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: **October 13, 2016**

File Number: **B58/16**

Applicant: **TD Smith Farms Ltd.**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Pt Lots 68, 69 & 70, Conc 3

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 27.5 ha (67.95 ac) with 560.7m fr on Sligo Rd E and764.4m frontage on Southgate SR 41 in the TWP OF WELLINGTON NORTH (Mount Forest) – Pt Lots 68, 69 & 70, Conc 3, existing commercial use with 4 commercial buildings to be added to abutting lot – TD Smith (2000) Ltd.; retained lands are 0.58 hectares (1.43 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Wellington North – in support of application; conforms to zoning; conditions to apply

County Planning - notice cards were posted at time of site visit; application to relocate an existing residential lot in Mount Forest to a more appropriate location relative to industrial use of adjacent property; application consistent with Provincial Policy and conforms to Official Plan; conditions

Conservation Authority (Saugeen Valley) – if work proposed near or within watercourse – owner should contact SVCA before beginning; no objections

Township of Southgate – no comments received

Source Water Protection – does not apply to activities outlined in this application

Ministry of Natural Resources – no concerns

County Engineering – no objections

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 **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B58/16.
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 Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
7) THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of $125.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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 Wellington North 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

September 29, 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 B58/16

APPLICANT

TD Smith Farms Ltd.
540 Sligo Rd E
Mount Forest ON N0G 2L0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lots 68, 69 & 70
Concession 3

Proposed lot line adjustment is 27.5 hectares with 560.7m frontage on Sligo Rd E and764.4m frontage on Southgate SR 41 (Parcel B on sketch), existing commercial use with 4 commercial buildings to be added to abutting lot – TD Smith (2000) Ltd.

Retained parcel is 78m frontage x 75m = 0.58 hectares (Parcel A on sketch), vacant land for proposed residential use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, October 13, 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 – Bruce Fulcher**

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: B58/16

APPLICANT

TD Smith Farms Ltd.
540 Sligo Rd E
Mount Forest ON N0G 2L0

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Mount Forest)
Part Lots 68, 69 & 70
Concession 3

Proposed lot line adjustment is 27.5 hectares with 560.7m frontage on Sligo Rd E and764.4m frontage on Southgate SR 41 (Parcel B on sketch), existing commercial use with 4 commercial buildings to be added to abutting lot – TD Smith (2000) Ltd.

Retained parcel is 78m frontage x 75m = 0.58 hectares (Parcel A on sketch), vacant land for proposed residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:23-49-000-001-06000-0000

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 29 and 6.21 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 29 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(x) 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 **SLIGO RD EAST (WELLINGTON COUNTY RD 6) IS A BOUNDARY ROAD**

_____

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

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

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

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

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

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

There are no Drains involved that require re-apportionment or an agreement under the Drainage Act. There is a drainage channel shown on the sketch and visible on aerial photography as probably an improved channel but to my knowledge it has no status or standing as a municipal drain under the Act.

RECEIVED

SEP 12 2016

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B58/16

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES [X] **NO [ ]**

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]

Sligo Road East (Wellington County Rd 6) is a boundary road - Grey County / Wellington County. Southgate Township is the local municipality on the north-side of Sligo Road at this location.

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** Payment be made of the fee of $125.00 (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges By-law) for a letter of clearance;
- **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;

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

SIGNATURE _____

TITLE: CLERK

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

DATE: September 13, 2016

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	B58/16
Location	Part Lots 68, 69 & 70, Concession 3 TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Applicant/Owner	TD Smith Farms Ltd.

PLANNING OPINION: The purpose of this lot line adjustment application is to relocate an existing residential lot in Mount Forest to a more appropriate location relative to the industrial use of the adjacent property. The proposal would add a 27.5 ha (68 ac) parcel with an existing trucking facility and to an abutting vacant residential lot. A vacant 0.6 ha (1.4 ac) parcel would be retained for residential use.

This application is consistent with Provincial policy and conforms to the Official Plan, provided the following matters are addressed as conditions of approval:

a) That servicing and safe access to the retained lot can be provided to the satisfaction of the local municipality;
b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
c) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): No concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated FUTURE DEVELOPMENT and CORE GREENLANDS in the Mount Forest Urban Centre.

A lot line adjustment in the Urban System may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject lands are located within a WHPA D with a Vulnerability Score of 4.

LOCAL ZONING BY-LAW: The subject lands are zoned Future Development (FD) and Natural Environment (NE). One Single detached residential dwelling is permitted in the FD Zone, which would be subject to requirements of the Unserviced Residential Zone (R1A). Both lots would meet the minimum lot area and frontage requirements of the R1A Zone.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 12, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
September 15, 2016

RECEIVED
SEP 15 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

Sent via electronic mail only

September 14, 2016

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

RECEIVED
SEP 15 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

ATTENTION: Deborah Turchet

Dear Mrs. Turchet:

RE: Application for Consent B58/16
Part Lots 68, 69, 70
Concession 3
Geographic Town of Mount Forest
Township of Wellington North (TD Smith Farms Ltd.)

The Saugeen Valley Conservation Authority (SVCA) has reviewed this application for consent in accordance with the SVCA's mandate and policies and the Memorandum of Agreement between the Authority and the County of Wellington with respect to Plan Review. This application for consent is acceptable to the SVCA.

There are no significant natural heritage features or natural hazards affected by the proposed lot line adjustment that will reduce the number of buildable lots. Portions of the expanded lot is subject to the SVCA's Regulation, and there is a watercourse located on the property. This proposal would reduce the number of developable lots in the area and therefore the SVCA finds this proposal acceptable.

It has come to the attention of the SVCA that habitat of threatened or endangered wildlife species may be located in the area of the proposed development. Section 2.1.7 of the Provincial Policy Statement (PPS 2014) indicates that development and site alteration shall not be permitted in habitat of endangered species or threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the threatened and endangered species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Natural Resources and Forestry (MNRF) for information on how to address this policy.

The watercourse located on the larger subject property is likely fish habitat. Please contact the Department of Fisheries and Oceans to ensure this proposal is addressing Fish Habitat policies in accordance with section 2.1.6 of the PPS. As no development is proposed within the watercourse the SVCA does not anticipate impacts to fish habitat but please do check with the appropriate agency referenced above.

Section 2.1.8 of the Provincial Policy Statement (PPS 2014) indicates that, among other things, development and site alteration shall not be permitted on the adjacent lands of fish habitat unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on fish habitat or on their ecological functions. The proposed lot line adjustment removes a developable property from the adjacent lands to fish habitat.

Conclusion

All of the plan review functions listed in the agreement have been assessed with respect to this application for consent. Authority staff are of the opinion that the application for consent appears to comply with the relevant policies of the Wellington Official Plan and Provincial Policies referred to in the agreement provided the MNRF and DFO confirm items associated with their interests. If works are proposed near the watercourse in the future, or within the watercourse, the owner should contact the SVCA before beginning that work.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Yours Sincerely,

Erik Downing
Manager, Environmental Planning & Regulations
Saugeen Conservation

ED/
cc: Steve McCabe, Authority Member, SVCA, via email
Mark Van Patter, Planner, Wellington County, via email
Mike Smith, Owner TD Smith Farms Ltd., via email

RECEIVED
AUG 05 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

WELLINGTON Source Water PROTECTION
wellingtonwater.ca

August 5, 2016

Restricted Land Use Notice
No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Township of Wellington North
c/o Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca

Notice Number: WN-S59-16-003		
Description and Date of Application / Supporting Documents: Application submitted July 21, 2016 including severance sketch.		
Municipality Application No: B58/16		**Applicant Project No:** N/A
Applicant: Bruce A. Fulcher	**Email:** bafulcher@hotmail.com	
Roll No: 2349000001060000000	**WHPA:** C, D	**Vulnerability Score:** 6, 4
Property Address: 540 Sligo RD E PO BOX 550		**Town:** Mount Forest
Municipality: Wellington North	**Province:** ON	**Postal Code:** N0G 2L0
Source Protection Plan: Saugeen Valley	**Drinking Water System:** Mount Forest	

Property Owner: TD Smith Farms Ltd (Mike & Donna Smith)		
Mailing Address: 540 Sligo RD E PO BOX 550		**Town:** Mount Forest
Municipality: Wellington North	**Province:** ON	**Postal Code:** N0G 2L0
Phone: 519-323-2004	**Alt. Phone:**	**Email:**

This Notice is being issued under subsection 59 2(a) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code.*

The Application was reviewed in accordance with the *Clean Water Act* and the *Saugeen Valley Source Protection Plan* which came into effect July 1, 2016. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the *Clean Water Act* is to protect existing and future sources of drinking water.

WELLINGTON
Source Water
PROTECTION
wellingtonwater.ca

Rationale: Application is to sever the existing commercial operation and retain a residential lot. A portion of the existing commercial operation is present in WHPA-C, however, the residential lot is in WHPA-D and therefore policies do not apply. Follow-up on the existing operation will occur separately.

- This Notice is only effective as it relates to the above referenced Application;
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
- This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Wellington North under by-law 49-16. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Saugeen Valley Source Protection Plan, approved, October 16, 2015 and effective on July 1, 2016

If you require further information, please contact the undersigned.

Digitally signed by kdavis@centrewellington.ca
DN: cn=kdavis@centrewellington.ca
Date: 2016.08.05 12:53:20 -04'00'

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Township of Wellington North
c/o Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the *Clean Water Act* is to protect existing and future sources of drinking water.

Jana Poechman

From: McKenna, Tara (MNRF) <Tara.McKenna@ontario.ca>
Sent: September 21, 2016 1:59 PM
To: Jana Poechman
Cc: Thompson, Melinda (MNRF)
Subject: RE: Consent Applications B58/16 & B69/16

Hi Jana,

Ministry staff have reviewed the following properties for species at risk information that may be relevant for these applications:
- Application B58./16 (TD Smith Farms Ltd.)
- Application 69/16 (Dadboys Enterprises Limited)

Based on our records and review of aerial imagery for the property, MNRF has no concerns at this time.

However, it is recommended that the proponents be made aware that the *Endangered Species Act* (ESA) is dynamic legislation, which is updated periodically. The ESA may be amended as a result of species assessment and re-assessment, which can change the level of protection for species' and their habitats. More information about the ESA can be accessed on this webpage: http://www.ontario.ca/environment-and-energy/how-get-endangered-species-act-permit-or-authorization.

I hope these comments are of assistance.

Regards,

Tara

Tara McKenna, M.PI.
District Planner
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph ON, N1G 4Y2
(P) 519-826-4912
(F) 519-826-4929
email: tara.mckenna@ontario.ca

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: August-12-16 12:55 PM
To: McKenna, Tara (MNRF)
Subject: Consent Applications B58/16 & B69/16

Good Afternoon Tara.

Please see the attached 2 severance applications for your review. B58/16 (TD Smith Farms Ltd.) and B69/16 (Dadboys Enterprises Limited)

Thanks a lot.
Jana

Jana Poechman| Planning Administrative Clerk | Planning and Development Department
County of Wellington | 74 Woolwich Street | Guelph | Ontario | N1H 3T9
(519) 837-2600 x2170 | fax (519) 837-3875 | janap@wellington.ca | www.wellington.ca

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

RECEIVED
SEP 16 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

August 12, 2016

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: July 21, 2016

FILE NO. B58/16

APPLICANT

TD Smith Farms Ltd.
540 Sligo Rd E
Mount Forest ON N0G 2L0

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Lots 68, 69 & 70
Concession 3

Proposed lot line adjustment is 27.5 hectares with 560.7m frontage on Sligo Rd E and764.4m frontage on Southgate SR 41 (Parcel B on sketch), existing commercial use with 4 commercial buildings to be added to abutting lot – TD Smith (2000) Ltd.

Retained parcel is 78m frontage x 75m = 0.58 hectares (Parcel A on sketch), vacant land for proposed residential use.

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

September 21, 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

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
Date SEP 13 2016

MAILED TO:

Local Municipality – Wellington North County Planning

Conservation Authority – Saugeen Valley Ministry of Natural Resources

Neighbouring Municipality – Township of Southgate Source Water Protection

Bell Canada County Clerk Roads Civic Addressing

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