REPORT SUMMARY

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

Date of Consideration: **July 23, 2015** **TIME: 9:50 a.m.**

File Number: **B54/15**

Applicant: **Carol-Joy Slack**

Subject Lands: TOWN OF ERIN – Part Lots 25 & 26, Concession 11

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 47 hectares (116 acres) with no frontage in the TOWN OF ERIN – Part Lots 25 & 26, Concession 11, existing and proposed agricultural use to be added to abutting agricultural and residential parcel – Junior Mine Services Ltd.; retained lands are 1.4 hectares(3.5 acres).

ISSUES: CVC comments to consult with Ministry of Natural Resources Re: Species-at-Risk

SUMMARY of FILED REPORTS and COMMENTS:

Town of Erin – in support of application; conforms to Official Plan and zoning by-law;

County Planning notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan policies; no concerns; conditions to merge

Conservation Authority (Credit Valley) – visited site April 2/15 – noted that new lot line needed to be located minimum 30m from significant woodland feature – illustrated on survey – no concerns with applications; permit may be required prior to issuance of a Building Permit from Town of Erin; mapping indicates a Species-at-risk in vicinity – consultation with MNR is advised

Peel Region – subject site falls beyond the portion of Winston Churchill Blvd under the ownership of Regional of Peel – staff have no objections to application

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 and 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 B54/15.
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 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.

*****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 B54/15

APPLICANT

Carol-Joy Slack
5920 Winston Churchill Blvd
Erin ON N0B 1T0

LOCATION OF SUBJECT LANDS:

TOWN OF ERIN
Part Lots 25 & 26
Concession 11

Proposed lot line adjustment is 47 hectares with no frontage, existing and proposed agricultural use to be added to abutting agricultural and residential parcel – Junior Mine Services Ltd.

Retained parcel is 113m fr x 127m = 1.4 hectares, existing and proposed rural residential use with existing house, garage & workshop.

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

AT 9:50 A.M. for the purpose of considering this matter.

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 SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- **Government**
- **Council and Standing Committees**
- **Land Division Committee**
- **choose month & year in drop down menus**
- **Choose Land Division Committee in the drop down menu**
- **open appropriate agenda**

TO: **Applicant – Dave Flaherty** **Agent – JL Cox**

RECEIVED
JUN 30 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B54/15

APPLICANT

Carol-Joy Slack
5920 Winston Churchill Blvd
Erin ON N0B 1T0

LOCATION OF SUBJECT LANDS

TOWN OF ERIN
Part Lots 25 & 26
Concession 11

Proposed lot line adjustment is 47 hectares with no frontage, existing and proposed agricultural use to be added to abutting agricultural and residential parcel – Junior Mine Services Ltd.

Retained parcel is 113m fr x 127m = 1.4 hectares, existing and proposed rural residential use with existing house, garage & workshop.

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JUN 02 2015
TOWN OF ERIN

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

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(x) 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) _____

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [x] 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(x) or **Minor Variance** YES( ) NO( ) N/A(x)

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 _____

_____

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 <u>or</u> Municipal Drains on the subject lands?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B54/15

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

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?

See attached

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

SIGNATURE _____

TITLE: Building and Planning Assistant, Town of Erin

ADDRESS: 5684 Trafalgar Rd, Hillsburgh, ON. N0B1Z0

DATE: June 30, 2015

Corporation of the Town of Erin
5684 Trafalgar Road
RR2 Hillsburgh ON N0B 1Z0
(519) 855-4407 Ext. 240 Fax: (519) 855-4281
EMAIL: jessica.wilton@erin.ca

Severance Application Recommendation

To: County of Wellington Land Division Committee
From: Jessica Wilton, Building & Planning Assistant, Town of Erin
Date: June 30, 2015
Applicant: Carol-Joy Slack
Location: Part Lots 25 & 26 Concession 11
File: B54/15

Official Plan: Secondary Agricultural, Core Greenlands, and Greenlands
Zoning: A- Agricultural Zone and EP2- Rural Environments Protection Zone

Recommendation: The Town of Erin relies on the County of Wellington to confirm compliance with Minimum Distance Separation Formulae.

The Town of Erin requests that the following conditions of approval be required. The Town of Erin will file clearance of these conditions with the Secretary-Treasurer of the Planning and Land Division once the conditions have been fulfilled.

1. That the owner convey to the Town of Erin on both the severed and retained parcels of land, a road widening, to achieve a 13m right-of-way from the centerline of Winston Churchill Boulevard. The parcel(s) conveyed must be free of liens and encumbrances.

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	B54/15
Location	Part Lot 25 & 26, Concession 11 TOWN OF ERIN
Applicant/Owner	Carol-Joy Slack

PLANNING OPINION: This lot line adjustment will sever a 47 ha. (116 ac.) vacant farm parcel and add it to an adjacent farm. The retained parcel is 1.4 ha (3.45 ac) and is occupied by a dwelling, barn and shed.

This application is consistent with Provincial Policy and would generally conform to the Official Plan policies. We would have no concerns, provided that the following matters are addressed as conditions of approval:

a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
b) 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 issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

GREENBELT PLAN: This property is located within the rural area of the Protected Countryside.

WELLINGTON COUNTY OFFICIAL PLAN: The Subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenlands System designations protect hazard lands and significant wetlands. Section 10.4.6 states that lot line adjustments may be permitted where no adverse effect on agricultural will occur.

LOCAL OFFICIAL PLAN: The Subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Rural Environmental Protection (EP2).

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.

LRedmond

Linda Redmond, Senior Planner
June 30, 2015

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JUL 02 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Region of Peel
Working for you

Date: June 19th, 2015

To: Deborah Turchet, Secretary-Treasurer,
Committee of Adjustment, County of Wellington

From: Brock Criger, Manager, Development Services

Subject: Applications for Consent – B53/15 & B54/15
5920 Winston Churchill Boulevard, Town of Erin
County of Wellington, Ontario

Regional staff have reviewed the consent applications B53/15 and B54/15 seeking to sever lands located at 5920 Winston Churchill Boulevard.

Please be advised that the subject site falls beyond the portion of Winston Churchill Boulevard under the ownership of the Region of Peel. Regional staff have no objection to this application.

I trust this information is of assistance. Please call me directly at 905-791-7800, ext. 4307 if you have any questions or if you require any further information from the Region of Peel regarding this matter.

Yours truly,

Brock Criger
Manager, Development Services
Public Works Department
Regional Municipality of Peel

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JUN 22 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Public Works
10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca