REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **July 23, 2015**

File Number: **B44/15**

Applicant: **Reid's Heritage Homes Ltd.**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lots 11 & 12, Concession 2

Proposal is a request for consent to convey fee simple for a proposed severance 4.7 hectares (11.6 acres) with 55m frontage in the TOWNSHIP OF PUSLINCH – Part Lots 11 & 12, Concession 2, existing and proposed rural residential use with existing dwelling and detached accessory building, application to correct title where 3 properties inadvertently merged; retained lands are 36.3 hectares (89.7 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch - in support of application; parcel to be severed does not meet minimum frontage of 121.9m – conditions to apply

County Planning - notice cards were posted at time of site visit; proposed is located within Greenlands in County Official Plan; lot creation within this designation would normally require Environmental Impact study – in this instance the lot is already developed with a dwelling – proposal is required to reinstate original lot configuration which inadvertently merged on title – as such – no concerns and consider this application to be consistent with Provincial Policy and generally conforms to Official Plan.

Conservation Authority (GRCA) – no objections to consent applications to correct title of properties

County Engineering – no objections

Others (e.g. neighbours) – Matthew Robson – agent – letter of 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 B44/15.
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 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.
6) 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.
7) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality regarding reduced frontage on severed parcel; and 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

July 9, 2015

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 B44/15

APPLICANT

Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 2

Proposed severance is 4.7 hectares with 55m frontage (severed #1 on sketch), existing and proposed rural residential use with existing dwelling and detached accessory building. To correct title where 3 properties inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing office, hanger, cabin and 3 storage buildings.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, July 23, 2015**

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 – Mathew Robson**

RECEIVED

JUL 0 6 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RECEIVED
JUN 0 1 2015
Township of Puslinch

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: B44/15

APPLICANT

Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 2

Proposed severance is 4.7 hectares with 55m frontage (severed #1 on sketch), existing and proposed rural residential use with existing dwelling and detached accessory building. To correct title where 3 properties inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing office, hanger, cabin and 3 storage buildings.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2301 · 000 · 002 · 06200

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 [X]

(Please Specify) Agricultural & Natural Environment Zone - parcel to be severed does not meet minimum frontage of 121.9m.

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

(Please Specify) _____

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( )

A minor variance is required to permit the reduced frontage of 55± m.

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: B44/15

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 → existing

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]

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

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

- That the owner receive zoning compliance regarding the reduced frontage on the parcel to be severed from the Township of Puslinch
- That the owner satisfy all the requirements of the Township of Puslinch, (including taxes paid in full and any required cash-in-lieu of parkland fees)

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

SIGNATURE Kelly Patzer K. Patzer

TITLE: Development Coordinator

ADDRESS: 2404 Wellington Rd. 34, Guelph, ON N1H 6H9

DATE: July 6, 2015

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	B44/15
Location	Part Lot 11 & 12, Concession 2 TOWNSHIP OF PUSLINCH
Applicant/Owner	Reid's Heritage Homes Ltd

PLANNING OPINION: This application would sever a 4.7 ha (11.6 ac) parcel which is occupied be a residence and garage. The retained parcel is 36.3 ha (89.6 ac) and is occupied by Reids Heritage Homes office and facilities.

The proposed lot is located within an area designated GREENLANDS in the County Official Plan. In accordance with the lot creation policies for a new residential lot within this designation we would normally require an Environmental Impact study to ensure that there is no significant negative impact on the Greenland features and functions. However in this instance the lot is already developed with a dwelling. This proposal is required in order to reinstate the original lot configuration which had inadvertently merged on title a number of years ago. As such we would have no concerns and consider this application to be consistent with Provincial Policy and to generally conform to the Official Plan.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Under Section 2.1.8 development and site alteration shall not be permitted on adjacent lands to the natural heritage features...unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

GREENBELT PLAN: Not within the Greenbelt Plan.

WELLINGTON COUNTY OFFICIAL PLAN: The proposed severed lot is designated CORE GREENLANDS and GREENLANDS. The Greenlands designation protects Hazardlands, Class 1, 2 & 3 Wetlands and a Significant Woodland.

The new residential lot proposed could only be considered in the Greenlands System if:

a) the lot has sufficient area outside the Core Greenland System for all its intended functions including suitable buffering and includes core Greenland areas only to provide for logical boundaries;
b) the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair Greenland features or functions:
c) the lot is for conservation purposes which provide an overall benefit to the environment:
d) there will be no negative impacts on natural features or their ecological functions.

In the event that the Greenlands System policies are adequately addressed, then the adjacent/underlying designation would be applicable. In this instance the designation is SECONDARY AGRICULTURAL. As per 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 criteria.

Section 10.2.2 states that "where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation."

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, and g) "that natural heritage features are not affected negatively".

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Nature Environment (NE).

SITE VISIT INFORMATION: The subject property was visited and photographed on June 25, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

L Redmond

Linda Redmond, Senior Planner
June 30, 2015

RECEIVED
JUL 02 2015
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
JUN 30 2015
SECRETARY-TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: June 30, 2015 **YOUR FILE:** B44/15 & B45/15
GRCA FILE: B44-15 and B45-15 – 6783 Wellington Road 34

RE: **Applications for Consent B44/15 & B45/15**
Part Lots 11, 12 & 13, Concession 2, Township of Puslinch
Reid's Heritage Homes Ltd.

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the consent applications to correct the title of properties that inadvertently merged.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the subject lands contain wetlands and the allowances adjacent to the wetlands.

   Portions of the subject lands also contain significant woodlands that are identified as part of the Greenlands system in the County of Wellington Official Plan.

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

   Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area on the retained lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

   Please note that any future development proposed on the lands to be severed under B45/15 may require further study through the GRCA permit process.

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

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

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

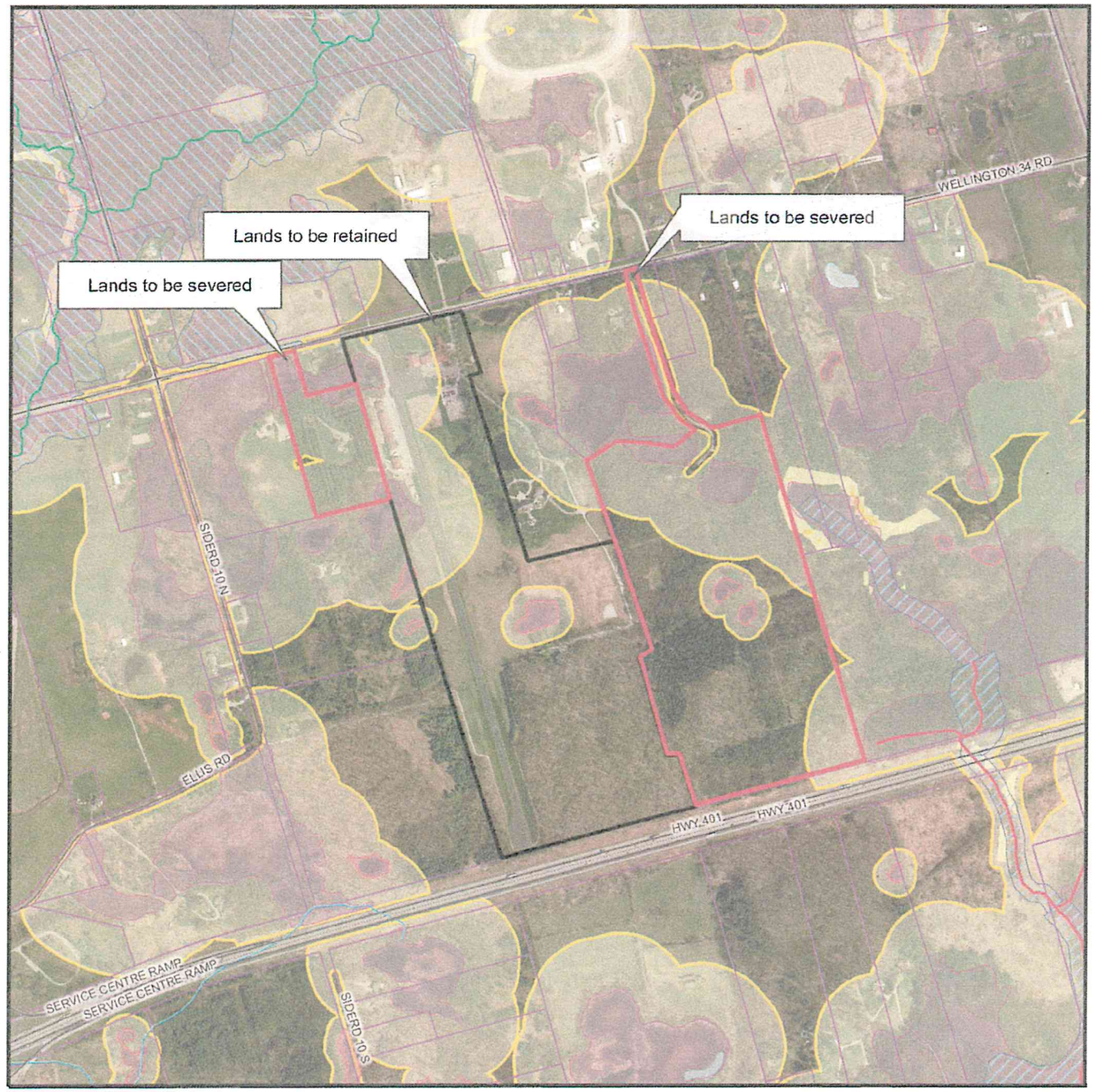
Should you have any further questions or require additional information, please contact me at 519-621-2763 ext. 2236.

Yours truly,

Andrew Herreman
Resource Planner
Grand River Conservation Authority

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

c.c. Township of Puslinch
Reid's Heritage Homes Ltd. c/o Matthew Robson – 6783 Wellington Road 34, Cambridge, ON N3C 2V4



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: June 15, 2015
Prepared by: ah

B44/15 and B45/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon 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:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 140 280 420 560 m.

NAD 1983, UTM Zone 17 Scale 1:12,099

N

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

RECEIVED
JUL 03 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

May 29, 2015

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: May 22, 2015

FILE NO. B44/15

APPLICANT

Reid's Heritage Homes Ltd.
6783 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 2

Proposed severance is 4.7 hectares with 55m frontage (severed #1 on sketch), existing and proposed rural residential use with existing dwelling and detached accessory building. To correct title where 3 properties inadvertently merged.

Retained parcel is 36.3 hectares with 236m frontage, existing and proposed office and airstrip with existing office, hanger, cabin and 3 storage buildings.

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

July 2, 2015

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
JUN 29 2015
Date

MAILED TO:

Local Municipality – Puslinch County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

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

B44/15 + B45/15

REID'S HERITAGE HOMES
Modern Thinking. Timeless Values.™

6783 Wellington Road 34, RR 22
Cambridge ON N3C 2V4
T: 519.658.6656
TF: 877.88.REIDS
F: 519.654.9746

May 22, 2015

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: **Ms. Deborah Turchet, Secretary-Treasurer Land Division**

RE: Part of Lots 11, 12, 13, Concession 2, Township of Puslinch (municipally known as 6759, 6783, 6815 Wellington Road 34). Consent applications to correct inadvertent merging of properties.

Ms. Turchet,

On behalf of Reid's Heritage Homes Ltd. please accept the attached consent application packages for two consent applications to correct a situation where three abutting properties have inadvertently merged. The three properties, as well as a previously severed parcel, are described as follows:

LANDS TO BE SEVERED #1
(Part of Lot 11, Concession 2, Township of Puslinch, BEING Part 1 of Reference Plan 61R-3924 – Municipally known as 6759 Wellington Road 34).

LANDS TO BE SEVERED #2
(Part of Lot 13, Concession 2, Township of Puslinch, BEING as in ROS521635 & Part 1 of Reference Plan 61R-3463 - Municipally known as 6815 Wellington Road 34).

LANDS TO BE RETAINED
(Part of Lots 12 & 13, Concession 2, Township of Puslinch, BEING Part 1 of Reference Plan 61R-3026 save and except Part 1 of Reference Plan 61R-5590 – Municipally known as 6783 Wellington Road 34).

1991 SEVERED LANDS
(Part of Lots 12 & 13, Concession 2, Township of Puslinch, BEING Part 1, 61R-5590 – Municipally known as 6793 Wellington Road 34)

The following timeline outlines the history of the properties and how they merged together:

Date	Event
Aug 15, 1984	The LANDS TO BE RETAINED (***including the 1991 SEVERED LANDS) acquired by Reid's Heritage Homes Ltd.
Jan 31, 1986	First part of LANDS TO BE SEVERED #2 acquired by Orin Reid (in trust) with Reid's Heritage Homes Ltd. being the beneficial owner. These lands then inadvertently merged with the abutting LANDS TO BE RETAINED as they shared common ownership under Reid's Heritage Homes Ltd. (the beneficial owner is considered the true owner of the lands). This merging was not discovered until April 2015.
May 16, 1986	Second part of LANDS TO BE SEVERED #2 acquired by Orin Reid (in trust) with Reid's Heritage Homes Ltd. being the beneficial owner. These lands then merged with the abutting land holding similar to what occurred on Jan 31, 1986. The intent was to only have the two parts merge to create the LANDS TO BE SEVERED #2 due to the common ownership of Orin Reid (in trust). This merging was not discovered until April 2015.
Jan 9, 1991	1991 SEVERED LANDS were severed from LANDS TO BE RETAINED.

Nov 15, 1991	SEVERED LANDS #1 were acquired by Orin Reid (in trust) with Reid's Heritage Homes Ltd. being the beneficial owner. These lands then inadvertently merged with the abutting LANDS TO BE RETAINED as they shared common ownership under Reid's Heritage Homes Ltd. (the beneficial owner is considered the true owner of the lands). This merging was not discovered until April 2015.
Feb 1, 1993	1991 SEVERED LANDS transferred to Orin Reid and Jane Reid (Joint Tenants). Good conveyance and no merging as the ownership was different from abutting lands and Reid's Heritage Homes Ltd. was not the beneficial owner.
Aug 27, 2000	Orin Reid deceased.
Jan 22, 2001	Court Order LT046406 to show Jane Reid as Owner and replace Orin Reid as bare Trustee for Reid's Heritage Homes Ltd. of the SEVERED LANDS #1 and SEVERED LANDS #2. At this point the beneficial owner has now been disclosed on title as Reid's Heritage Homes Ltd, however the merging of properties was unfortunately not discovered.
Aug 27, 2001	Jane Reid transfers SEVERED LANDS #1 and SEVERED LANDS #2 to 883928 Ontario Limited, Reid's Heritage Homes Ltd. remains as the beneficial owner.
Sept 26, 2006	Severed LANDS #1 transferred from 883928 Ontario Limited to Scott Reid and Shelly Anne Reid (Joint Tenants). This conveyance was invalid as per Section 50(21) of the Planning Act R.S.0 1990, as Reid's Heritage Homes Ltd. remained beneficial owner of SEVERED LANDS #1 and retained ownership in the abutting LANDS TO BE RETAINED. Severance would have been required to allow for this conveyance. The SEVERED LANDS #1 remained under Reid's Heritage Homes ownership (as beneficial owner) and the mortgage on the property is invalid and binds no interest in the property.

Simply put, we are requesting the Land Division Committee to grant the requested severances to effectively "unmerge" the subject properties. This would allow for proper conveyancing of the SEVERED LANDS #1 to Scott Reid and Shelly Reid as originally intended on September 26, 2006, and allow for valid mortgages to be placed on all impacted properties. As all properties were once under separate titles, and the merging was inadvertent, we request Staff and the Committee to be sympathetic to the unfortunate situation.

Furthermore, upon review of the County of Wellington Official Plan and Township of Puslinch Zoning By-law, we note that the SEVERED LANDS #1 and the RETAINED LANDS appear to meet all applicable minimum development standards. The SEVERED LANDS #2 appears to also meet all development standards apart from a potentially deficient lot width/frontage. The lot frontage appears to be ~25m where Section 5(3)(iv) of the Zoning By-law requires a minimum frontage of 24.3m for lots created by consent for a single detached dwelling and 121.9m for standard agricultural lots. The property may also benefit from legal non-confirming status which would permit a deficient frontage. We will verify the need for such a variance with Staff and confirm the exact frontage with the surveyor. Should a variance be required, it could become a condition of provisional consent for SEVERED LANDS #2.

Please note that two applications have been filed, one for the SEVERED LANDS #1 and one for SEVERED LANDS #2, as the prompt severance of the SEVERED LANDS #2 is required for the reasons outlined in the timeline above. By combining the two severances under one application (ie severing the LANDS TO BE RETAINED leaving the remaining lands as being retained), we risk potentially delaying both applications.

Accordingly, the following attached information comprises the application packages:

- One (1) cheque made payable to the County of Wellington in the amount of $1000.00 for Application Fee for Lands to be Severed #1;
- One (1) cheque made payable to the County of Wellington in the amount of $1000.00 for Application Fee for Lands to be Severed #2;
- One (1) cheque made payable to the Grand River Conservation Authority in the amount of $380.00;

- One (1) signed original completed application form for LANDS TO BE SEVERED #1;
- One (1) signed original completed application form for LANDS TO BE SEVERED #2;
- One (1) copy of the deed for the LANDS TO BE SEVERED #1 property;
- One (1) copy of the deed for the LANDS TO BE SEVERED #2 property;
- One (1) copy of the deed for the LANDS TO BE RETAINED property;
- One (1) copy of the deed for 1991 SEVERED LANDS;
- Copies of Reference Plans for the subject lands;
- One (1) list of all property owners within 60m of the subject lands and associated buffer map prepared by the Township of Puslinch; and,
- Four (4) 11"x17" copies of the proposed consent sketch.
-

We trust you have everything required to review and process the application, however, should you need any additional information, please do not hesitate to contact me by email at mrobson@heritagehomes.com or by telephone at (519)-658-6656 ext 274. We look forward to appearing before the Land Division Committee at the July meeting.

Regards,

Matthew Robson
Land Development Project Manager

Cc: Scott Reid, Reid's Heritage Homes Ltd. (by e-mail only)
Tim Blevins, Reid's Heritage Homes Ltd. (by e-mail only)
Tim Strome, Reid's Heritage Homes Ltd. (by e-mail only)
Craig Robson, Robson Carpenter LLP (by e-mail only)
William Thompson, Robson Carpenter LLP (by e-mail only)
Deanne Harmer, Robson Carpenter LLP (by e-mail only)
Sarah Wilhelm, County of Wellington (by e-mail only)