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: **B67/15**

Applicant: **Donald & Fern Sanderson**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 10, Concession 10

Proposal is a request for consent to convey fee simple for a proposed severance 46m fr x 91m = 0.4 hectares (0.99 acres) in the TOWNSHIP OF PUSLINCH – Part Lot 10, Concession 10, vacant land for proposed rural residential use; retained lands are 0.4 hectares (0.99 acres).

ISSUES: GRCA updated comments – no objections

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch - in support of application; conforms to zoning; unidentified structure on severed; accessory buildings require minimum setback of 2 m from rear and side lot lines; conditions to apply

County Planning - notice cards were posted at time of site visit; satisfied MDS 1 requirements have been met; application is consistent with Provincial Policy and generally conforms to Official Plan – Secondary Agricultural and Core Greenlands – Greenlands toward rear of proposed severed lot; provided Conservation Authority is satisfied with buffer shown on proposed lot – no other concerns;

Conservation Authority (GRCA) – recommend deferral to allow applicant opportunity to provide an Environmental Impact Study (EIS) to address applicable policies – EIS should demonstrate that proposed development will not negatively impact wetland; Terms of Reference should be submitted to ensure that the study will include required information. ***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; advise future development on severed will require prior written approval (permit)

Others – Jeff Buisman – cover letter explanation

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 B67/15.
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 receive approval from the Township of Puslinch in a manner deemed acceptable to that road authority for an entrance to the severed parcel; 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) 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 Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT confirmation that the existing garage meets minimum setback requirements under Section 3.1(d) of Zoning By-law 19/85 to the satisfaction of the Township of Puslinch; 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.
9) THAT the Owner satisfy the requirement of the Township of Puslinch for demolition or removal of any accessory buildings or structures on the proposed severed parcel; 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.

*****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 B67/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Donald & Fern Sanderson 978 Watson Rd S Puslinch ON N0B 2J0	TOWNSHIP OF PUSLINCH Part Lot 10 Concession 10

Proposed severance is 46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 46m fr x 91m = 0.4 hectares, existing and proposed rural residential use with existing dwelling and garage.

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 – Jeff Buisman**

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

December 29, 2015

RECEIVED
JAN 07 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

Dear Ms. Turchet,

Re: Application for Consent B67/15
978 Watson Road South, Township of Puslinch
Donald and Fern Sanderson

The Grand River Conservation Authority (GRCA) has now had the opportunity to review the Site Plan dated November 17, 2015 and Environmental Impact Study (EIS) dated November 30, 2015 prepared in support of the above-noted application. The EIS has addressed our previous comments and concerns. As such, the GRCA has no objections to the approval of the proposed severance to create a 0.4 hectare lot for proposed rural residential use.

We wish to advise the applicant that any future development on the severed lot will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The GRCA acknowledges receipt of the major consent review fee of $970.00 for our review of this application and EIS. If you have any questions regarding this letter, please contact me at 519-621-2763 ext. 2236.

Yours truly,

Andrew Herreman
Resource Planner
Grand River Conservation Authority

c.c. Sarah Wilhelm, County of Wellington (email)
Kelly Patzer, Township of Puslinch (email)
Donald and Fern Sanderson (email)
Jeff Buisman, Van Harten Surveying (email)
Elaine Gosnell, NRSI (email)

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

RECEIVED

AUG 19 2015

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: B67/15

APPLICANT

Donald & Fern Sanderson
978 Watson Rd S
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession 10

Proposed severance is 46m fr x 91m = 0.4 hectares, vacant land for proposed rural residential use.

Retained parcel is 46m fr x 91m = 0.4 hectares, existing and proposed rural residential use with existing dwelling and garage.

2301 · 000 · 008 · 03700

RECEIVED
JUL 14 2015
Township of Puslinch

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER

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) County to Comment

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

(Please Specify) Agricultural Zone · Section 5.3(c) · meets min lot requirements

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

(Please Specify) Agricultural Zone - Section 5.3(c) - meets min lot requirements * Note

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( )

The existing garage on the lands to be retained requires setback dimension to confirm it meets by-law requirements.

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 _____

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?

N/A

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B67/15

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 [ ]

- Attached is a sheet from the Building Code with clearance distances from Septic Tank & Tile Bed. Information Purposes only.

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]

1. There is an unidentified structure on the parcel to be severed
2. Accessory Buildings require a minimum setback of 2 metres from the rear and side lot lines - Section 3.1(d) of By-law 19/85

Is the Municipality in support of this application? **YES(✓) NO( )**

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

1. Cash-in-lieu of Parkland, made payable to the Township of Puslinch, is required prior to final consent approval.
2. An Approved Entrance permit, verifying safe access, is required for the Severed Parcel, prior to final consent approval.
3. Confirmation of up-to-date taxes is required prior to final consent approval.
4. The Township requires confirmation that the existing garage meets minimum setback requirements under Section 3.1(d) of Zoning By-law 19/85
5. The Township will require the demolition or removal of any accessory buildings or structures on the proposed severed parcel.

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

SIGNATURE Kelly Patzer K. Patzer

TITLE: Development Coordinator

ADDRESS: 7404 Wellington Rd 34, Guelph, ON N1H 6H9

DATE: August 19, 2015

8.2.1.6. Clearances for a Class 4 or 5 Sewage System

(1) Except as provided in Sentences 8.2.1.4.(1) and (2), a *treatment unit* shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.A.

Table 8.2.1.6.A.
Minimum Clearances for Treatment Units
Forming Part of Sentence 8.2.1.6.(1)

(TANK)

Object	Minimum Clearance, m
Structure	1.5
Well	15
Lake	15
Pond	15
Reservoir	15
River	15
Spring	15
Stream	15
Property Line	3
Column 1	2

(2) Except as provided in Sentences 8.2.1.4.(1) and (2), a *distribution pipe* shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.B. and these distances shall be increased when required by Sentence 8.7.4.2.(11).

Table 8.2.1.6.B.
Minimum Clearances for Distribution Piping
Forming Part of Sentence 8.2.1.6.(2)

(TILE BED)

Object	Minimum Clearance, m
Structure	5
Well with a watertight casing to a depth of at least 6 m	15
Any other well	30
Lake	15
Pond	15
Reservoir	15
River	15
Spring not used as a source of *potable* water	15
Stream	15
Property Line	3
Column 1	2

(3) Except as provided in Sentences 8.2.1.4.(1) and (2), a *holding tank* shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.C.

Google earth

feet 400

meters 100

B67-15

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

RECEIVED
JUL 27 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B67/15
Location	Part Lot 10, Concession 10 TOWNSHIP OF PUSLINCH
Applicant/Owner	Donald & Fern Sanderson

PLANNING OPINION: This application would sever 0.4 ha (1 ac) vacant rural residential lot in a Secondary Agricultural area. A 0.4 ha (1 ac) parcel would be retained with an existing dwelling and garage.

This application is consistent with the Provincial Policy and would generally conform to the Official Plan, provided that the Conservation Authority is satisfied with the buffer shown on the proposed lot. We would have no other concerns, provided that servicing can be accommodated to the satisfaction of the Township and that as conditions of approval safe driveway access and zoning compliance can be provided to the satisfaction of the Township.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): With respect to MDS1, there are two barns identified on the Survey Sketch. Farm Data Sheets were provided and we have completed the necessary calculations (attached). In both cases we are satisfied that MDS1 requirements have been met.

GREENBELT PLAN: Not within Greenbelt Plan area.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL and CORE GREENLANDS. The Core Greenlands designation protects wetlands toward the rear of the proposed severed lot.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
c) The lot has access to an open public road;
d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
e) The residential use is compatible with surrounding development;
f) The use is well removed from any settlement boundary;
g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over five years.

We note that the proposed lot is within 1 km of the Hamlet of Arkell. 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.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal.....to accepted municipal standards" d) "that all lots will have safe driveway access to an all-season maintained public road.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A). Both lots would meet the minimum lot area and frontage requirements. We note that a 30 m setback is required from the limit of the Natural Environment (NE) Zone. A 15 m setback has been identified on the survey sketch and it is unclear whether it is measured from the NE Zone or the Core Greenlands designation, which in this case have different boundaries.

SITE VISIT INFORMATION: The subject property was visited and photographed on July 23, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
July 27, 2015

Attachment:

MDS1 Calculations (985 & 4726 Watson Rd S)

Minimum Distance Separation I (MDS I) Report

Application Date: 21-Jul-2015
File Number: B67/15

Preparer Information
Sarah Wilhelm

Applicant Information
Donald & Fern Sanderson
978 Watson Road
ON, Canada

County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 10
Lot: 10

Calculation #1
John Sloot

Adjacent Farm Contact Information
John Sloot
985 Watson Road South
Puslinch, ON, Canada
Phone #1: 519-993-7192

Farm Location
County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 9
Lot: 10

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	20	20.0	93 m²

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 2 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 200
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 20

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	108 m (354 ft)	255 m (837 ft)
Distance from nearest permanent manure/material storage 'S':	108 m (354 ft)	255 m (837 ft)

Signature of Preparer: Sarah Wilhelm

Date: JULY 21 /15

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Ontario

Minimum Distance Separation I (MDS I) Report

Calculation #2
John Sloot

Adjacent Farm Contact Information
John Sloot
4726 Watson Road South
ON, Canada

Farm Location
County of Wellington
Township of Puslinch
Geotownship: PUSLINCH
Concession: 9
Lot: 11

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Confinement	60	60.0	557 m²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 18 ha

Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 351
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 60

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	189 m (620 ft)	460 m (1509 ft)
Distance from nearest permanent manure/material storage 'S':	189 m (620 ft)	460 m (1509 ft)

Signature of Preparer: _____ Date: JULY 21/15
Sarah Wilhelm

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Ontario