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: **B122/15**

Applicant: **Elwyn Rice**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Part Park Lot 1, South of Sligo & West of Main, 657 Queen St.

Proposal is a request for consent to convey fee simple for a proposed easement 420.6 square metres with 4.6m frontage in the TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Part Park Lot 1, South of Sligo & West of Main, 657 Queen St., vacant land for water supply to benefit Part 14 on sketch – Jay Rice.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Wellington North in support of application; "The easement is required in order to provide a water service to the lots shown on Schedule "A" as Part 13 and Part 14 from the Township's water main on Queen Street West. The water service located on the easement lands will be on private property and privately owned. The Township will own the service pipe located within the public road allowance to the curb stop that will be installed on Queen Street West prior to entering the easement lands. The cost of installing the water service on private property will be borne by the applicant and the cost to provide the water service from the water main to the curb-stop will be per the Township's fees and charges by-law" condition to apply

County Planning - no concerns with proposed easements

Conservation Authority (Saugeen Valley) no new buildings or structures are proposed – applications are acceptable to SVCA staff

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 B122/15.
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 B122/15

APPLICANT

Elwyn Rice
635 Queen St. W
Mount Forest ON N0G 2L1

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Pt of Pk Lt 1, South of Sligo & West of Main
657 Queen St.

Proposed easement is 420.6 square metres with 4.6m frontage, (Sever 2 on sketch) vacant land for water supply to benefit Part 14 on sketch – Jay Rice.

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 – Dwight Benson** **Agent – Gil Deverell**

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: B122/15

APPLICANT

Elwyn Rice
635 Queen St. W
Mount Forest ON N0G 2L1

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Mount Forest)
Pt of Pk Lt 1, South of Sligo & West of Main
657 Queen St.

Proposed easement is 420.6 square metres with 4.6m frontage, (Sever 2 on sketch) vacant land for water supply to benefit Part 14 on sketch – Jay Rice.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-004-03420-0000

Does this description reasonably describe the parcel holdings? YES(X) 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)

_____

_____

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

(Please Specify) Section 12 of Zoning By-law 66-01_____

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

(Please Specify) Section 12 of Zoning By-law 66-01_____

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 _____

_____

Is the Proposed Lot(s) serviced now by Municipal Water YES( ) NO( ) N/A

Is the Retained Lot serviced now by Municipal Water YES( ) NO( ) N/A

Is the Proposed Lot(s) serviced now by Municipal Sewers YES( ) NO( ) N/A

Is the Retained Lot serviced now by Municipal Sewers YES( ) NO( ) N/A

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?

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RECEIVED
JAN 12 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO: B122/15

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 [X]

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]

The easement is required in order to provide a water service to the lots shown on Schedule "A" as Part 13 and Part 14 from the Township's water main on Queen Street West. The water service located on the easement lands will be on private property and privately owned. The Township will own the service pipe located within the public road allowance to the curb stop that will be installed on Queen Street West prior to entering the easement lands. The cost of installing the water service on private property will be borne by the applicant and the cost to provide the water service from the water main to the curb-stop will be per the Township's fees and charges by-law.

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

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

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.

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

SIGNATURE Karen Wallace

TITLE: CLERK

ADDRESS: BOX 125, 7490 Sideroad 7 W Kenilworth N0G 2E0

DATE: January 12, 2016