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: **February 11, 2016**

File Number: **B125/15**

Applicant: **Persian Investments Ltd.**

Subject Lands: TOWNSHIP OF PUSLINCH – Part lot 16, Concession 7

Proposal is a request for consent to convey fee simple for a proposed severance 13.2 hectares (32.6 acres) with 293m frontage on Maltby Rd and 361m frontage on Concession Rd 7 in the TOWNSHIP OF PUSLINCH – Part Lot 16, Concession 7, vacant land for proposed rural industrial use; retained lands are 28.9 (71.4 acres) hectares.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

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

County Planning - notice cards were posted at time of site visit; County Official Plan – lands designated Rural Industrial and Core Greenlands – new lots may be allowed in Rural Industrial areas provided that the land will be appropriately zoned; property is not within an identified Wellhead Protection Area; application is consistent with Provincial Policy and generally conforms to Official Plan – no concerns

Conservation Authority (GRCA) – no objections – building envelope is available on severed and set back from natural heritage features

City of Guelph – no objection; condition to apply to implement the widening of Maltby Road.

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 including the Form 2 Certificate for Consent B125/15.
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 and issuance of the Certificate of Consent for the severed parcel.
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 an Entrance Permit verifying safe access on the severed lot be approved to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch 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 Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch 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 Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owners shall deed to the City of Guelph, free of encumbrances and at no expense to the City, a five-metre wide parcel of land for a road widening across the entire frontage along Maltby Road of the severed and retained lands of Consent Application B125/15, Part of Lot 16, Concession 7, Township of Puslinch, County of Wellington on the South Side of Maltby Road, prior to the endorsation of the deeds. The deed to the City of Guelph shall contain the following covenant: - " The Grantor hereby consents to the passing of a by-law for establishing, laying out or widening of Maltby Road." And further that the City of Guelph 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

January 28, 2016

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 B125/15

APPLICANT

Persian Investments Limited
11 Mead Court
Toronto ON M2L 2A5

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 16
Concession 7

Proposed severance is 13.2 hectares with 293m frontage on Maltby Rd and 361m frontage on Concession Rd 7, vacant land for proposed rural industrial use.

Retained parcel is 28.9 hectares with 708m frontage, existing and proposed agricultural use with existing vacant house and barn.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, February 11, 2016**

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 – GSP Group Inc.**

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.: B125/15

APPLICANT	**LOCATION OF SUBJECT LANDS**
Persian Investments Limited	TOWNSHIP OF PUSLINCH Part Lot 16 Concession 17

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2301-000-006-19800

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 Official Plan? YES ( ) NO ( )

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

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

(Please Specify) Industrial (IND-8) Zone and Natural Environment Zone – By-law 61/15

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

(Please Specify) Agriculture (A) Zone & Natural Environment – Complies with Section 5.3 & 20.3

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 (x) or **Minor Variance** YES ( ) NO ( ) N/A (x)

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) N/A

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? No

RECEIVED
JAN 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B125/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) 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)

N/A

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?

1. That an Entrance Permit verifying safe access on the severed lot be approved to the satisfaction of the Township of Puslinch.
2. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).

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

SIGNATURE

TITLE Development Coordinator

ADDRESS 7404 Wellington Road 34, Guelph, ON N1H 6H9

DATE January 21, 2016

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	B125/15
Location	Part Lot 16, Concession 7 TOWNSHIP OF PUSLINCH
Applicant/Owner	Persian Investments Ltd.

PLANNING OPINION: This application would sever a 13.2 ha (32.6 ac) vacant industrial lot in a Rural Industrial area. A 28.9 ha (71.4 ac) parcel would be retained with an existing dwelling and barn.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that servicing and safe access can be provided to the satisfaction of the local municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

GREENBELT PLAN: Not in Greenbelt Plan area.

WELLINGTON COUNTY OFFICIAL PLAN: The proposed severed lands are designated RURAL INDUSTRIAL and CORE GREENLANDS. New lots may be allowed in Rural Industrial areas provided that the land will be appropriately zoned.

According to Schedule B7 of the Plan, the subject property is not within an identified Wellhead Protection Area. The matters under Section 10.1.3 were also considered.

We note that the proposed lot is within 1 km of the City of Guelph. In terms of the Urban Area Protection Policies, section 4.7.1 states that "this policy does not apply to prevent..... development of a minor nature which does not impede the efficient expansion of this urban area". We have no concerns in this regard.

LOCAL ZONING BY-LAW: The proposed severed lands are zoned site specific Industrial (IND-8). Both the retained and severed will meet the minimum frontage and area.

SITE VISIT INFORMATION: The subject property was visited and photographed on January 20, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

L Redmond

Linda Redmond, Senior Planner
January 21, 2016

RECEIVED
JAN 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: January 19, 2016 **YOUR FILE:** B125/15
GRCA FILE: B125-15 – 424 Maltby Road (Persian Investments Ltd)

RECEIVED
JAN 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: **Application for Consent B125/15**
Part Lot 16, Concession 7, Township of Puslinch
424 Maltby Road
Persian Investments Limited

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the severance of a 13.2 hectare lot for proposed rural industrial use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the severed and retained parcels contain portions of the Provincially Significant Mill Creek Puslinch Wetland Complex and the allowances adjacent to the wetlands.

   Portions of the subject lands contain woodlands that are identified as part of the Greenlands system in the County of Wellington Official Plan.

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

   It is our understanding that the intent of this application is to sever the lands that were recently re-zoned by Township of Puslinch By-law #61/15. The lands to be severed are also designated as Rural Employment Area in the County of Wellington Official Plan. Through the Zoning By-law Amendment process, it has been demonstrated that a building envelope is available on the severed parcel that is set back from the natural heritage features. As such, the GRCA does not anticipate any negative impacts to the above-noted natural heritage features as a result of this application.

   Due to the presence of the above-noted features, a majority of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or

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

other alteration within the regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   We wish to acknowledge receipt of the minor consent plan review fee in the amount of $380.00 for the review of this application.

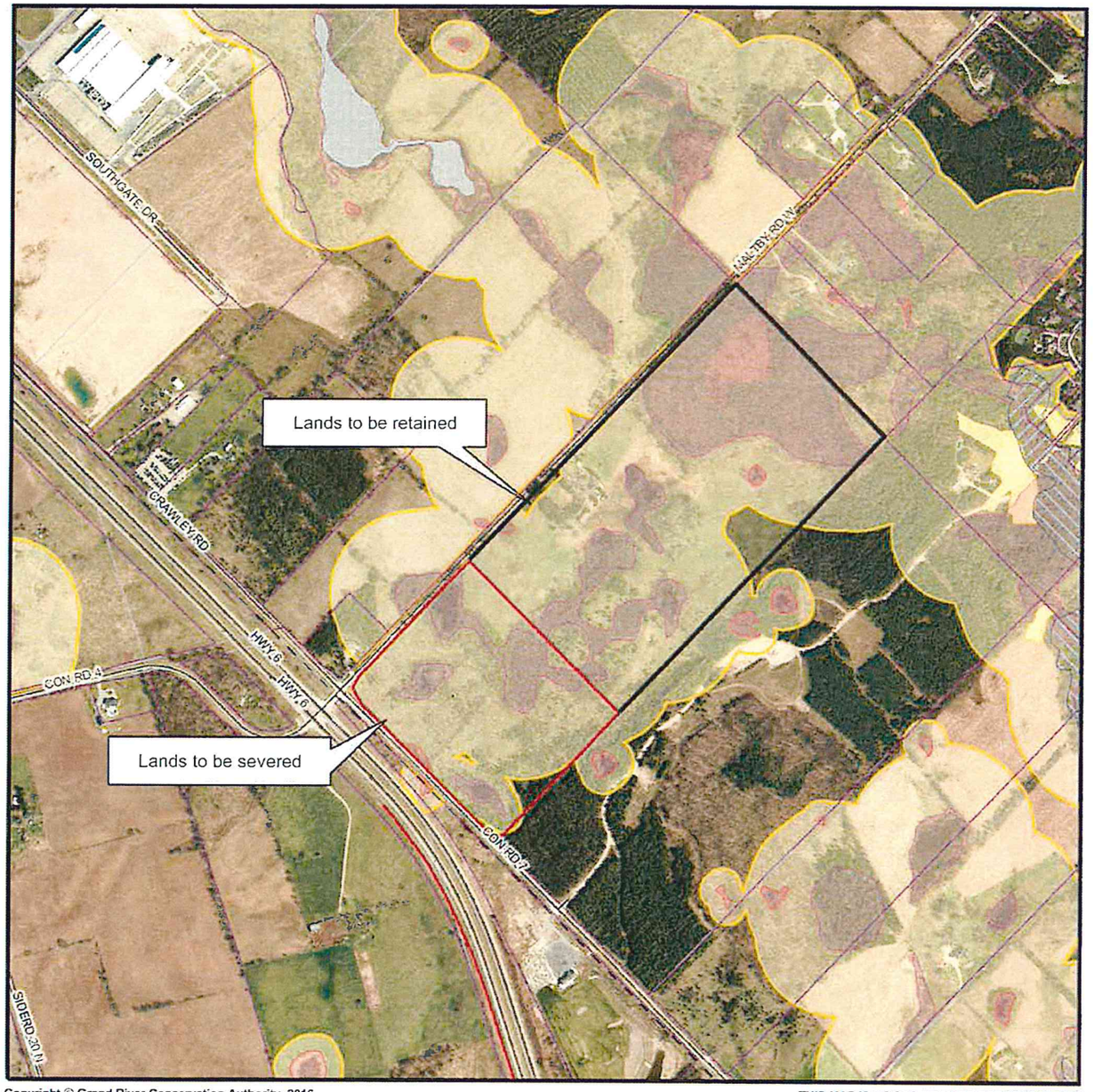
Should you have any questions or require additional information, please do not hesitate to contact me at 519-621-2763 ext. 2236.

Yours truly,

Nathan Garland
Resource Planner
Grand River Conservation Authority
NG/ah

These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.

c.c. Kelly Patzer, Township of Puslinch (email)
Persian Investments Limited c/o Marlene Walker
GSP Group Inc. c/o Brandon Flewwelling



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: January 19, 2016
Prepared by: ah

B125/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- AQUATIC RESOURCE-LINE (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

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NAD 1983, UTM Zone 17 Scale 1:10,383

N

CITY OF Guelph
Making a Difference

January 19, 2016

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

RECEIVED
JAN 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

RE: County of Wellington Planning and Land Division Committee Consent Application B125/15

The City does not object to the proposed consent that is consistent with the rezoning approved on the property in 2015.

The City recommends the following condition of consent be imposed to implement the widening of Maltby Road identified in the City's Official Plan:

> THAT the Owners shall deed to the City of Guelph, free of encumbrances and at no expense to the City, a five-metre wide parcel of land for a road widening across the entire frontage along Maltby Road of the severed and retained lands of Consent Application B125/15, Part of Lot 16, Concession 7, Township of Puslinch, County of Wellington on the South Side of Maltby Road, prior to the endorsation of the deeds. The deed to the City of Guelph shall contain the following covenant:- "The Grantor hereby consents to the passing of a by-law for establishing, laying out or widening of Maltby Road."

As noted in earlier comments from the City, the environmental assessment for the Hanlon Expressway identifies the need to close Maltby at the Hanlon Expressway. Accordingly, intersection improvements at Maltby Road and Concession 7 may be required. The City requests that the Committee consider taking a triangular piece of land on the northwest potion of the subject lands to facilitate future intersection improvements.

The City requests to be notified of the Committee's decision on this matter. Thank you for your consideration of these comments.

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

Sincerely,

Tim Donegani
Development Planner

Infrastructure, Development and Enterprise

T 519-822-1260 x 2521
F 519-822-4632
E tim.donegani@guelph.ca

C Melissa Aldunate, Manager of Policy Planning and Urban Design
Julius Bodai, Engineering Technologist
Don Kudo, Manager of Infrastructure Services/Deputy City Engineer
Allister McIlveen, Manager of Transportation Services
Todd Salter, General Manager of Planning Services, Urban Design and Building Services
Gwen Zhang, Transportation Engineer

B125/15

GSP group

SHAPING GREAT COMMUNITIES

December 4, 2015

File No.: 12107.70

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

Attn: Deborah Turchet
Secretary-Treasurer Land Division
Planning and Development Department

Re: Application for Consent
424 Maltby Road, Part of Lot 16, Concession 7,
Township of Puslinch, County of Wellington

Dear Deborah;

Please find enclosed a complete application for Consent for the property located at 424 Maltby Road in the Township of Puslinch. The subject property is designated Rural Industrial, Secondary Agriculture and Greenlands. The proposed land to be severed is limited to the area designated Rural Industrial (including the Greenlands contained within this designation). A recent Zoning By-law Amendment has been approved by the Township of Puslinch (By-law 61-15) that rezoned the Rural Industrial designated land to an Industrial (IND-8) site specific zone. Greenlands within this area have been rezoned Natural Environment (NE) zone.

The severed lot will be approximately 13.2 hectares in area with 293 m of frontage along Maltby Road. This land is currently vacant. The intended future use of this property will be for a permitted industrial use subject to a future site plan approval process.

The retained lot will be approximately 28.9 hectares in area with 708 m of frontage along Maltby Road. This land contains a vacant house and barn.

In support of the application please find enclosed:

- Completed Application Form
- Cheque in the amount of $1000.00 payable to "Treasurer, Wellington County"
- Aerial photo key map
- Severance Sketch prepared by VanHarten Surveying Inc.
- Surrounding property addresses prepared by VanHarten Surveying Inc.
- A copy of the deed for the subject property will be submitted under separate cover as soon as possible.

We trust this is satisfactory for your requirements; however, should you have any questions or concerns, or require additional information, please do not hesitate to contact the undersigned.

Yours truly,
GSP Group Inc.

Brandon Flewwelling, MCIP, RPP
Associate – Senior Planner

cc: Marlene Walker – Persian Investments Inc.