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 – George Bridge; Councilor – Andrew Lennox Chairman, Councilors - Shawn Watters, Don McKay, Allan Alls

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, January 14, 2016, Keith Committee Room 3A.

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:00 a.m. All Planning and Land Division Members were in attendance. Also in attendance was County Planner Jameson Pickard. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

None

APPROVAL OF MINUTES

Moved by Councilor Alan Alls Seconded by Councilor Don McKay

THAT the minutes of the regular meeting of December 3, 2015 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B104/15; B105/15; B106/15; B108/15 and B110/15.

Moved by Councilor Don McKay Seconded by Warden George Bridge

THAT expedited files B104/15; B105/15; B106/15; B108/15 and B110/15 be granted.

Carried

Provisional Consents Granted:

B103/15; B104/;15; B105/15; B106/15; B108/15; B109/15; B110/15; B111/15; B112/15; B113/15; B114/15; B115/15; B116/15 and B117/15

Application Denied: **B57/14**

Application Deferred: B107/15 – Robert & Agnes Simpson – Town of Erin

Appearing Before the Committee: Robert Simpson – owner; Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – Township and County not in support; previous severance 2008; one lot from 2005; ineligible under OPA policies; R. Simpson – application – referred to cover letter of explanation; infill of property; piece of land – adds to taxes; value is benefit to County and Town for taxes; services on property – no cost to Town; infill between two existing properties; tree planation – hilly; land does not support agriculture; filled in gravel pit – cover with top soil; no run-off; good site lines; lot has privacy; S. Watters – no arable land; between two developments; against policy but not against common sense; financial input to

County and local level; support on logic; County policy does not speak to these; want to lean toward county, but this is logical; J. Pickard – County Policy – clear that one allowed; other concerns MDS – rural residential cluster; barn in area; additional setbacks – would have to look at that; A. Lennox – once four in a row a residential area cluster exists – MDS changes; S. Watters – understand; D. McKay – precedent setting if allowed; how many more will we get; have set a policy; would not support; A. Alls – rules are rules – but this is common sense and as long as he can meet the MDS – no concerns; Warden Bridge – cluster – note reason for committee – see logic – both sides; A. Lennox – for farmer – would need twice as much distance to expand if cluster established – effects bar and agriculture; R. Simpson – it is a horse farm; Warden – defer to get information on MDS issue if developed; A. Lennox – MDS issue; would have been willing to go along with severance but need to understand context if developed; A. Alls – agree – need measurements; A. Lennox – could be impossible to expand farm – need the distance to a house; but once cluster developed then measurement is doubled; can impact farm

Moved by Councilor Shawn Watters Seconded by Warden George Bridge

THAT application B107/15 be deferred to understand and get further information for the development of a cluster and the Minimum Distance Separation (MDS) impact on area farms.

Carried.

NEXT REGULAR MEETING

- will be convened on Thursday, February 11, 2016 @ 9:00 a.m. - Keith Committee Room 3A.

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at

11:10 a.m.

SECRETARY-TREASURER CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY JANUARY 14, 2016

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B103/15	Albert & Doris Bennett	**TOWNSHIP OF PUSLINCH** Part Lot 16, Concession 9	95m fr x 90.82m = 0.8627 hectares, vacant land for proposed rural res use.	28.06 ha w/ 515.79m fr & 405.2m fr, exist & prop res & agri use w/ house, 2 sheds	GRANTED
B104/15	Murray & Lucinda Martin	**MAPLETON (Peel)** Part Lot 12, Concession 4	283.4m fr x 1341m = 40.4 ha, exist & prop rural res & agri use with existing house, barn and shed.	301.7m fr x 1341m – 40.46 ha, existing and proposed rural res and agricultural use with existing house and barn.	GRANTED
B105/15	Teresia Lam	**TOWN OF ERIN** Part Lot 28, Concession 5	0.8 hectares with 195m frontage, vacant land for proposed rural residential lot.	3.3 ha w/ 232m fr Fourth Line; 220m fr 27 SR, exist rural res house & garage	GRANTED
B106/15	James & Mary MacArthur	**TOWN OF ERIN** Part Lot 6, Concession 9	35m fr x 142m = 0.5 hectares, vacant land for proposed rural residential use	2.5 ha w/ 50m fr, exist & prop rural res use with existing house and shop.	GRANTED
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	DEFERRED
B108/15	Sugarlips Canada Company Ltd.	**TOWNSHIP OF PUSLINCH** Part Lot 5, Concession 2	LLA - 503 sm w/ no fr, vacant land to be added to abutting residential lot – Sugarlips Candy Company Ltd.	1049.6 square metres with 12.192m frontage, existing vacant residential lot.	GRANTED
B109/15	Jan Roesink & Helen Roesink-Crijns	**WELLINGTON NORTH (Arthur Twp)** Part Lot 21, Concession 6	SURPLUS - 3.1 acres w/ 400.3' fr, exist & prop res & hobby farm w/ house & barn	81.6 acres with 3652' frontage, existing and proposed agricultural use.	GRANTED
B110/15	James & Sharon Marshall	**TOWN OF ERIN** Part Lot 17, Concession 5	60m fr x 182m = 1.1 hectares, vacant land for proposed rural residential use	19.4 ha w/ 280m fr, exist & prop rural res & agri use w/ exist house & hobby barn	GRANTED
B111/15	John & Barbara Vreugdenhil	**CENTRE WELLINGTON(W. Gara)** Part Lot 1, Concession 6	LLA - 0.4 ha w/ 20m fr, exist agri land to be added to abutting rural residential lot – Dustin McIntyre & Meagan Buchanan	39 ha w/ 506m fr, existing and proposed rural residential and agricultural use with existing dwelling, drive shed & 2 barns.	GRANTED
B112/15	James & Christine Bates	**TOWNSHIP OF PUSLINCH** Part Lot 6, Reg Plan 131	80m fr x 248m = 2 ha, vacant land for proposed rural res and organic farming.	7.3 ha w/ 284m fr, existing and proposed rural res & forest with existing dwelling.	GRANTED
B113/15	Geoffrey Crabb	**MAPLETON (Maryborough)** Part Lot 6, Concession 2	LLA - 0.3 ha w/ 5m fr, existing agri use to be added to abutting rural res lot – Huber	38 ha w/ 617m fr on SR 6 & 380m fr on Conc 3, exist & prop rural res & agri	GRANTED
B114/15	Jay Wilson	**TOWNSHIP OF PUSLINCH** Part Lot 6, Concession 5	EASE - 485 sm w/ 2m fr in favour of the retained lands for existing hydro lines.		GRANTED
B115/15	Jay Wilson	**TOWNSHIP OF PUSLINCH** Part Lot 6, Concession 5	49m fr x 80m = 0.4 ha, vacant land for prop rural res use.	4.2 ha w/ 27m fr, exist & prop rural res use with existing dwelling and shed.	GRANTED
B116/15	Anna & Javier Vera	**TOWNSHIP OF PUSLINCH** Part Lot 18, Concession 4	EASE is 400 sm w/ 6m fr, in favour of retained lands for existing hydro lines.		GRANTED
B117/15	Anna & Javier Vera	**TOWNSHIP OF PUSLINCH** Part Lot 18, Concession 4	0.41 ha w/ 76m fr, existing forest and bush for proposed rural residential use.	7.2 ha w/ 29m fr, exist & prop rural res & agri use w/ dwelling & garage	GRANTED
B57/14	Noecker & House **previously deferred	**MAPLETON TOWNSHIP (Peel)** Part Lots 1 & 12, Concession 12	1.5 hectares with 115m frontage, vacant land for proposed rural residential use	40 hectares with 222m frontage, existing and proposed agricultural use.	DENIED