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, September 11, 2014, Keith Committee Room 3A.

Chairman Lou Maieron called the meeting to order for Land Division proceedings at 9:15 a.m. All Planning and Land Division Members were present. County Planner – Jameson Pickard was in attendance to present applications. Observing the proceedings Don McKay, County Councilor and Puslinch Township Councilor Ken Roth and County Planners Linda Redmond and Sarah Wilhelm. 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 July 24, 2014 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B80/14 & B82/14

Moved by Warden Chris White Seconded by Councilor Shawn Watters

THAT expedited files B80/14 and B82/14 be granted.

Carried

Provisional Consents Granted:

B56/14; B59/14; B77/14; B79/14; B80/14; B81/14 and B82/14

APPLICATIONS DEFERRED:

B78/14 – Richard & Wendy Ward – Guelph/Eramosa Township

Appearing Before the Committee: Brian Beatty – 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 – demolition permit has been obtained for barn removal; issue is size of retained residential – loo large; committee should b satisfied with size; B. Beatty – barn and silos to be removed; worked with GRCA to plan saplings up driveway and around property; defined; have been living here some years and plan to stay here; J. Green – why not smaller by tree line? B. Beatty – saplings; S. Watters – saplings can be moved; if natural feature – ravine or older trees then understand; L. Maieron – work hard to bring surplus farm to a two acre lot size; suggest defer and come back with a smaller envelope; J. Green – client not here – if we change the line and not satisfied; L. Maieron – take back application to see if can reduce;

Moved by Councilor Shawn Watters *Seconded by Councilor John Green*

THAT application B78/14 be deferred to allow agent time to discuss with clients the Land Division Committee concern with the size of the retained and discuss a reduction in the size of residential lot.

Carried

COMMITTEE MEMBER ITEMS

None

NEW BUSINESS

None

NEXT REGULAR MEETING

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

There being no further business, Chairman Lou Maieron concluded Land Division proceedings at 10:35 a.m.

SECRETARY-TREASURER CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY SEPTEMBER 11, 2014

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B73/14	UAJV Developments Inc.	**TOWN OF ERIN** Part Lot 28, Concession 9	6.429 ha with 189.53m frontage, vacant land for proposed rural residential use.	46.543 hectares with 297m frontage, existing and proposed gravel pit	DEFERRED
B77/14	R.O.S.S. Farm & Services Ltd.	**TOWN OF MINTO** Part Lot 114, Concession D	LLA - 2.0 acres w/ 20' fr, exist vacant land to be added to comm lot –Stroeder.	2.6 acres with 200' frontage, existing vacant commercial lot.	GRANTED
B78/14	Richard & Wendy Ward	**GUELPH/ERAMOSA** Part Lot 15, Concession 4	SURPLUS - 28.45 ha with 135.85m frontage, existing and proposed agri use.	1.81 ha w/ 81.28m fr, exist & prop rural res use w/ exist house, barn & 2 sheds	DEFERRED
B79/14	Canaussie Farms Inc.	**CENTRE WELLINGTON (Nichol)** Lot 8, Concession 14	SURPLUS - 95m fr x 253m = 2.4 ha, exist & prop rural res w/ house & 2 sheds	38.5 ha w/ 305m fr, exist & prop agri use.	GRANTED
B80/14	Pauline Giles	**CENTRE WELLINGTON(West Garafraxa)** Part Lot 12, Concession 7	0.7 acres, existing and proposed urban res use with existing house and garage	97 acres with 1565.4' frontage, existing and proposed agricultural use.	GRANTED
B81/14	VAN-DEV Limited	**CENTRE WELLINGTON (Elora)** Part Lots 9 & 10, Reg Plan 246	101m fr x 45m = 0.45 hectares, existing and proposed commercial use.	1.09 ha w/ 45m fr, exist & prop comm use w/ exist comm bldg & storage unit.	GRANTED
B82/14	Ike Van Soelen	**GUELPH/ERAMOSA (Nichol)** Part Lot 1, Concessions 9 & 10	LLA - 1.62 ha w/ 89m fr, exist agri use to be added to abutting agri parcel – Huth	24.1 ha w/ 129m fr, exist & prop res & agri use w/ exist dwelling & garage/shop	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	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	GRANTED