REPORT SUMMARY

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

Date of Consideration: **July 23, 2015** **TIME: 9:25 A.M.**

File Number: **B50/15**

Applicant: **Andrew & Laurie Hummel**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Part Park Lot 5, South of Clyde St., Plan of Mount Forest

Proposal is a request for consent to convey fee simple for a proposed severance 31.5m fr x 128.9m = 0.41 hectares (1 acre) in the TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Part Park Lot 5, South of Clyde St., Plan of Mount Forest, existing and proposed urban residential use with existing dwelling; retained lands are 1.17 hectares (2.9 acres).

ISSUES: Saugeen Valley Conservation comments to refer to Ministry of Natural Resources

SUMMARY of FILED REPORTS and COMMENTS:

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

County Planning - subject lands are designated Residential within Mount Forest Urban Centre; both lots to be serviced by individual well and septic; understand that municipal services are not anticipated in foreseeable future for this area – as such Township does not have any objections to private servicing at this time; currently zoned Residential (R1A) ; application is consistent with Provincial Policy and generally conforms to Official Plan - no concerns; conditions to be addressed

Conservation Authority (Saugeen Valley) – subject property is not subject to SCVA's regulation; given the property's existing shrub land vegetation and orientation to the Saugeen River – there may be a reasonable probability Threatened or endangered species may be using the subject lands. MNRF to address

Others (e.g. neighbours) – Jeff Buisman – 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 B50/15.
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 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.
6) THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise 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 Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT servicing and safe access can be provided to the satisfaction of the Township of Wellington North 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

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 B50/15

APPLICANT

Andrew & Laurie Hummel
420 Clyde St.
Mount Forest ON N0G 2L3

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Part Park Lot 5, South of Clyde St.
Plan of Mount Forest

Proposed severance is 31.5m fr x 128.9m = 0.41 hectares, existing and proposed urban residential use with existing dwelling.

Retained parcel is 1.17 hectares with 35.3m frontage on Clyde St. and 100.6m frontage on Oxford St., vacant land for proposed urban residential use.

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

AT 9:25 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: **Agent – Jeff Buisman**

Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

July 14, 2015

Deborah Turchet, Planning and Land Division
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Ms. Turchet:

RE: Hummel
Consent B50/15

Please find enclosed the municipal commenting form for the above noted Consent, together with a copy of the resolution passed by the Council of the Township of Wellington North.

Should you require more information, please do not hesitate to contact me.

Sincerely,

Karren Wallace

Karren Wallace, Clerk

Encl.

RECEIVED
JUL 14 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Tel 519-848-3620 Toll Free 1-866-848-3620 Fax 519-848-3228
www.wellington-north.com township@wellington-north.com

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: B50/15

APPLICANT

Andrew & Laurie Hummel
420 Clyde St.
Mount Forest ON N0G 2L3

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Mount Forest)
Part Park Lot 5, South of Clyde St.
Plan of Mount Forest

Proposed severance is 31.5m fr x 128.9m = 0.41 hectares, existing and proposed urban residential use with existing dwelling.

Retained parcel is 1.17 hectares with 35.3m frontage on Clyde St. and 100.6m frontage on Oxford St., vacant land for proposed urban residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:
23-49-000-0003-00900-0000

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 9 of by-law 66-01_____

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

(Please Specify) Section 9 of 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( ) 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 or Municipal Drains on the subject lands?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B50/15

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?

1. servicing is addressed to the satisfaction of the municipality
2. safe driveway access is addressed to the satisfaction of the municipality
3. the Owner satisfy all the requirements of the local municipality, financial and otherwise 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;
4. the Owner satisfy the requirements of the local municipality in reference to parkland dedication

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

SIGNATURE Karren Wallace

TITLE: Karren Wallace, Clerk Township of Wellington North

ADDRESS: Box 125 Kenilworth NOG 2E0

DATE: July 14, 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	B50/15
Location	Part Park Lot 5, South of Clyde TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Andrew & Laurie Hummel

PLANNING OPINION: This proposal would create a 0.41 ha (1 ac) residential lot in Mount Forest which is occupied by a dwelling. A vacant 1.17 ha (2.89 ac) parcel would be retained. The vacant lot is proposed to be developed with a dwelling and serviced by an individual well and septic system.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that servicing and safe driveway access can be provided to the satisfaction of the local municipality.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS.

With respect to servicing the PPS states under Section 1.6.6.4 that, "where municipal sewage services and water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development."

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated RESIDENTIAL within the Mount Forest Urban Centre. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned.

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".

Both lots are proposed to be serviced by individual well and septic. Section 11.2.4 h) states that "where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a servicing options assessment." We understand that municipal services are not anticipated in the foreseeable future for this area. As such, Township of Wellington North does not have any objections to private servicing at this time.

LOCAL ZONING BY-LAW: The subject property is currently zoned (R1A) Residential. This zoning category provides criteria for residential uses which require individual on-site sewers. The proposed lot meets the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property has not been visited to date.

L Redmond

Linda Redmond, Senior Planner
June 11, 2015

RECEIVED
JUL 02 2015
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

June 29, 2015

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

RECEIVED
JUN 30 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

ATTENTION: Deborah Turchet

Dear Mrs. Turchet:

RE: Application for Consent B50/15
Part of Park Lot 5, South of Clyde Street, Plan of Mount Forest
Geographic Town of Mount Forest
Township of Wellington North (Andrew and Laurie Hummel)

The Saugeen Valley Conservation Authority (SVCA) has reviewed the 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. Authority staff provided comments dated March 17, 2010 regarding the associated severance, January 27, 2015 associated with the Wellington County Official Plan Amendment, and February 23, 2015 associated with the local Official Plan amendment. Please refer to those letters for more details on the subject property. The subject property is not subject to the SVCA's Regulation.

The SVCA notices a number of MNRF species element occurrences in the area of the proposed development. Habitat of endangered species or threatened species may be located in the area of the proposed development. Given the property's existing shrub land vegetation, and orientation to the Saugeen River, there may be a reasonable probability Threatened or endangered species may be using the subject lands. Provided the applicable legislation referenced by Section 2.1.7 of Provincial Policy Statement is addressed by the applicant associated with this proposal then Threatened or Endangered Species polices have been accommodated by the proposed. Please contact the MNRF to address this policy.

All of the plan review functions listed in the agreement have been assessed with respect to this proposal, the Authority is of the opinion that the proposed appear to conform to the relevant policies of the County of Wellington Official Plan and Provincial Policies referred to in the agreement.

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, SVCA Director, via email
Karen Wallace, Clerk, Wellington North, via email
Jeff Buisman, Van Harten Surveying Ltd., 423 Woolwich Street Guelph, ON N1H 3X3
Andrew and Laurie Hummel, 420 Clyde St., Mount Forest, ON N0G 1L3
Linda Redmond, Planner, Wellington County, via email

BSD/15

May 6, 2015
Jeff.Buisman@vanharten.com
22283-14

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Sketch and Application for Hummel**
420 Clyde Street
Mount Forest, ON
Part of Park Lot 5 South of Clyde Street, Plan of Mount Forest
PIN 71075-0325
Township of Wellington North
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, required deeds, names and addresses of neighbouring properties, a cheque to Wellington County for $ 1,000, and a cheque to SVCA for $220.

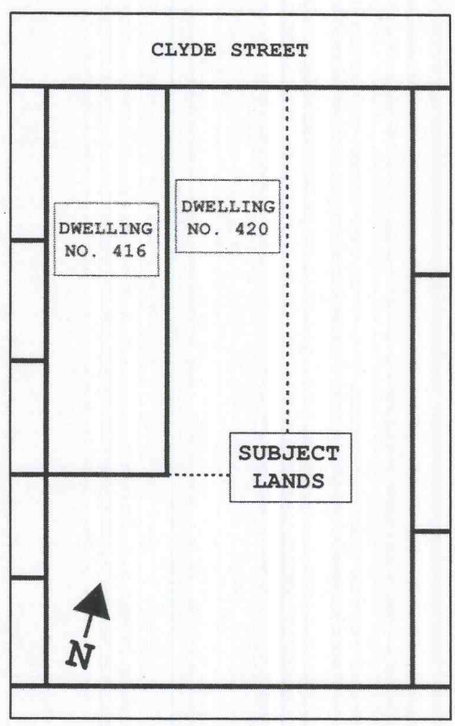
Proposal

The proposal is to sever a parcel with a frontage of 31.5± m and depth of 128.9± m (0.41± ha) from the Northwest corner of the subject lands. The lands to be retained then have a frontage of 35.3± m, a depth of 200± m, a width of 100.6± m, and an area of 1.17± ha. Currently there is one residential dwelling on the subject lands and the intent is to sever the property so another dwelling could be built.

This proposal provides an opportunity to "fill the gap" with a new residence that will complement the neighbourhood. The current character of the neighbourhood is large-sized properties which rely on private septic and wells. The applicant's proposal to create another lot using private services fits with the character of the properties around it.

Background

In 2010, a parcel was severed off of the northwest corner of the property where dwelling No. 416 is located. Recently, a residence (No. 420) has been built on the subject lands as allowed by Section 29.1 of the Township of Wellington North zoning bylaw. Section 29.1 allows one single detached residential dwelling on a parcel zoned Future Development. The applicant would like to sever dwelling No. 420 from the subject lands. Pre-consultation with Planning Staff indicated that an OPA and zone change would be required in advance of applying for a severance. On April 21, 2015 Amendment No. 94 came into full force and effect which amended the OP designation of the subject lands as Residential. On April 13, 2015 Council of the Township passed By-law Number 033-15 to rezone the property as residential (R1A).



Now that the OPA and zone change have been completed we are proposing a severance to allow another residence.

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

Very truly yours,
Van Harten Surveying Inc.

JEB:lb

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