REPORT SUMMARY

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

Date of Consideration: **March 12, 2015** **TIME: 10:15 A.M.**

File Number: **B6/15**

Applicant: **Edward & Heather Lorenowicz**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 10, Concession 3

Proposal is a request for consent to convey fee simple for a proposed severance 86m fr x 60m = 0.5 hectares (1.2 acres) in the TOWNSHIP OF PUSLINCH – Part Lot 10, Concession 3, vacant land for proposed rural residential use; retained lands are 3.7 hectares (9.1 acres).

ISSUES: EIS

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch – in support of application; conforms to Zoning; note any new dwelling requires 30m setback from Natural Environment Zone; PAC concerns with excavated materials & fill on property; evidence of commercial activity on property; GRCA regulations; conditions to apply

County Planning - notice cards were posted; concerns – applicants to complete an Environmental Impact Study to assess potential impacts of the severed on adjacent wetlands; reconfigure parcel to provide clear access to the rear portion of the retained lands and remove new lot from encroaching into adjacent wetlands; require farm data sheets for 4466 and 6711 Wellington Road 34 – condition – recommend deferral

Conservation Authority (GRCA) – recommend defer – lands to be severed are adjacent to Provincially Significant Cranberry Oil Well Bog Wetland and contain the floodplain of Irish Creek as well as the allowances adjacent to these features – applicant to provide an Environmental Impact Study (EIS) and survey the Regulatory Floodplain Elevation (RFE)

County Engineering – no objections

Others – Jeff Buisman – agent – cover letter (attached)

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 B6/15.
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 receive approval from the Township of Puslinch in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the Township of Puslinch file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
6) 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.
7) 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.
8) THAT the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.
9) THAT the Owner provide an Environmental Impact Study (EIS) and survey the Regulatory Floodplain Elevation (RFE) to the satisfaction of the Grand River Conservation Authority and further that the Grand River Conservation Authority 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

February 26, 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 B6/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Edward & Heather Lorenowicz 6746 Wellington Rd 34 Cambridge ON N3C 2V4	TOWNSHIP OF PUSLINCH Part Lot 10 Concession 3

Proposed severance is 86m fr x 60m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.7 hectares with 138m frontage on Wellington Rd 23 and 69m frontage on Sideroad 10 N, existing and proposed rural residential use with existing dwelling and shop.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, March 12, 2015**

AT 10:15 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**

RECEIVED

FEB 20 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RECEIVED

JAN 21 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: B6/15

APPLICANT

Edward & Heather Lorenowicz (Heather McNaughton)
6746 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
FRONT Part Lot 10
Concession 3

Proposed severance is 86m fr x 60m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.7 hectares with 138m frontage on Wellington Rd 23 and 69m frontage on Sideroad 10 N, existing and proposed rural residential use with existing dwelling and shop.

2301 · 000 · 002 · 12140

CLERK'S DEPARTMENT
TO KP
Copy
Please Handle ✓
For Your Information
Council Agenda

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

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 [ ] possibly contains NE Zone.

(Please Specify) Meets min lot size & dimensions of AG Zone. - no accessory buildings

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

(Please Specify) Meets min lot size & dimensions of AG Zone. NE also on property.

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(✓)

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?

No.

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B6/15

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 [ ]

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 Note:

- Planning & Development Advisory Committee concerns with the excavated materials & fill on the property, as the application states that no fill has been brought in.
- Google Maps shows evidence of commercial activity on the property.
- Township of Puslinch notes that the property is regulated by GRCA & they would issue Site Alteration Permits.

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

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

- Cash in lieu of parkland
- Entrance Permit
- Financial (taxes up-to-date)

Note - Any new dwelling requires a 30m setback from Natural Environment Zone.

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

SIGNATURE Kelly Rybar

TITLE: Development Coordinator

ADDRESS: 7404 Wellington Rd 34

DATE: Feb 19, 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

RECEIVED
FEB 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B6/15
Location	Part Lot 10, Concession 3 TOWNSHIP OF PUSLINCH
Applicant/Owner	Edward & Heather Lorenowicz

PLANNING OPINION: This application would sever a 0.5 ha (1.2 ac) vacant rural residential parcel in the Secondary Agricultural area. A 3.7 ha (9.1 ac) irregular shaped parcel would be retained with an existing dwelling and accessory structure.

We would recommend that this application be deferred for the following reason:

- That the applicants complete an Environmental Impact Study (EIS) to assess the potential impacts of the proposed severed parcel on the adjacent wetlands, and;
- To allow the applicant time to reconfigure the parcel to provide clear access to the rear portion of the retained lands and remove the new lot from encroaching into the adjacent wetlands.

Should this application be approved we would request that the following be made conditions of approval:

a) That driveway access can be provided to the severed parcel to the satisfaction of the local Municipality;
b) That servicing can be provided to the site to the satisfaction of the local Municipality;
c) That any concerns of the Conservation Authority can be adequately addressed; and
d) That Minimum Distance Separation 1 (MDS1) compliance is demonstrated to the satisfaction of the County Planning and Development Department.

PLACES TO GROW: No issues

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.4 states that "In rural areas located in municipalities... a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;... c) new land uses, including the creation of lots shall comply with the minimum distance separation formulae".

With respect to Minimum Distance separation 1 (MDS 1), there are 2 livestock facilities located at 4466 & 6711 Wellington Road 34 which we would require farm data sheets for to determine compliance with the applicable setbacks.

GREENBELT PLAN: Not within the Greenbelt plan area.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenlands System designations protect hazard lands, significant wetlands and woodlands. Section 5.6.3 states that where development is proposed in the Greenlands system or on adjacent lands, the County or local municipality shall require the developer to:

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.

No development will be approved unless the County is satisfied that the Greenland polices are met.

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... h) that natural heritage features are not affected negatively, and...m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human made features and other appropriate considerations.

Regarding item h) the proposed parcel is located partially in and/or adjacent to a wetland. The impacts of the new lot on this feature need to be evaluated prior to considering a new lot at this location.

Regarding item m) staff has concerns regarding access to portions of the retained lands that will become isolated by the new severance and the existing wetlands. Consideration should be given to an alternate lot configuration which could bring the lot further away from the wetland limits and provide clear access to rear portion of the retained lands.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). Both the minimum frontage and lot area requirements appear to be met.

SITE VISIT INFORMATION: The subject property was visited and photographed on February 6th, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
February 18th, 2015

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 2W2
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

RECEIVED
FEB 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: February 18, 2015 **YOUR FILE:** B6/15
GRCA FILE: B6-15 – 6746 Wellington Rd 34 (Lorenowicz)

RE: **Application for Consent B6/15**
Part Lot 10, Concession 3, Township of Puslinch
6746 Wellington Road 34
Edward and Heather Lorenowicz

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) recommends deferral of this severance application to allow the applicant the opportunity to provide an Environmental Impact Study (EIS) and survey the Regulatory Floodplain Elevation (RFE). Please see below for detailed comments.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains part of the Provincially Significant Cranberry Oil Well Bog Wetland, Irish Creek, floodplain, and the allowances adjacent to these features.

   The lands to be severed are adjacent to the Provincially Significant Cranberry Oil Well Bog Wetland and contain the floodplain of Irish Creek as well as the allowances adjacent to these features.

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

   The Provincial Policy Statement (2014) and the County of Wellington Official Plan indicate that natural features shall be protected for the long term. Development is also directed to areas outside of significant wetlands and flooding hazards. Consequently, an EIS should be prepared to demonstrate that the proposed development will not negatively impact the significant wetland. A terms of reference should be submitted to ensure that the study will include the required information.

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

The Regulatory Floodplain Elevation (RFE) of 313.2 metres should also be surveyed to confirm if a building envelope is available outside of the RFE.

Due to the presence of the above-noted features, 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 subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

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

   We wish to acknowledge receipt of the minor consent fee of $380.00. However, as this application will involve the review of an EIS, the major consent review fee of $950.00 is applicable. When the EIS is submitted to this office, the difference of $570.00 will be required.

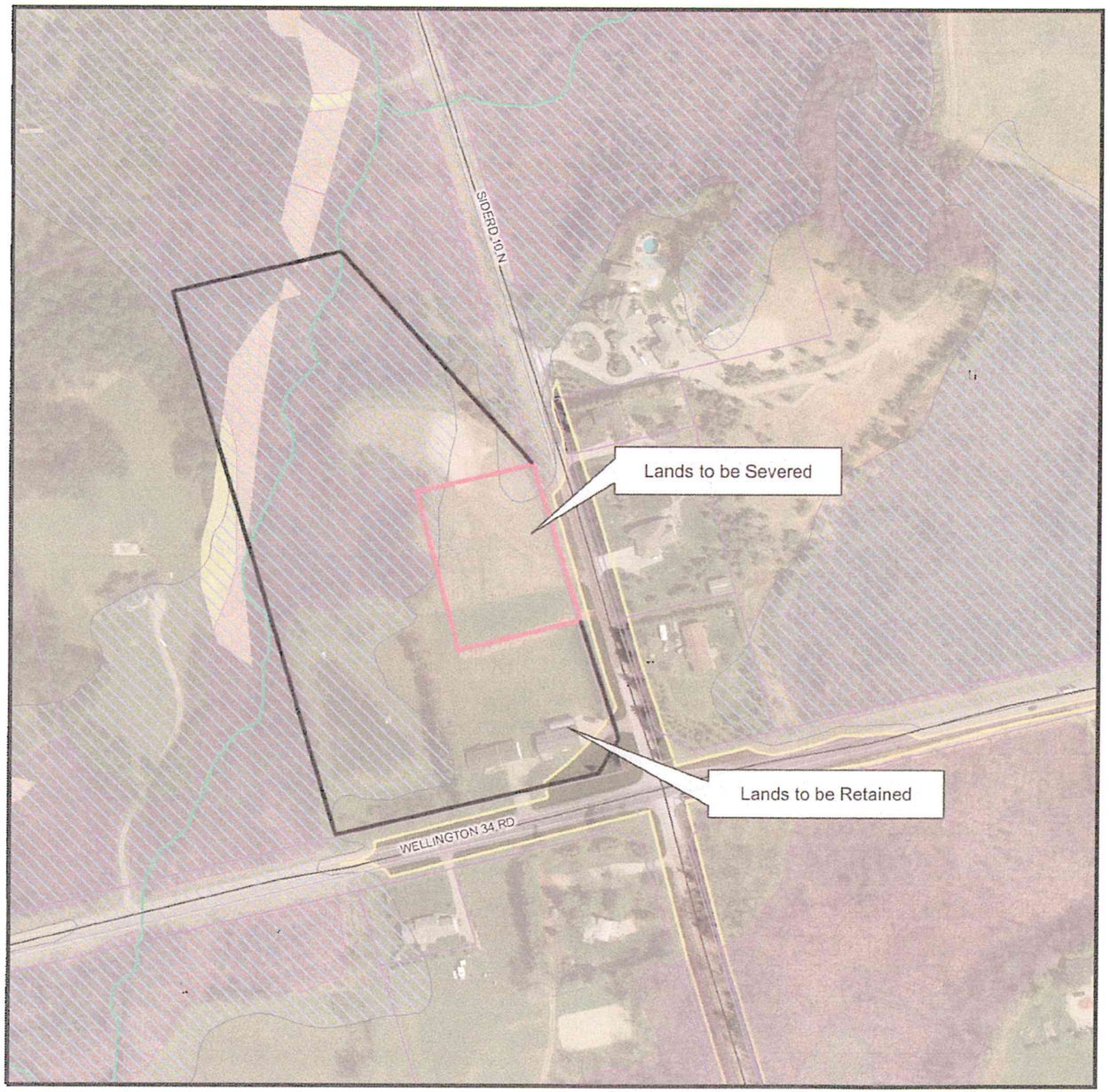
Should you have any further questions or require additional information, please do not hesitate to contact me at 519-621-2763 ext. 2236.

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. Kelly Patzer, Township of Puslinch
Edward and Heather Lorenowicz – 6746 Wellington Road 34, Cambridge, ON N3C 2V4
Van Harten Surveying Inc. c/o Jeff Buisman – 423 Woolwich Street, Guelph, ON N1H 3X3



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: February 18, 2015
Prepared by: al

B6/15

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)
- LOTS (NRVIS)
- 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 35 70 105 140 m.

NAD 1983, UTM Zone 17 Scale 1:3,002

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
FEB 13 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

January 16, 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: January 9, 2015

FILE NO. B6/15

APPLICANT

Edward & Heather Lorenowicz
6746 Wellington Rd 34
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession 3

Proposed severance is 86m fr x 60m = 0.5 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.7 hectares with 138m frontage on Wellington Rd 23 and 69m frontage on Sideroad 10 N, existing and proposed rural residential use with existing dwelling and shop.

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

February 18, 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

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

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
FEB 13 2015
Date:

B6/15

Van Harten
SURVEYING & ENGINEERING

January 6, 2015
Jeff.Buisman@vanharten.com
22567-14

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**
6746 Wellington Road 34
Part of Lot 10, Concession 3
PIN 71210-0064
Township of Puslinch
County of Wellington

Please find enclosed a Severance Application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, ownership information, a cheque to Wellington County for $975, and a cheque to the GRCA for $380.

Proposal

The proposal is to sever 0.5± ha along the Sideroad 10 North frontage at the north end of the property. The proposed severance will be used for a new rural residential property. The lands to be severed have a frontage of 86± m and a depth of 60± m. The property has been configured to stay out of or marginally touch the wetlands to the rear. The southerly limit of the property will be on the north side of an existing berm. The retained parcel will continue to front on County Road No. 34 and have an area of 3.7 ha where the existing single storey dwelling and shop/shed will remain.

We provide the opinion that the proposal conforms to the lot creation policies of Section 10.4 of the County official plan and meets the requirements of section 10.4.4 that:

a) The parcel is large enough to support water and sewage systems;

b) The parcel is less than 0.8ha
c) The parcel has safe driveway access to a public road, namely Sideroad 10 North.
d) There is no agricultural activity being removed or impeded by the proposed severance.
e) The residential use is compatible with the surrounding rural residential usage
f) The property is well removed from any settlement area boundary
g) The current owner purchased the property in July 2007 and therefore meets the five year minimum ownership requirement.

Please contact 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

JEB:lb

c.c. Ed Lorenowicz