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: **B118/15**

Applicant: **Nancy & William Knapp**

Subject Lands: TOWN OF MINTO – Part Lots 37, 38 & 39, Concession 1

Proposal is a request for consent to convey fee simple for a proposed severance 403m fr x 1001m = 40.3 hectares (99.48 acres)in the TOWN OF MINTO – Part Lots 37, 38 & 39, Concession 1, existing and proposed agricultural use; retained lands are 77.5 hectares (191.5 acres)

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Town of Minto – Council in support of application; condition

County Planning - sever existing farm into two separate parcels; application consistent with Provincial Policy Statement and generally conforms to Official Plan; Prime Agricultural, Core Greenlands and Greenlands; no concerns

Conservation Authority (Maitland Valley) – no objection to application – noe new development or site alteration is proposed

County Engineering – no objection; entrance condition not required

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 B118/15.
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 the Owner satisfy all the requirements of the local municipality, financial and otherwise 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; and further 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

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 B118/15

APPLICANT

Nancy & William Knapp
5314 Wellington Rd 4
PO Box 382
Palmerston ON N0G 2P0

LOCATION OF SUBJECT LANDS:

TOWN OF MINTO
Part Lots 37, 38 & 39
Concession 1

Proposed severance is 403m fr x 1001m = 40.3 hectares, existing and proposed agricultural use.

Retained parcel is 77.5 hectares with 618m frontage, existing and proposed agricultural use.

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 – Nancy & William Knapp**

January 22, 2016

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

Re: Application B118/15, Nancy & William Knapp

Dear Deborah:

The Council of the Town of Minto at their regular Council meeting held on January 19, 2016 approved the following motion;

MOTION: COW 2016-16
THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B118/15, Nancy & William Knapp, Part Lot 37-39, Concession 1, 5314 Wellington Road 4, Town of Minto and that the following conditions be considered:

1. THAT the Owner satisfies all requirements of the Local Municipality, financial and otherwise 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.

Sincerely,

Annilene McRobb
CAO Clerk and Council Assistant

5941 Highway #89
Harriston, Ontario
N0G 1Z0

tel: 519-338-2511
fax: 519-338-2005

www.town.minto.on.ca

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	B118/15
Location	Part Lot 37 - 39, Concession 1 TOWN OF MINTO
Applicant/Owner	Nancy & William Knapp

PLANNING OPINION: This application would sever an existing farm into two separate parcels with areas of 40.3 ha (99.5 ac.) and 77.5 ha (191 ac.). Both the retained and severed parcels are vacant. This application is consistent with the Provincial Policy Statement and would generally conform to the Official Plan. We have no concerns.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas is discouraged, except in accordance with policy 2.3.4.1(a). According to this policy, lot creation in prime agricultural areas may be permitted for agricultural uses provided that the lots are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. According to Section 10.3.2, new lots for agricultural operation will normally be a minimum of 35 hectares.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Natural Environment (NE). Both lots would meet the applicable minimum lot area and frontage requirements.

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

Linda Redmond, Senior Planner
December 30, 2015

RECEIVED
JAN 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
DIVISION COMMITTEE

Maitland Valley Conservation Authority

Providing leadership to protect and enhance our water, forests and soils!

MEMORANDUM

TO: Deborah Turchet, Secretary –Treasurer, County of Wellington Planning and Land Division Committee
CC: Mark Van Patter, Planner, County of Wellington
Nancy and William Knapp, Applicant
FROM: Brandi Walter, Environmental Planner / Regulations Officer
Maitland Valley Conservation Authority (MVCA)
DATE: January 18, 2016
SUBJECT: Application for Consent No. B118/15
Part Lots 37, 38, & 39, Concession 1, Town of Minto, County of Wellington
5314 Wellington Rd. 4

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application for consent with respect to Provincial and Authority Policies and associated mapping related to Natural Heritage features and Natural Hazards. Based on our review, we offer the following comments.

It is our understanding the purpose of the application is to sever sever 40.2 hectares of existing and proposed agricultural use as identified on the sketch submitted with the applications. There is no new development proposed as part of this application.

Natural Heritage:

The subject property features significant woodland and locally significant wetland as identified on the attached photo. These features are designated Greenlands (woodland) and Core Greenlands (wetland) on Schedule A5 of the County of Wellingtons Official Plan, March 9, 2015. In general, the natural heritage policies of the Provincial Policy Statement (PPS, 2014) do not support development in wetlands or significant woodland, unless it can be shown the proposed development will not have a negative impact on the natural feature or its ecological functions.

MVCA notes the Illustration of Proposed Severance (J. Don MacMillan Ltd, Oct. 27, 2015) submitted with the application does not identify these features on the north portion of the property.

MAITLAND VALLEY CONSERVATION AUTHORITY
1093 Marietta Street, Box 127, Wroxeter, ON N0G 2X0
519 335-3557 Fax: 519 335-3516 Email: maitland@mvca.on.ca

Member of
Conservation ONTARIO
Natural Champions

#

Natural Hazards:

Wetlands are flood prone lands that generally feature unstable organic soils. As such, the subject property is affected by flooding hazards and hazard lands (unstable soils). In general, the Provincial Policy Statement (PPS, 2014) does not support development in hazard lands.

MVCA Ontario Regulation 164/06:

Wetlands plus 30 meters adjacent to the wetland boundary are MVCA regulated areas, pursuant to Ontario Regulation 164/06 (Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation) made under Section 28 of the Conservation Authorities Act, as amended. Subject to the Regulation, development (construction, reconstruction, filling, site grading), interference in any way, and alteration within a MVCA regulated area requires the approval of MVCA prior to undertaking the work.

Currently, this application does not propose development as defined under the Conservation Authorities Act. As such, a MVCA permit is not required at this time.

Recommendation:

MVCA has no objection to this application. No new development or site alteration is proposed that would be affected by the natural hazard features; nor would have an impact on the natural heritage features identified on site. As such, it is our opinion, the application is in conformance with the natural heritage and natural hazard policies of the PPS, 2014.

Thank you for the opportunity to comment at this time. We have received payment for our review of this application. Feel free to contact this office if you have any questions.

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

December 11, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: November 23, 2015

FILE NO. B118/15

APPLICANT

Nancy & William Knapp
5314 Wellington Rd 4
PO Box 382
Palmerston ON N0G 2P0

LOCATION OF SUBJECT LANDS:

TOWN OF MINTO
Part Lots 37, 38 & 39
Concession 1

Proposed severance is 403m fr x 1001m = 40.3 hectares, existing and proposed agricultural use.

Retained parcel is 77.5 hectares with 618m frontage, existing and proposed agricultural use.

RECEIVED
JAN 18 2016
SECRETARY TREASURER
WELLINGTON COUNTY
DIVISION COMMITTEE

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

January 20, 2016

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files 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.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

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

MAILED TO:

Local Municipality - Minto County Planning Conservation Authority – Maitland Valley

County Engineering Neighbouring Municipality – North Perth

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application.

ENTRANCE CONDITION NOT REQUIRED *

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
JAN 18 2016
Date