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: **B129/15**

Applicant: **Wrighthaven Homes Limited**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Elora) – Part Lot 4, Broken Front Concession, SE of Grand River and Block 96, Reg Plan 61M-163

Proposal is a request for consent to convey fee simple for a proposed severance 605 square metres with 15.853m frontage in the TOWNSHIP OF CENTRE WELLINGTON (Elora) – Part Lot 4, Broken Front Concession, SE of Grand River and Block 96, Reg Plan 61M-163, existing and proposed urban residential use with existing dwelling, as indicated by agent "*the purpose of this application is for a title correction resulting from the previous consent applications wherein 146 First Line was the retained parcel for files B25/12 to B28/12 and 27 McGowan St. was the retained parcel in applications B163/13 to B165/13. As such, neither 27 McGowan, nor 146 First Line were consented parcels and have therefore merged from the originals B28/12 consent.*"; retained lands are 550.6 square metres.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington - in support; no conditions

County Planning - application required in order to correct a title error – is consistent with Provincial Policy and generally conforms to Official Plan; no concerns

Conservation Authority (GRCA) – no objections

Nancy Shoemaker – agent – cover letter

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 B129/15.
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.

*****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 B129/15

APPLICANT

Wrighthaven Homes Limited
11 Spencer Drive
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Elora)
Part Lot 4
Broken Front Conc, SE of Grand River

Proposed severance is 605 square metres with 15.853m frontage, existing and proposed urban residential use with existing dwelling. As indicated by agent "*the purpose of this application is for a title correction resulting from the previous consent applications wherein 146 First Line was the retained parcel for files B25/12 to B28/12 and 27 McGowan St. was the retained parcel in applications B163/13 to B165/13. As such, neither 27 McGowan, nor 146 First Line were consented parcels and have therefore merged from the originals B28/12 consent.*"

Retained lands are 550.6 square metres with 15.861m frontage, existing and proposed urban residential use with existing dwelling.

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: **Applicant – Wrighthaven Homes Ltd.** **Agent – Nancy Shoemaker**

RECEIVED
JAN 21 2016
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: B129/15

APPLICANT

Wrighthaven Homes Limited
11 Spencer Drive
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (Elora)
Part Lot 4
Broken Front Conc, SE of Grand River

Proposed severance is 605 square metres with 15.853m frontage, existing and proposed urban residential use with existing dwelling. As indicated by agent "*the purpose of this application is for a title correction resulting from the previous consent applications wherein 146 First Line was the retained parcel for files B25/12 to B28/12 and 27 McGowan St. was the retained parcel in applications B163/13 to B165/13. As such, neither 27 McGowan, nor 146 First Line were consented parcels and have therefore merged from the originals B28/12 consent.*"

Retained lands are 550.6 square metres with 15.861m frontage, existing and proposed urban residential use with existing dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326·000·020·06420

Does this description reasonably describe the parcel holdings? YES(✓) 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)
E.9.3 Consents

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

(Please Specify) R1B zoning requirements

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

(Please Specify) R1B zoning requirements

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 First Line & Mc Gowan St.

Is the Proposed Lot(s) serviced now by Municipal Water YES(✓) NO( )

Is the Retained Lot serviced now by Municipal Water YES(✓) NO( )

Is the Proposed Lot(s) serviced now by Municipal Sewers YES(✓) NO( )

Is the Retained Lot serviced now by Municipal Sewers YES(✓) NO( )

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO( )

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: B129/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [ ]NO [ ]

N/A

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**(✓) **NO**( )

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

N/A

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

SIGNATURE _____

TITLE: Planner

ADDRESS: 1 MacDonald Square, Elora ON N0B 1S0

DATE: Jan. 20/16

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	B129/15
Location	Part Lot 4, Broken Front Concession TOWNSHIP OF CENTRE WELLINGTON (Elora)
Applicant/Owner	Wrighthaven Homes Limited

PLANNING OPINION: Located in the Elora Urban Centre this proposal would create two urban residential lots with the following areas:

Severed parcel - an area of 605 sq.m (6512 sq.ft.) and frontage of 15.8 m (51.8 ft.).
Retained parcel – an area of 550.6 sq.m. (5926.8 sq.ft.) and frontage of 15.8 m.

This application is required in order to correct a title error and is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that servicing and safe driveway can be provided to the satisfaction of the local municipality.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas. The proposed lot creation is located within the Elora Urban Centre and is consistent with the PPS which encourages development in areas with full municipal services.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located in the Elora URBAN CENTRE in the County of Wellington Official Plan.

New lots may be created in Urban Centres provided that the land will be appropriately zoned. Lot creation will normally proceed by a plan of subdivision and will be based on the provision of full services, wherever such services are available. Plans of subdivision will normally be required when:

a) *Four or more lots (included the retained) are being created, or*
b) *A new road or a substantial extension to an existing road is required, or*
c) *Where special concerns or issues exist which would be best dealt with through a plan of subdivision.*

We are satisfied that a plan of subdivision is not required for the orderly development of the property.

The matters for Lot Creation under Section 10.1.3 were also considered.

LOCAL OFFICIAL PLAN: The subject property is designated Residential.

LOCAL ZONING BY-LAW: The property is zoned R1B.

SITE VISIT INFORMATION: The subject property was not visited and photographed.

L Redmond

Linda Redmond, Senior Planner
January 21, 2016

RECEIVED
JAN 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Deborah Turchet

From: Jason Wagler <jwagler@grandriver.ca>
Sent: Tuesday, January 12, 2016 1:34 PM
To: Deborah Turchet
Subject: B129/15 - Wrighthaven Homes Ltd.

Hi Deborah,

GRCA has no objection to the approval of the subject consent for title correction.

Regards,

Jason

Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority
400 Clyde Rd, Cambridge ON N1R 5W6
(519) 621-2763 x2320
www.grandriver.ca

RECEIVED
JAN 12 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

B129/15

Grand River Conservation Authority
Resource Management Division
Jamie Ferguson, Resource Planner

400 Clyde Road, P.O. Box 729
Cambridge, Ontario N1R 5W6
Phone: 519-621-2763 x2238
Fax: 519-621-4945
E-mail: jferguson@grandriver.ca

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

DATE: April 18, 2012
GRCA FILE: CentWell/2012/Sev
YOUR FILE: B25/12 – B28/12

RECEIVED
APR 23 2012

RE: Applications for Consent B25/12 – B28/12
First Line
Part Lot 4, Broken Front Concession, SE of River, former Township of Nichol
Peggy Brohman

GRCA COMMENT:
The Grand River Conservation Authority (GRCA) does not object to the proposed severances as proposed in the circulated material.

BACKGROUND:

1. **Resource Issues:**
   Although not reflected in the attached mapping, the regulation limit has been modified through the Draft Plan of Subdivision application on the adjacent lands. As such, the subject lands, Parts 1-5, do not contain any features of interest to the Grand River Conservation Authority.

2. **Legislative/Policy Requirements and Implications:**
   Parts 1-5 are not subject to *Ontario Regulation 150/06* (Grand River Conservation Authority: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

3. **Additional Information/Suggestions provided in an advisory capacity:**
   We wish to acknowledge receipt of the applicant's cheque in the amount of $380.00 for the review of this application.

We trust these comments are of assistance. Should you have any further questions, please do not hesitate to contact me at 519-621-2763 ext. 2238.

Yours truly,

Jamie Ferguson
Resource Planner
Grand River Conservation Authority

Encl. (1)
cc. Brett Salmon, Township of Centre Wellington
Kerry Hillis, BSRD
Peggy Brohman, 134 First Line, RR #2, Elora, ON N0B 1S0

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: April 18, 2012
Prepared by: JRF

B25/12-B28/12

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - OTHER
- PARKS (GRCA)
- REGULATION LIMIT (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

0 11 22 33 44 m.

NAD 1983, UTM Zone 17 Scale 1:982

N

B129/15

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: 519-822-4031
FAX: 519-822-1220

December 18th, 2015

Project: 15-0205

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
County of Wellington
74 Woolwich Street
GUELPH, Ontario N1H 3T9

Dear Mrs. Turchet:

Re: Consent Application - 27 McGowan Street and 146 First Line
Part Lot 4, Broken Front Concession SE of Grand River and Block 96, Registered Plan 61M-163
Township of Centre Wellington (Elora), formerly Nichol Township

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of $1,000.00 payable to the County of Wellington to cover the County's application fee. I have not included a cheque for the GRCA as they provided comments on the previous consent associated with these properties, indicating no interest in the consents. I have attached a copy of their previous letter.

The purpose of this application is for a title correction resulting from the previous consent applications wherein 146 First Line was the retained parcel associated with consent files B25/12 to B28/12 and 27 McGowan Street was the retained parcel in applications B163/13 to B165/13. As such, neither 27 McGowan, nor 146 First Line were consented parcels and have therefore merged from the original B28/12 consent. I have attached a copy of the previous consent plans as well as a copy of the deeds whereby Wrighthaven Homes Limited acquired the subject lands.

Also enclosed is a copy of the deed conveying 146 First Line to Samuel Michal Cerveny and Paula Suzanne Cerveny.

The Township of Centre Wellington is forwarding their list of property owners within 60 metres of this application.

Finally, I have attached 8 copies of the severance sketch.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: Steven Wright, Wrighthaven Homes Limited

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
DAVE SHIBLEY, O.S.T. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010) A. B. DONALDSON, O.L.S., O.L.I.P. Consultant