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: **B69/16**

Applicant: **Dadboys Enterprises Limited**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON(Pilkington)–Lt 10 & Pt Lt 11, EOGR, Conc 3

Proposal is a request for consent to convey fee simple for a proposed severance 16.4 hectares (40.5 acres) with 458m frontage in the TOWNSHIP OF CENTRE WELLINGTON(Pilkington)–Lt 10 & Pt Lt 11, EOGR, Conc 3, existing gravel pit for proposed rural residential use; retained lands are 104 hectares (257 ac)

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington - staff opinion in support of application; rezoning required for severed and retained; the severed parcel to be rezoned to "A – Agricultural" with a "H – Holding" provision so existing extraction license can continue for the purpose of rehabilitation only. In future the holding provision would be removed once the rehabilitation is complete and the license is released by the appropriate authority; retained parcel is actively farms – would maintain the "A" and "EP" zoning and the "M3- Extractive Industrial" would need to be removed. Sever former gravel pit portion of site to rehabilitate and eventually construct a dwelling; conditions to be addressed

County Planning - application is consistent with Provincial Policy Section 2.5.3.1 – rehabilitation; MDS1 – note there appears to be sufficient space to accommodate a 1 ha building envelope outside of any MDS1 arcs of surrounding livestock facilities identified on the survey sketch; conforms to Official Plan; condition to apply

Conservation Authority (GRCA) – no objections; note at the time the zoning By-law amendment application is submitted – recommend the site is examined by staff to assess for the presence of natural heritage features and apply appropriate zoning accordingly

Ministry of Natural Resources – no concerns at this time

Others - Jeff Buisman – agent cover letter

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 B69/16.
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 Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Township when deed is Registered; Tax Assessment Roll Setup Fee paid) 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 Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6) THAT the Owner receive zoning compliance and classification from the Township of Centre Wellington for the severed parcel, that the property be rezoned from "M3 – Extractive Industrial" to "A – Agricultural" with a "H – Holding" provision that permits rehabilitation activities related to a former aggregate extraction operation. The Holding provision requires that the aggregate license be surrendered by the appropriate authority prior to a dwelling being permitted to be constructed on the property; and that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owner receive zoning compliance and classification from the Township of Centre Wellington for the retained parcel, that the property be rezoned to remove any remnant "M3 – Extractive Industrial" zoning related to the previous aggregate extraction operation; and that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the Owner provides written approval of the Ministry of Natural Resources and Forestry (MNRF) to reduce the area of the property licensed under the Aggregate Resources Act to only include the severed parcel to the satisfaction of the County Planning and Development Department; and further that the County Planning and Development Department 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 B69/16

APPLICANT

Dadboys Enterprises Limited
c/o Ross Harrison
6074 Fourth Line E
RR#1
Ariss ON N0B 1B0

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Pilkington)
Lot 10 & Part Lot 11
Concession 3
East of the Grand River

Proposed severance is 16.4 hectares with 458m frontage, existing gravel pit for proposed rural residential use.

Retained parcel is 104 hectares with 1240m frontage on Sideroad 10, 1300m frontage on 6th Line and 185m frontage on 4th Line, existing extraction pit to be rehabilitated.

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 – Jeff Buisman**

6029 SIXTH LINE E, PILK

RECEIVED
AUG 16 2016

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: B69/16

APPLICANT

Dadboys Enterprises Limited
c/o Ross Harrison
6074 Fourth Line E
RR#1
Ariss ON N0B 1B0

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (Pilkington)
Lot 10 & Part Lot 11
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Retained parcel is 104 hectares with 1240m frontage on Sideroad 10, 1300m frontage on 6th Line and 185m frontage on 4th Line, existing extraction pit to be rehabilitated.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326·000·018·11800

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( ) County OP applies (see attached comment letter)

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 [ ] NO [✓] – Potentially MDS regs.

(Please Specify) Lands to be rezoned to "Agricultural (Holding)", with holding to be removed after rehabilitation complete and licence is released for dwelling to be permitted

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

(Please Specify) To be rezoned to remove M3 zone from agricultural parcel.

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 Sixth Line / Fourth Line

_____

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: B69/16

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [ ] NO [ ]

Please see attached sheet of conditions.

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]

Please see attached letter of opinion.

Is the Municipality in support of this application? **YES**(✓) **NO**( ) Staff opinion only.

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

Please see attached sheet of conditions.

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

SIGNATURE _____

TITLE: Planner

ADDRESS: 1 MacDonald Square, Elora ON N0B1S0

DATE: Sept. 21/16.

RECEIVED
SEP 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Centre Wellington

September 21, 2016

County of Wellington
Planning and Development Department (Land Division)
74 Woolwich Street
Guelph, ON
N1H 3T9

Attn: Deborah Turchet
Secretary-Treasurer

Dear Deborah:

Re: Proposed Severance B69/16 (Dadboy Enterprises Limited)
6029 Sixth Line East, Pilkington

This letter of opinion is being submitted in addition to the Municipal Commenting Form for the subject application. The application is for a proposed land severance to create one new agricultural lot for future residential purposes with a frontage of 458 metres and an area of 16.4 hectares. The proposed retained parcel will have an area of approximately 104 hectares. The entire property currently supports a large farmed parcel that contains a dwelling, barn, and storage shed with natural features that run through the property. In addition, a portion of the property contains a former aggregate extraction area (gravel pit) that still has an active license.

The intended purchaser, Mr. Del Piero, wishes to sever the former gravel pit portion of the site in order to rehabilitate it as a personal project and eventually construct a dwelling. Mr. Del Piero has consulted with the Ministry of Natural Resources and Forests and the staff is generally supportive of the rehabilitation and eventual surrender of the aggregate licence. Mr. Del Piero has also consulted with County staff and it is his understanding that the County is also generally supportive of this direction.

The entire property is primarily designated "Prime Agricultural" on Schedule A1 of the County Official Plan with a large area of "Core Greenlands" identifying the natural features. The area related to the aggregate extraction is designated "Mineral Aggregate Area". Section 10.1.3 of the County Plan sets out matters for consideration regarding the creation of new lots in the Prime Agricultural Area. This section requires that any new lots be consistent with official plan policies and zoning regulations, that adequate services can be provided, and that tree loss is kept to a minimum, and that creation of a new lot is necessary, timely and in the public interest, among other criteria.

New lot creation within the County is limited to certain circumstances, with the intent of protecting the natural environment and protecting agricultural operations. However, Section

Centre Wellington

10.5.1 sets out a policy permitting a new lot to be created within a Mineral Aggregate Area to provide for the development of a mineral aggregate area provided that the lands will be appropriately zoned. In the case of the subject property, the new lot is being created to continue the mineral aggregate designation for purposes of rehabilitation in accordance with the approved plans, with the vision that upon rehabilitation of the site, the owner will construct a dwelling. This complies with the anticipated plans for an unused aggregate extraction site. Further, it separates the aggregate site from the actively farmed parcel adjacent to it.

The current Zoning By-law 2009-045 zones the property "A – Agricultural" and "EP – Environmental Protection", as well as "M3 – Extractive Industrial". The proposed retained parcel, which is actively farmed, would maintain the "A" and "EP" zoning and the "M3 – Extractive Industrial" would need to be removed from the balance of the retained lands through a rezoning. The proposed severed parcel would need to be rezoned to "A – Agricultural" with a "H – holding" provision, so the existing extraction license can continue for the purpose of rehabilitation only. In future, the holding provision would be removed once the rehabilitation is complete and the license is released by the appropriate authority, to allow a dwelling to be constructed. The proposed severed parcel would then otherwise comply with the "A" zone regulations.

The Township's planning staff feel the application could be supported to facilitate rehabilitation of a former gravel extraction site that is no longer in operation as this is in the public interest. The parcel would then revert back to agricultural use with the potential for a dwelling to be constructed.

Staff is satisfied that the holding provision on the severed parcel is sufficient to ensure no dwelling is constructed until such time as the site is rehabilitated and the license surrendered by the appropriate authority. Staff will require that the retained parcel also be rezoned to remove the remnant "M3 – Extractive Industrial" zoning. It is staff's understanding that the County is supportive of this approach.

The application satisfies the intent of the applicable planning policies. Should the County approve the application, the Township requests the conditions outlined in the attached sheet.

I trust these comments are of assistance to the Land Division Committee.

Yours truly,

Mariana Iglesias, MCIP, RPP, CAHP
Planner

Township of Centre Wellington – Planning
1 MacDonald Square, P.O. Box 10, Elora, ON N0B 1S0 - Office: 519-846-9691 Fax: 519-846-2190

www.centrewellington.ca

FILE NO: B 69/16 – Dadboys Enterprises Limited
6029 Sixth Line East, Pilkington

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☑ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☑ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☑ Zoning Compliance
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☑ Copy of deposited Reference Plan
- ☑ Undertaking to advise Township when deed is Registered

Additional Notes:

Please add the following conditions:

- For the severed parcel, that the property be rezoned from "M3 – Extractive Industrial" to "A – Agricultural" with a "H – Holding" provision that permits rehabilitation activities related to a former aggregate extraction operation. The holding provision requires that the aggregate license be surrendered by the appropriate authority prior to a dwelling being permitted to be constructed on the property.
- For the retained parcel, that the property be rezoned to remove any remnant "M3-Extractive Industrial" zoning related to the previous aggregate extraction operation.

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	B69/16
Location	Lot 10 & Part Lot 11 Concession 3 East of the Grand River TOWNSHIP OF CENTRE WELLINGTON (Pilkington)
Applicant/Owner	Dadboys Enterprises Limited (c/o Ross Harrison)

PLANNING OPINION: This application would facilitate rehabilitation of a 16.4 ha (40.5 ac) parcel containing the extracted portion of an abandoned gravel pit. A 104 ha (257 ac) agricultural parcel would be retained.

This application is consistent with Provincial Policy and would generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval:

a) That the owner provides written approval of the Ministry of Natural Resources and Forestry (MNRF) to reduce the area of the property licenced under the Aggregate Resources Act to only include the severed parcel to the satisfaction of the County Planning and Development Department;
b) That the severed and retained lands are rezoned to the satisfaction of the local municipality to facilitate rehabilitation of the extracted portion of the property; and,
c) That servicing and safe driveway access can be addressed to the satisfaction of the local municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): According to Section 2.5.3.1 "Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration."

With respect to Minimum Distance Separation 1 (MDS 1), we note that there appears to be sufficient space to accommodate a 1 ha building envelope outside of any MDS 1 arcs of surrounding livestock facilities identified on the survey sketch.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The proposed severed lot appears to be well removed from the Greenlands System designations.

A new lot may be allowed in a Mineral Aggregate Area to provide for the development of a mineral aggregate area provided that the lands will be appropriately zoned to allow the use.

The matters under Section 10.1.3 were also considered, including (o) "that the creation of any lot is necessary, timely and in the public interest".

WELL HEAD PROTECTION AREA: The subject property is not within in a Well Head Protection Area.

LOCAL OFFICIAL PLAN: Not applicable to rural area.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A), Environmental Protection (EP), Environmental Protection Overlay (EP Overlay) and Extractive Industrial (M3). The property will need to be rezoned to remove the M3 Zone from the retained lands and place the severed parcel into an appropriate zone to facilitate rehabilitation of the gravel pit.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 16, 2016. The survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
September 20, 2016

RECEIVED
SEP 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

RECEIVED
SEP 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLAN REVIEW REPORT TO: **County of Wellington, Planning & Land Division Committee**
Deborah Turchet, Secretary-Treasurer

DATE: September 19, 2016 **YOUR FILE:** B69/16
GRCA FILE: WELLINGTON\CENTWELL\2016\Severance\B69-16

RE: **Applications for Consent B69/16**
Dadboys Enterprises Limited c/o Ross Harrison
R.R. 1 Ariss, Ontario, N0B 1B0

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed severance application.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the subject lands contain portions of the Provincially Significant Speed Lutteral Swan Creek Wetland Complex, watercourses, floodplain, slope valley, and the regulated allowances associated with these features. The subject lands also contain natural heritage features.

2. **Legislative/Policy Requirements and Implications:**

   Portions of the subject lands contain natural hazard and natural heritage features as identified by the Provincial Policy Statement (PPS, 2014) and the Greenlands System in accordance to the County of Wellington Official Plan (2015). No impacts to the identified features are anticipated as a result of the proposed severance as all of the features will be on the retained lands..

   Due to the above mentioned features, the retained lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*. Future development or site alteration within the regulated areas will require a permit from our office.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   The GRCA is in general agreement with the letter dated August 5, 2016 from Van Harten Surveying. At the time that the Zoning By-law Amendment application is submitted we recommend the site is examined by GRCA staff to assess for the presence of natural heritage features and apply appropriate zoning accordingly.

   We wish to acknowledge receipt of the applicable plan review fee in the amount of $380.00 for the processing of this application.

Should you have any questions or require further information, please contact Ashley Rye, Resource Planner at 519-621-2763 ext. 2320.

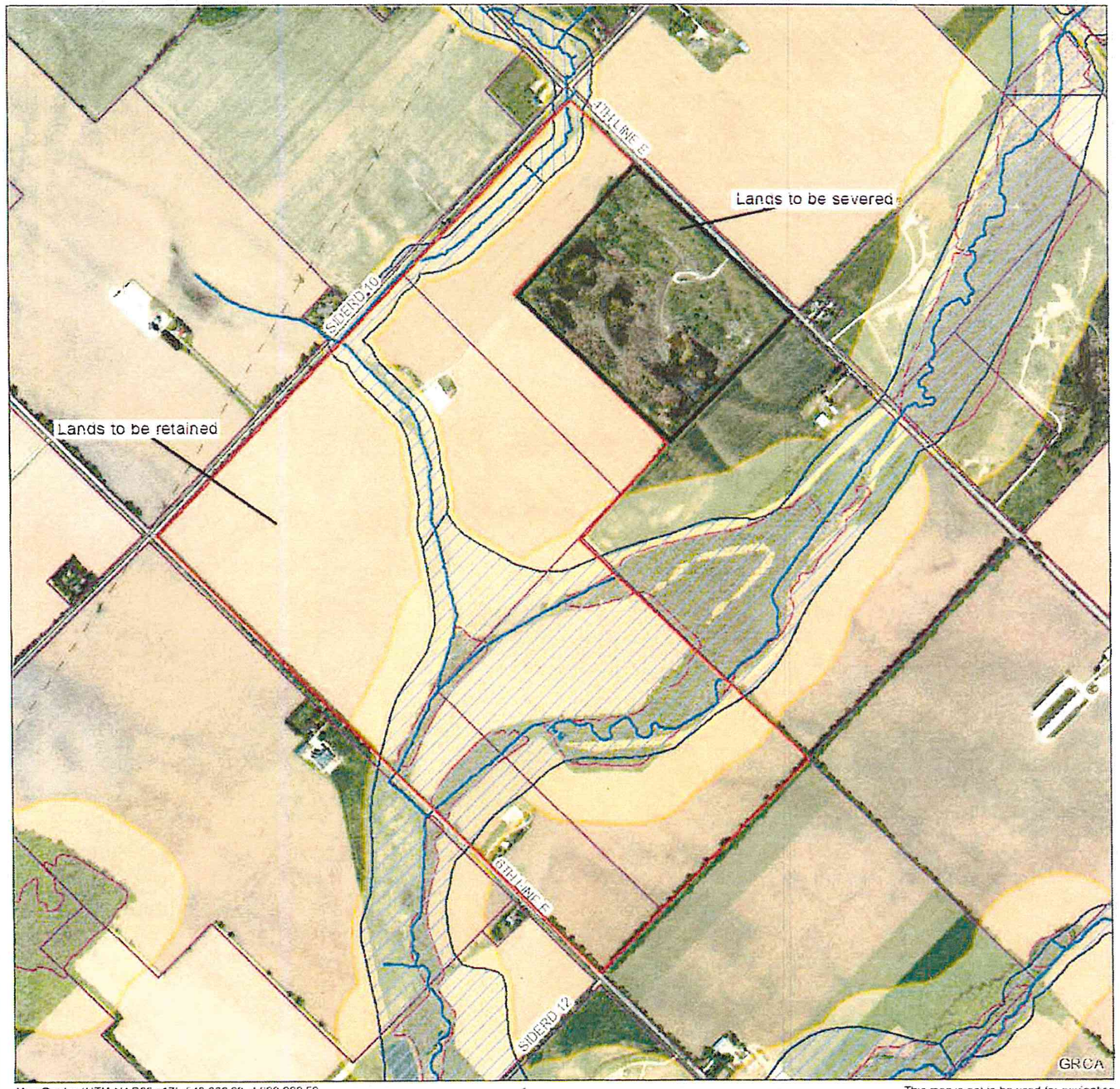
Yours truly,

Fred Natolochny, MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
FN/ar

Encl. (1)

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

cc. Township of Centre Wellington
Jeff Buisman, VanHarten Surveying Inc. 423 Woolwich Street, Guelph, ON, N1H 3X3



Map Centre (UTM NAD83 z17) 548,336.93 4,829,292.59

This map is not to be used for navigation

Grand River Conservation Authority

Date: Sep 13, 2016

Author: A.Rye

B69/16- Lot 10 & Part Lot 11, Con. 3

Notes

Legend

- Regulation Limit 2014 (GRCA)
- Drainage - Network (GRCA)
- Drainage - Polygons (GRCA)
- Wetland (GRCA)
- Wetland (MNRF)
  - Provincially Significant
  - Locally Significant
  - Unevaluated
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Parcel - Assessment (MNRF/MPAC)
- Park (GRCA)
- Aquatic Resource - Line (MNRF)
  - Cold Water
  - Cool Water
  - Warm Water
  - Unknown
- Utility Line (ON)
- Roads (ON)
- Railway (ON)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to https://maps.grandriver.ca/Sources-and-Citations.pdf

0 70 140 280 420 Metres

N

NAD 1983 UTM Zone 17N

Scale: 1:1,495

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

B69/16

Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

August 5, 2016
23948-16
Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch
6029 Sixth Line East, 7263 Sideroad 10 and 6052 Fourth Line East
Lot 10 and Part of Lot 11, Concession 3, East of the Grand River
PIN 71428-0003
Geographic Township of Pilkington, Township of Centre Wellington
County of Wellington

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deed, PIN report and map, addresses of neighbouring properties, a cheque to Wellington County for $1,025 and a cheque to the GRCA for $380.

Proposal:

The proposal is to create a new parcel to facilitate aggregate rehabilitation of an aggregate extraction site that is no longer being used.

Mr. Ken Del Piero, the intended purchaser, has had a long term dream/passion to make this parcel a better place. He has consulted with MNRF (Ministry of Natural Resouces & Forests) regarding the rehabilitation and eventual surrender of the aggregate license. The rehabilitation will take a number of years and once complete, the license will be surrendered and released. An agreement-in-principle has been made with MNRF for this plan.

We are also suggesting that the parcel be rezoned Agricultural (Holding) so that the existing extraction license can continue with the sole purpose of rehabilitation. Once the rehabilitation is completed and the license is released, a request will be made to remove the Holding provision of the zoning By-law.

This proposal has been reviewed with County and Township Planning staff and there was general consensus that this application is in conformance with County of Wellington Official Plan section 10.5.1 that *allows for a new lot in a Mineral Aggregate Area to provide for the development of a mineral aggregate area provided that the lands will be appropriately zoned to allow the use*. We feel that the rehabilitation plan discussed above falls into this policy.

This is a great opportunity to clean this property up and make it nice place.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Ken Del Piero