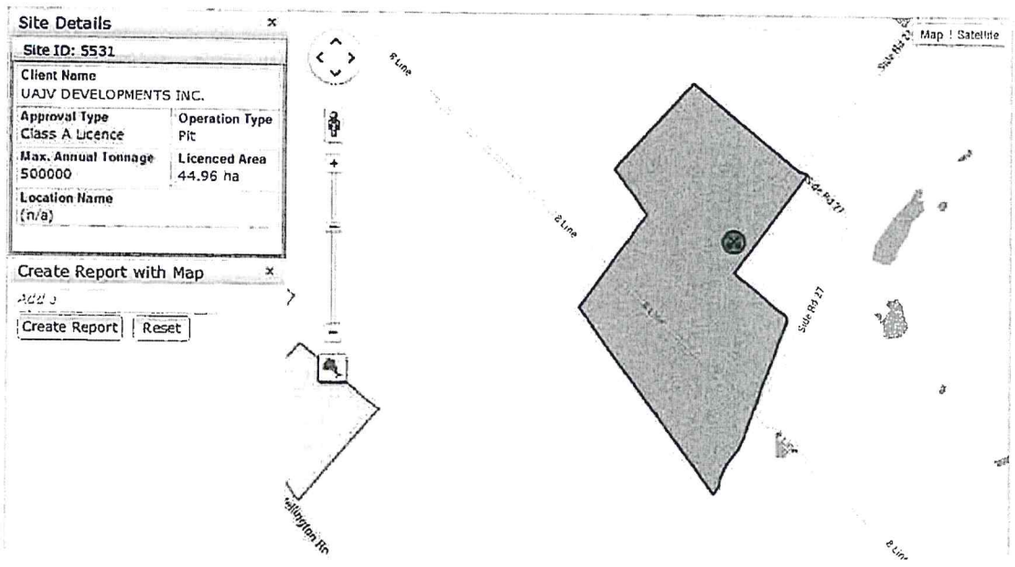
To:	County of Wellington Land Division Committee
From:	Sally Stull, Planner, Town of Erin
Date:	August 21, 2014
Applicant:	UAJV Developments Inc.
Location:	9516 Sideroad 27
File:	B73/14

Official Plan: Secondary Agricultural, Aggregate Extraction is permitted in the Secondary Agricultural designation. Please review the attached policies related to Aggregate Operations and Resource which protect the resource for extraction and protect the use from incompatible uses being created.

Zoning: M4 - Extractive Industrial



Recommendation:



The site is subject to the requirements of the Aggregate Resource Act under license 5531. The Town of Erin does not support the creation of lots in an area of aggregate resource in accordance with the Town`s Official Plan Policies and the Provincial Policy Statement 2014. The relevant polices are attached as appendices, specifically the proposed severance conflicts with the following;

2.5 Mineral Aggregate Resources

2.5.1
Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified

2.5.2.4
Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

2.5.2.5
In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
a) resource use would not be feasible; or

b) the proposed land use or development serves a greater long-term public interest; and
c) issues of public health, public safety and environmental impact are addressed.

2.5.3 Rehabilitation

2.5.3.1
Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

Town staff has been advised by staff at the MNR, Aggregate Division Guelph Office that the applicant's consultants have had discussions with the MNR regarding a proposed major site plan amendment to undertake rehabilitation of the site, but no rehabilitation plan has been submitted or approved to date.

The Town of Erin does not support the proposed severance. However, should the Land Division Committee decide to approve the severance the Town of Erin requests the following conditions of approval;

1. That the applicant obtains approval of a major site plan amendment to rehabilitate of the site to the intended long term land use as indicated in the Town of Erin Official Plan and the applicable Provincial Policy.

2. That the applicant complete the rehabilitation of the site and provide confirmation from the Ministry of Natural Resources Aggregate Divisions that the rehabilitation has been successfully completed and the aggregate license has been surrendered.

3. That the applicant comply with Provincial Policy Section 2.5 and obtain a County Official Plan amendment and zoning amendment approval which removes the aggregate extraction resource designation and aggregate extractive zoning from the subject lands to recognize that the aggregate resource no longer exists as it has either been depleted and/or is not feasible for extraction for the entire site.

4. That the owner convey to the Town of Erin on both the severed and retained parcels of land, a road widening, to achieve a 13m right-of-way from the centerline of the 8th Line and the 27th Sideroad. The parcel(s) conveyed must be free of liens and encumbrances.

5. That the owner pay parkland dedication and satisfy any other requirements of the local municipality, financial and otherwise to 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.

6. That the owner provide a predevelopment site drainage and grading plan to the satisfaction of the Town of Erin, denoting the existing lot elevations, proposed

driveway, buildings/septic field location and existing overland flow together with proposed elevations and grading, demonstrating that drainage and grading do not impact on adjacent properties or trees noted for preservation.

Town of Erin Official Plan

2.2.3 Natural Environment

a) That the elements of the natural environment, including the rivers, their valleys, wetlands, groundwater and forestry resources of the Town be protected and enhanced and wisely managed to provide a healthy sustainable environment.
b) That the Town will be proactive regarding the wise utilization of natural resources, particularly regarding control over water and aggregate extraction issues.
c) That the Town's urban design standards will respect the Town's natural features and encourage people to live in harmony with the natural environment.

3.12 Land Use Compatibility

For the purposes of this Plan a sensitive land use is defined as a use associated with residences, schools, hospitals and senior citizen homes or other land uses such as outlined in the Ministry of Environment's Separation Distance Guideline.

3.12.1 Noise

Where it is proposed that sensitive land uses, including residential development, be located adjacent to sources of noise which are potentially excessive such as certain industrial facilities, transportation corridors or aggregate operations, the Town will endeavor to ensure that adequate noise attenuation measures are provided. The Town in consultation with the Ministry of the Environment, may require the submission of a noise evaluation study prepared by a qualified acoustical consultant.

Such a study shall be prepared to the satisfaction of the Town and the Ministry of Environment, and shall identify the total noise impact on the site from all sources, and demonstrate whether noise control measures are needed to meet the standard sound level of the Ministry of Environment. Where a need is demonstrated, the study shall recommend the noise reduction measures to be applied.

If the source of noise is a stationary source such as industry or aggregate extraction area or utility, the noise study shall be submitted to Council prior to the approval in principle of a development or land use change (i.e. prior to establishing the principle of development).

Generally, if the source of noise is a line or transportation source such as a highway or railway, the noise study shall be submitted prior to final approval or adoption, as the case may be, unless the impact of noise could restrict the principle of development.

3.15 Economic Development
3.15.1 Overview

The Town's economy is mostly dependent on agriculture, aggregate operations, existing industry and commerce, home based business, tourism and recreation.

The Official Plan will address economic sustainability for the Town of Erin through creation of fiscal and economic policies. Economic development policies are intended to provide a cohesive platform to provide support services for the existing businesses in the Town of Erin as well as create new mechanisms to encourage new usinesses to establish themselves in the Town.

4.4 Mineral Aggregate Resource Areas
4.4.1 Introduction

Mineral aggregate resources, mainly sand and gravel, are necessary to the economic life of the Town, the County and the Province. These resources are vital for road construction and maintenance, and the entire building industry. Sand and gravel are non-renewable resources for which there is no substitute.

The Town's objective is to ensure that mineral aggregate resources remain available to meet the needs of consumers and can be mined in a manner which minimizes the disturbance to the community and the natural environment. Mineral Aggregate Areas are areas of high potential for mineral aggregate extraction identified using information provided by the Ministry of Natural Resources.

4.4.2 Applicable Designation

Mineral aggregate areas with high potential for mineral aggregate extraction are shown as an overlay on Schedule A of the County of Wellington Official Plan. The overlay for mineral aggregate areas only indicates that aggregate deposits are likely to be available. It does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed.

An amendment to the local Official Plan shall be required in all cases where there is a proposal for mineral aggregate extraction outside of a mineral aggregate area.

4.4.3 Applicable Policy
The use of lands for extraction of mineral aggregate resources will be guided by the policies of Section 6.6 of the County of Wellington Official Plan. Expansion of existing aggregate operations or the establishment of new aggregate operations will not require an amendment of this Plan but will be subject o the Zoning By-law requirements of the Town of Erin and the licensing requirements of he Ministry of Natural Resources.

5.16 Impact Assessments

5.16.1 General

In assessing the merits of any development application requiring approval under the Planning Act, the Town may require studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts. These studies shall be prepared by qualified professionals and will include, but are not limited to:

- planning impacts
- environmental impacts
- traffic impacts
- fiscal impacts
- agricultural impactsTown of Erin Official Plan - Page 85
- heritage archaeological impacts

Studies prepared as part of an environmental assessment, licensing procedure or other planning process may fulfill all or part of the requirements of this section.

5.16.2 Planning Impact Assessment

Planning impact assessments may be required to evaluate:

a) The need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the Town;

b) The appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;
c) The adequacy of the proposed method of servicing the site;
d) The compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or effect on heritage resources;
e) The impact on natural resources such as agricultural land and mineral aggregate deposits, if any;
f) The exterior design in terms of bulk, scale and layout of buildings and other design elements;
g) The possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;
h) Methods of reducing or eliminating any negative impacts; and
i) Other planning matters considered important by Council.

PPS 2014 **2.5 Mineral Aggregate Resources**

2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

2.5.2 Protection of Long-Term Resource Supply

2.5.2.1
As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.
Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

2.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

2.5.2.3 Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

2.5.2.4 Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, policy 2.5.2.5 continues to apply.

2.5.2.5 In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

a) resource use would not be feasible; or
b) the proposed land use or development serves a greater long-term public interest; and
c) issues of public health, public safety and environmental impact are addressed.

2.5.3 Rehabilitation

2.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.
2.5.3.2 Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

2.5.3.3 In parts of the Province not designated under the Aggregate Resources Act, rehabilitation standards that are compatible with those under the Act should be adopted for extraction operations on private lands.

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

RECEIVED
AUG 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B73/14
Location	Part Lot 28, Concession 9 TOWN OF ERIN
Applicant/Owner	UAJV Development Inc.

PLANNING OPINION: This application would create a vacant 6.429 ha (15.8 ac) parcel in the secondary agricultural area for a proposed residential use. A 46.543 ha (115 ac) parcel with an existing licensed gravel pit would be retained.

The aggregate operation on the retained lands finished extraction a number of years ago and a site rehabilitation plan has recently been submitted to the MNR for approval. The proposed area to be severed is not within the licensed extraction area. Given the above we are satisfied that the creation of a new residential lot would not negatively impact the extraction of the mineral aggregate resource. However, the proposed severance is very large at 6.429 ha (15.8 ac) and justification for the lot size has not been provided. We would prefer to see a smaller 0.8 ha (2 ac) parcel, which is more in line with the policies of the Official Plan. The Committee should be satisfied that a lot this size is justified for the proposed rural residential use.

Should this application be approved we would ask that the following be made conditions of approval:

a) That servicing is provided to the site to the satisfaction of the local Municipality; and,
b) That safe driveway access be provided to the site to the satisfaction of the local Municipality and,
c) That zoning compliance is achieved for the severed parcel to the satisfaction of the local municipality; and,
d) That a site rehabilitation plan, approved by the Ministry of Natural Resources, for the retained lands be provided to the satisfaction of the County of Wellington Planning Department.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): We have reviewed the Minimum Distance Separation 1(MDS1) requirements for the above- noted application. It is our understanding that the applicant sent requests for Farm Data sheets to the owners of the livestock facilities in question, but either received no response or incomplete forms. The applicant has provided us with copies of letters sent to each property requesting the necessary information. MDS compliance has been determined based on past departmental practices, using the barn dimensions and land area obtained by aerial mapping and applying a livestock capacity for horses. We are therefore satisfied that MDS can be met to proposed severance.

According to Section 2.5.2.4 of the PPS "Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact."

In speaking with the applicant we have been informed that extraction from the pit has been completed for several years and that a site rehabilitation plan has been recently submitted to the Ministry of Natural Resources (MNR) for their review. It should also be noted that the lands included in the proposed severance are not within the licensed mineral extraction area.

GREENBELT PLAN: The property is within the Protected Countryside of the Greenbelt Plan and is subject to the pertinent polices.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS and falls within a Mineral Aggregate overlay. The Greenland features represent hazardlands and portions of the West Credit Sub watershed and are located outside of the proposed severance.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on the date of provincial approval of the County Plan, subject to the following criteria:

a) Individual services can be accommodated;
b) The lot is not normally larger than 0.8 hectares (2 acres) unless existing natural features or development patterns make a larger lot more practical;
c) The lot has access to an open and maintained public road;
d) The residential use will not hinder or preclude potential agricultural or mineral aggregate operations;
e) The residential use is compatible;
f) The use is well removed from any settlement boundary;
g) The applicant has owned the property for at least five years.

With respect to item c) the proposed severed lot is well in excess, at 6.429 ha (15.8) ac, then the 0.8 ha (2 ac) contemplated in the official plan. The applicant has provided no justification for a lot size other than that the proposed use is for residential purposes. Staff would prefer to see the lot reduced in size to the 0.8 ac (2ac) outlined in the Official Plan.

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

The matters under Section 10.1.3 were also considered, including h) "that natural resources such as agricultural lands and mineral aggregates would not be affected adversely".

LOCAL OFFICIAL PLAN: The subject property is designated Secondary Agricultural in the Town of Erin Official Plan.

LOCAL ZONING BY-LAW: The subject property is currently zoned Extractive Industrial (M4). The property would need to be rezoned to remove the extractive zoning from the property. Both lots would meet the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on July 31st 2014. Notice Cards were **not** posted at the time of my site visit.

Jameson Pickard

Jameson Pickard, Junior Planner
August 20th, 2014

August 20, 2014

RECEIVED
AUG 25 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

Attention Deborah Turchet, Secretary-Treasurer

Dear Ms. Turchet:

Re: CVC File No. B 14/73
Your File No. B73/14
UAJV Development Inc.
9516 Sideroad 27
Part of Lot 28, Concession 9
Town of Erin

Staff of Credit Valley Conservation (CVC) has reviewed the above-noted application and provide the following comments for your consideration:

PROPOSAL:
The purpose of this Consent Application is a proposed severance of 6.429 hectares with 189.53m frontage, vacant land for proposed rural residential use. Retained parcel is 46.543 hectares with 297m frontage existing and proposed gravel pit.

Retained irregular shaped parcel is 22.7 hectares with 342m frontage on Sideroad 27 and 592m frontage on Winston Churchill Blvd.
Retained parcel: existing and proposed agricultural use with existing house, barn & 2 sheds to remain.

ONTARIO REGULATION NO. 160/06:
The subject property is located partially within the Authority's Regulated Area. As such, the property is subject to CVC Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation No. 160/06). This regulation prohibits altering a watercourse, wetland, or shoreline, and prohibits development (e.g. new structures. additions, site grading) in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands (floodplain, erosion), and wetlands without the prior written approval of CVC (i.e. the issuance of a permit).

Site Characteristics:
The subject property contains the following site characteristics:

Valley Slope:
Based upon our existing mapping, it appears that the subject property is traversed by a valley slope. CVC does not support construction on a valley slope, and will require setbacks from the top of slope for new construction or lot grading. This includes any overhangs or cantilevered structures and is to ensure that new development is protected from potential slope instability or erosion and to protect the environmental integrity of the valley system.

Credit Valley Conservation 1255 Old Derry Road, Mississauga, Ontario L5N 6R4
Phone (905) 670-1615 Fax (905) 670-2210

August 20, 2014
Re: CVC File No. B 14/73
Your File No. B73/14
UAJV Development Inc.
9516 Sideroad 27
Part of Lot 28, Concession 9
Town of Erin

Wetland:
The subject property is located adjacent to the the Alton - Hillsburgh Wetland Complex. Wetlands are diverse and productive ecosystems that are hydrologically significant to a watershed. They store water during flood events and provide low flow augmentation during dry periods. The vegetation and organic soils of wetlands aid in the filtration of nutrients and sediments that enhances water quality and assists in the maintenance of cool water temperatures. Wetlands also provide habitat for diverse and uncommon species of flora and fauna. CVC does not support new development in wetlands, including buildings, structures, driveways, septic systems, ponds...etc. An Environmental Study Report may be required for new development located adjacent to wetlands, depending on potential impacts.

Provincial Greenbelt:
According to Schedules 1 and 4 of the Province of Ontario's Greenbelt Plan 2005, the entire property falls within the Protected Countryside of the Greenbelt Plan Area and is partially designated as part of the Natural Heritage System.

Municipal Greenlands:
The subject property is partially within an area designated as Core Greenlands by the Town of Erin. It is the policy of the Town of Erin to protect the form and function of these natural areas. CVC provides technical support to this agency with respect to delineation of natural features and reviewing potential impacts from subsequent development within and adjacent to these lands.

COMMENTS:
Based on our review of this application, CVC staff has determined that the proposed new lot is setback sufficiently from any features of concern. On this basis, CVC has **no concerns** with this consent application and **no objection** to its approval by the Committee at this time.

We request to be notified of the Committee's decision in relation to this application.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x. 245)

Yours truly,

Suzie Losiak Msc. MCIP RPP
Planner

SL/DW

cc: Town of Erin
Attn.: Sally Stull

Wellington County
Attn: Linda Redmond