COUNTY OF WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
Room 3A, Keith Committee Room
74 Woolwich Street, Guelph, Ontario N1H 3T9

COMMITTEE MEMBERS: Warden – George Bridge; Councilor – Andrew Lennox Chairman, Councilors - Shawn Watters, Don McKay, Allan Alls

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, June 11, 2015, Keith Committee Room 3A.

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:00 a.m. All Planning and Land Division Members were in attendance. Also in attendance were County Planners Jameson Pickard and Sarah Wilhelm. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

None

APPROVAL OF MINUTES

Moved by Councilor Allan Alls Seconded by Councilor Don McKay

THAT the minutes of the regular meeting of May 14, 2015 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B28/15, B31/15; B32/15; B35/15; B36/15 and change of conditions B40/14.

Moved by Warden Bridge Seconded by Councilor Shawn Watters

THAT expedited files B28/15, B31/15; B32/15; B35/15; B36/15 and change of conditions B40/14 be granted.

Carried

Provisional Consents Granted: B134/14; B23/15; B24/15; B25/15; B26/15; B27/15; B28/15; B29/15; B31/15; B32/15; B335/15; B36/15 and change of conditions application B40/14

Applications Deferred:

B30/15 – Albert James Gibson – Part Lot 16, Concession 17, Town of Minto

Appearing Before the Committee: Marilou Reynolds – daughter of owner; Wayne Reynolds; Derek Graham – agent; Peter Fallis – solicitor
Jameson Pickard – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – staff concerns – lot size agricultural use; Official Plan justification and evidence

to be provided by a business plan; there are lots in area that are comparable – Committee to be satisfied; Conservation concern – reached out to MNR – comments received; also Mark Van Patter – County Manager of Planning and Environment – review of property – likelihood of habitat is limited or unlikely; grass land and hat fields – plowed and crop rotation; County satisfied limited or none; P. Fallis – gave historical information – family lived in area; Marylou to be on severed parcel; old brick yard on retained; physical separation; reason for severance where it is – house is so close to road – Gibson may want to move it back to the west – suitable site plan and foot print for building; keep family together and use lands as existing; J. Pickard – concern is the size of parcel – large residential or small agricultural? Would support a small residential lot and farm the land – if intent is agriculture; P. Fallis – rather than creating a small residential lot – keep in agriculture – this keeps it in agriculture; Committee should support in this way; logic in this; D. Graham – reason for house is livable; Marylou said from a safety standpoint could move house back; thinking ahead – move house back; S. Watters- agree with staff – preserve the agriculture and having lots as small as you can; push house back – can be viable and retain rest in agriculture much like it is now; can't support as presented; but a smaller lot with house moved back; A. Alls – support what Councilor Watters saying – can support a small lot and rest in agriculture; Warden Bridge – secondary agriculture; farmed by rental; Bells Road does not go through; don't have problem as presented; shown small area – move house back; have no problem as now – if in prime agriculture – worked now; D. McKay – agree with Councilor Watters to cut down the size of lot – working with staff – could get this down; A. Lennox – also echo concerns – smaller lot – would support if applicant could agree – could defer to reconfigure; M. Reynolds – wants to have barn and critters; live in Kitchener (move close to family); D. Graham – area has equine operations; lots not used as prime agricultural; the area behind the house would allow equine use and that is the intention; hobby farm allowed; P. Fallis – if reconfigured – right to apply for a home – would have to be sited; S. Watters – lot would be proposed around the existing house and the rest in agriculture; D. Graham – hard pressed to go over the bush land; Warden Bridge – house on severed? S. Watters – whether agriculture at bottom or top – same issue – agriculture is biggest configuration; natural feature but farmed now; J. Pickard – if take out lot and 60 acres – you could still have a house; farmland all on one property – can build a house; if proceed as presented it is a residential severance; otherwise they can come back and get another one ; A. Lennox- don't want to create small agricultural without a strong business plan; S. Watters – defer – based on as presented not favourable; Warden Bridge – deferral makes sense;

Moved by Councilor Shawn Watters Seconded by Councilor Don McKay

THAT application B30/15 be deferred to allow applicant time to discuss with County Planning Staff lot size reconfiguration and clarification regarding the intent of this proposal.

Carried.

B33/15 & B34/15 – Julia Tyndale –Biscoe – Township of Centre Wellington (Fergus)

Appearing Before the Committee: Jeff Buisman – agent; Jameson Pickard – P&D Staff
Jeff Smith & Wm. McCaw - neighbours

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Pickard – neighbour concerns – drainage; J. Buisman – variation of application – B154/11 Deferred; new person involved – request of two lots instead of one semi-detached; 2 family dwellings; rear line has been moved back to 1.2m from existing stone garage on retained; significant drop of land – design sets of stairs at the side of homes; prior to submission – can service; plumbing will pump up to St. Patrick Street; PPS – infill in urban area; planner reports highlighting concerns of trees and drainage; propose drainage on retained overland to St. Andrew Street – details worked through Township – condition to address; trees – want to preserve as many as possible; tree protection and compensation plan – condition; J. Smith – indicated his house location; heritage trees on severed – 80 years or more – destroy heritage; tree route system has something to do with the flow of underground water; tree removed – concern underground water flow – when added on (renovation) water did seep up – were not able to put in stone – sump pump very active; two homes in very narrow strip of land – concern; Warden Bridge – could one home make a difference; J. Smith – don't believe so; could come out and see this – next door gardens; (Jameson showed google street view) Wm. McCaw – NE to retained; heritage house – share all concerns as J. Smith – also surface water concern – root cellar and crawl space; pine floors; surface water could make its way into our home – furnace etc; question easement – how would that happen – to deal with surface water – water does

not respect property lines; J. Buisman – strip of land for over land flow contained in ditch or swale; have not designed this yet; 3-6m wide normally could be 10m as there is room; Wm. McCaw – ash tree and maple trees may be effected by easement; backyard is quite private with trees; easement would preclude any potential to develop on this lot; J. Smith – with our project received certificate from Township and Heritage to keep in footprint; 1850's stone cottage; landscaped – water problems could cause problems; applicant different from past; J. Buisman – application is in her name but she is selling to my client; J. Smith – is this to get a higher value? J. Buisman – not question intention; D. McKay – where does water go now? J. Buisman – the property flat runoff; you cannot negatively affect others and it is not intended to cause problems; J. Smith – underground water is concern and risk to investment; Wm. McCaw – under kitchen dug deeper – always get water in spring – goes down drain to street – always some – not a big issue; ground water will seek a place to go; if building – changes; water incursion through stone; D. McKay – is there some ability to study this? J. Buisman – not an expert at underground water; confident that surface can be taken care of; J. Pickard- if committee feels a condition for hydrog? J. Smith - who is applicant; J. Buisman - Julia Tyndale-Biscoe is the applicant; A. Lennox – we cannot speculate ownership – we are here for land division issue; Warden Bridge – trees – because no building can be established without condition; S. Watters – because of location of homes – underground water; Committee is concerned – need resolution of groundwater management;

Moved by Councilor Don McKay Seconded by Councilor Shawn Watters

THAT applications B33/15 and B34/15 be deferred until such time that the agent can investigate and address potential issues relating to groundwater management.

Carried.

NEXT REGULAR MEETING

- will be convened on **THURSDAY, July 23, 2015 @ 9:00 a.m. - Keith Committee Room 3A.**

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at 10:56 a.m.

SECRETARY-TREASURER CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY JUNE 11, 2015

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B23/15	Wellingdale Construction Ltd.	**TOWN OF MINTO** Pt Lt 88, Conc D, Pk Lots E & F	17.61m fr x 40.23m = 707.5 sm, vacant land for proposed urban residential use	6775.2 sm with 20.12m frontage, existing and proposed vacant land.	GRANTED
B24/15	Wellingdale Construction Ltd.	**TOWN OF MINTO** Pt Lt 88, Conc D, Pk Lots E & F	15.24m fr x 40.23m = 613.1 sm, vacant land for proposed urban residential use	6775.2 sm with 20.12m frontage, existing and proposed vacant land.	GRANTED
B25/15	Wellingdale Construction Ltd.	**TOWN OF MINTO** Pt Lt 88, Conc D, Pk Lots E & F	15.24m fr x 40.23m = 613.1 sm, vacant land for proposed urban residential use	6775.2 sm with 20.12m frontage, existing and proposed vacant land.	GRANTED
B26/15	Wellingdale Construction Ltd.	**TOWN OF MINTO** Pt Lt 88, Conc D, Pk Lots E & F	15.24m fr x 40.23m = 613.1 sm, vacant land for proposed urban residential use	6775.2 sm with 20.12m frontage, existing and proposed vacant land.	GRANTED
B27/15	Wellingdale Construction Ltd.	**TOWN OF MINTO** Pt Lt 88, Conc D, Pk Lots E & F	17.61m fr x 40.23m = 708.4 sm, vacant land for proposed urban residential use	6775.2 sm with 20.12m frontage, existing and proposed vacant land.	GRANTED
B28/15	Kenneth Fatt	**TOWNSHIP OF PUSLINCH** Part Lot 11, Concession 11	46.2m x 131.37m = 0.607 ha, existing vacant land for proposed rural res use.	1.9 ha w/ 49.4m fr, exist & prop rural res use w/ existing house and 2 outbuildings	GRANTED
B29/15	William Laverne Hartung	**CENTRE WELLINGTON (Eramosa)** Part Lot 27, Concession 4	LLA - 8.6 acres w/ 168' fr, exist agri use to be added to agri parcel – William Laverne Hartung & William John Hartung	1.4 acres with 232' frontage, existing and proposed rural residential use with existing house & drive shed	GRANTED
B30/15	Albert Gibson	**TOWN OF MINTO** Part Lot 16, Concession 17	62 acres with 1865.4' frontage, existing and proposed agricultural use	25 ha w/ 1807.8' fr, exist & prop res and agri use w/ exist house and drive shed	DEFERRED
B31/15	Estate of Barbara McAllister	**TOWNSHIP OF PUSLINCH** Part Lot 26, Concession 1	75m fr x 75m = 0.56 hectares, vacant land for proposed rural residential use.	39 ha w/ 328m fr on Conc 1 Rd & 619m fr on SR 25, exist & prop res & agri use with existing dwelling and barn	GRANTED
B32/15	Glenn & Yvonne Frosch	**TOWNSHIP OF PUSLINCH** Part Lots 1,2 & 3, Conc Gore	94m fr x 76m = 0.71 ha, existing and prop rural res use with existing house.	72.6 ha w/ 627m fr, exist & prop agri & resi use w/ existing dwelling, shed & barn	GRANTED
B33/15	Julia Tyndale-Biscoe	**CENTRE WELLINGTON (Fergus)** Lots 66 & 67, Reg Plan 55	470 square metres with 12.5m fr, vacant land for proposed urban residential use	25.5m fr x 77.6m = 1015 sm, exist & prop urban res use with dwelling & garage	DEFERRED
B34/15	Julia Tyndale-Biscoe	**CENTRE WELLINGTON (Fergus)** Lots 66 & 67, Reg Plan 55	470 square metres with 13m fr, vacant land for proposed urban residential use	25.5m fr x 77.6m = 1015 sm, exist & prop urban res use with dwelling & garage	DEFERRED
B35/15	Richard & Elizabeth Wentzell	**TOWNSHIP OF PUSLINCH** Part Lot 20, Concession 2	1.4 ha w/ 102m fr on WR 34 & 125m fr on SR 20 N, for prop rural res use	2.1 ha w/ 62m fr, exist & prop rural res use w/ exist dwelling & sheds	GRANTED
B36/15	Edgar & Marlene Larter	**WELLINGTON NORTH(West Luther)** Part Lot 3, Concession 12	1.53 ha with 94m fr, existing agricultural & woodlot use for proposed school.	1.76 ha w/ 198.6m fr, exist & prop rural res & woodlot w/ house & shed	GRANTED
B134/14	Per & Margaret Fisker **previously deferred	**TOWN OF ERIN** Part Lot 18, Concession 1	**revised** - 273m fr x 92m = 2.5 ha, exist & prop rural res use w/ exist shed	92m fr x 152 = 1.4 ha, exist & prop rural res use w/ existing house, garage & shed	GRANTED
B40/14	Dave Robertson **change of conditions	**WELLINGTON NORTH (Mt Forest)** Part Lot 1, Concession 11	3379 sm w/ 48.45m fr, existing and prop urban res use with existing house.	1.72 hectares with 18m frontage, existing & prop urban res use with existing shed.	GRANTED