AGENDA

PLANNING & LAND DIVISION COMMITTEE **KEITH COMMITTEE ROOM 3A**

Thursday, February 11, 2016

LAND DIVISION PROCEEDINGS:

CALL to ORDER - _____ a.m.

DISCLOSURES of PECUNIARY INTEREST

APPROVAL of MINUTES of LAND DIVISION PROCEEDINGS
Regular meeting of January 14, 2016

Moved by: _____ seconded by: _____

BUSINESS ARISING FROM MINUTES

CONSIDERATION OF APPLICATIONS:

Files Recommended to be Expedited: **B112/14; B142/14; B67/15; B118/15; B120/15; B121/15; B122/15; B123/15; B125/15; B128/15 and B129/15**

MOTION: re files recommended to be expedited

Moved by: _____ seconded by: _____

NEW FILES: B118/15; B119/15; B120/15; B121/15; B122/15; B123/15; B124/15; B125/15; B126/15; B127/15; B128/15; B129/15; B130/15 and B131/15

PREVIOUSLY DEFERRED APPLICATIONS:

B33/15 & B34/15 – Tyndale-Biscoe (now Eric & Annette Van Grootheest)
Centre Wellington (Fergus)

Two previously deferred urban residential severance applications to be heard together with easement applications B130/15 and B131/15. The two easements are a result of the need for drainage to benefit the two residential lots.

B67/15 – Donald & Fern Sanderson – Puslinch Township

Previously deferred as a result of Grand River Conservation Authority concerns regarding wetland ***UPDATED COMMENTS (December 29, 2015)*** - GRCA had opportunity to review Site Plan dated November 17, 2015 & EIS dated November 30, 2015 prepared in support of application; EIS has addressed our previous comments and concerns – no objections

B112/14 – James & Mary Miller – Town of Erin

Previously deferred as a result of Credit Valley Conservation Authority concerns regarding wetland boundary. ***UPDATED COMMENTS (January 18, 2016)*** – satisfied with survey provided by J.R. Finnie providing the 30m setback from the wetland that was staked on June 3, 2015. Survey identifies building envelope. Staff recommend that new proposed driveway and home be located outside of estimated floodplain mapping; it appears feasible to the westerly side of the new proposed severance – as such no objection to proposed severance application

CHANGE OF CONDITIONS:

B142/14 – Vernon & Nancy Foley – Mapleton (Peel Township)

Request for change of conditions by agent (Jeff Buisman) to allow for more time to clear conditions

NEXT REGULAR MEETING: Thursday, March 10, 2016

CONCLUSION of PROCEEDINGS

LAND DIVISION COMMITTEE – THURSDAY FEBRUARY 11, 2016

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B118/15	Nancy & William Knapp	**TOWN OF MINTO** Part Lot 39, Concession 1	403m fr x 1001m = 40.3 hectares, existing and proposed agricultural use.	77.5 hectares with 618m frontage, existing and proposed agricultural use	EXPEDITED
B120/15	Glenn Pattison & Robin Williamson	**TOWN OF ERIN** Part Lot 10, Concession 7	90m fr x 60m = 0.5 ha, existing agri use for proposed rural residential use.	18.2 ha w/ 138m fr, exist & prop agri use w/ barn, riding arena, shed & shelters	EXPEDITED
B121/15	Elwyn Rice	**WELLINGTON NORTH (M. Forest)** 657 Queen St.	EASE - 420.6 sm w/ 4.6m fr, for water supply to benefit Part 13 on sketch		EXPEDITED
B122/15	Elwyn Rice	**WELLINGTON NORTH (M. Forest)** 657 Queen St.	EASE - 420.6 sm w/ 4.6m fr, for water supply to benefit Part 14 on sketch		EXPEDITED
B123/15	Jay Rice	**WELLINGTON NORTH (M. Forest)** 657 Queen St.	EASE - 28.8 sm with no frontage, for water supply to benefit Part 13 on sketch		EXPEDITED
B124/15	Raymond & Mary McCarron	**TOWNSHIP OF PUSLINCH** Part Lot 17, Concession 10	250' x 400' = 2.3 acres, vacant bush land for proposed rural residential use.	84.6 acres with 446.5' fr, exist & prop agri & res use	9:05 A.M.
B125/15	Persian Investments Ltd.	**TOWNSHIP OF PUSLINCH** Part Lot 16, Concession 7	13.2 ha w/ 293m fr on Maltby Rd & 361m fr on Conc Rd 7, vacant land for rural ind	28.9 ha w/ 708m fr, exist & prop agri use with existing vacant house and barn	EXPEDITED
B126/15	Estate of Edward Lake	**TOWNSHIP OF PUSLINCH** Part Lots 18, 19 & 20, Conc1	0.4995 ha w/ 48.8m fr, existing agri use for prop rural residential use.	88.5 ha w/ 1192m fr, exist & prop agri and rural residential use	9:20 A.M.
B127/15	Larry & Wilma Bowman	**CENTRE WELLINGTON (Pilkington)** Part Lot 12, Concession A (WOGR)	LLA - 8.9 ha w/ 94.5m frontage, existing agricultural use to be added to abutting agricultural parcel – Elverne Martin	12.14 ha w/ 386.55m fr, existing and prop agri and rural residential use with existing barn, 2 dwellings & 2 sheds.	9:35 A.M.
B128/15	Ian Bauman	**TOWNSHIP OF MAPLETON (Peel)** Part Lot 21, Concession 2	LLA - 0.46 ha w/ no fr, existing woodlot & storage yard to be added to abutting res & comm parcel – Esther Bauman	31.21 ha w/ 240.8m fr on Third Line and 269.9m fr on Reid Woods Drive, existing and prop rural res & agri use	EXPEDITED
B129/15	Wrighthaven Homes Limited	**CENTRE WELLINGTON (Elora)** Pt Lt 4, Broken Fr Conc,	605 sm w/ 15.853m fr, existing and prop urban resl use with existing dwelling	550.6 sm with 15.861m fr, existing and prop urban res use with existing dwelling	EXPEDITED
B130/15	Eric & Annette Van Grootheest	**CENTRE WELLINGTON (Fergus)** 259 St. Andrew St. E	EASE - 50 sm w/ no fr, over prop B34/15 to benefit application B33/15 for drainage as a proposed storm sewer		9:50 A.M.
B131/15	Eric & Annette Van Grootheest	**CENTRE WELLINGTON (Fergus)** 259 St. Andrew St. E	EASE - 219 sm w/ 5.4m fr, over retained lands to benefit prop B33/15 & B34/15 for drainage as a proposed storm sewer.		9:50 A.M.
B33/15	Julia Tyndale-Biscoe (now Eric & Annette Van Grootheest) ***previously deferred***	**CENTRE WELLINGTON (Fergus)** Lots 66 & 67, Reg Plan 55	470 square metres with 12.5m fr, vacant land for proposed urban residential use	25.5m fr x 77.6m = 1015 sm, exist & prop urban res use with dwelling & garage	9:50 A.M.
B34/15	Julia Tyndale-Biscoe (now Eric &	**CENTRE WELLINGTON (Fergus)**	470 square metres with 13m fr, vacant	25.5m fr x 77.6m = 1015 sm, exist & prop	9:50 A.M.

	Annette Van Grootheest) ***previously deferred***	Lots 66 & 67, Reg Plan 55	land for proposed urban residential use	urban res use with dwelling & garage	
B67/15	Donald & Fern Sanderson **previously deferred	**TOWNSHIP OF PUSLINCH** Part Lot 10, Concession 10	46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use	46m fr x 91m = 0.4 ha, exist & prop rural res use w/ existing dwelling and garage.	EXPEDITED
B112/14	James & Mary Miller **previously deferred	**TOWN OF ERIN** Part Lot 22, Concession 8	3.8 ha with 292m fr, existing agricultural use for proposed rural residential use.	2.1 ha with 180m fr, exist & prop rural res use with existing house, barn & pool.	EXPEDITED
B142/14	Vernon & Nancy Foley **Change of Conditions***	**MAPLETON (Peel)** Part Lot 4, Concession A	LLA - 28.5 ha w/ 327m fr on Jones Baseline & 709m fr on SR 21, existing agri use to be added to vacant lot –Foley	70m fr x 93m = 0.7 hectares, vacant land for proposed rural residential use.	EXPEDITED
B107/15	Robert & Agnes Simpson	**TOWN OF ERIN** Part Lot 7, Concession 5	0.6 ha with 70.5m fr, existing managed forest for proposed rural residential use.	18.1 ha w/ 95.33m fr, exist & prop rural res use w/ existing dwelling & workshop	10:10 A.M.
B119/15	Vintex Inc.	**WELLINGTON NORTH (M. Forest)** Lot 32 & Part Lot 33, Conc 1, Pt Div 3	1.28 ha with 52.79m frontage, vacant land for proposed commercial retail use	5.7 ha w/ 316.69m fr, exist & prop industrial use with existing Vintex Inc.	10:25 A.M.