REPORT SUMMARY

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

Date of Consideration: **March 12, 2015** **TIME: 10:45 a.m.**

File Number: **B15/15**

Applicant: **Harry & Stella Westerveld**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Elora) – Pt of Pk Lots 4, 6 & 8, Reg Pl 181

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 616 square metres with no frontage in the TOWNSHIP OF CENTRE WELLINGTON (Elora) – Pt of Pk Lots 4, 6 & 8, Reg Pl 181, existing urban residential use to be added to abutting property for residential development – Finoro Developments Inc; retained lands are 1016 square metres.

ISSUES: neighbour concern;
Planning - prefer to see neighbouring properties developed in order

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington – staff opinion - in support of application; conforms to Official Plan and Zoning; understand once parcel merged with parcel fronting on Cutting Drive it will be further subdivided to create new residential lots; condition to apply

County Planning notice cards were posted; application indicates goal is to have two neighbouring parcels (either side) convey rear portions of their properties to the subdivision lands to allow an underutilized block to be developed for additional residential dwellings; no agreements have been reached with neighbours; prefer to see neighbouring properties sever in a similar fashion as current; would allow for the subdivision lands to be developed in an orderly fashion and help mitigate concerns pertaining to compatibility in area.

Conservation Authority (GRCA) – no objections

Others (John Scott - agent – cover letter attached)
Doug Twine and Sabine Strohschein (56 Ronald Street Elora ON N0B 1S0) – severance will look out of place with existing neighbourhood, destroy privacy and devalue properties; **request notification of consideration and decision.**

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 B15/15.
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.
7) THAT the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Twp when deed is Registered) 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 Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT draft approved Plan of Subdivision (23T-20004) be revised through a redline revision to add the severed parcel to the plan to the satisfaction of the County of Wellington Planning Department; and further that the County of Wellington Planning Department 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 B15/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Harry & Stella Westerveld 52 Ronald St. Elora ON N0B 1S0	CENTRE WELLINGTON (Elora) Part of Park Lots 4, 6 & 8 Reg Plan 181

Proposed lot line adjustment is 616 square metres with no frontage, existing urban residential use to be added to abutting property for residential development – Finoro Developments Inc.

Retained parcel is 1016 square metres with 27m frontage, existing and proposed urban residential use with existing dwelling.

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

AT 10:30 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 – John Scott**
Others: Doug Twine and Sabine Strohschein (56 Ronald Street Elora ON N0B 1S0)

RECEIVED
FEB 0 6 2015

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: B15/15

APPLICANT

Harry & Stella Westerveld
52 Ronald St.
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (Elora)
Part of Park Lots 4, 6 & 8
Reg Plan 181

Proposed lot line adjustment is ***revised sketch - 616 square metres with no frontage***, existing urban residential use to be added to abutting property for residential development – Finoro Developments Inc.

Retained parcel is ***revised sketch – 1016 square metres with 27m frontage***, existing and proposed urban residential use with existing dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326·000·015·07400

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)
E.9.3. Consents – for lot line adjustment; to be merged with property fronting on Cutting Drive

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

(Please Specify) When merged with adjacent parcel

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

(Please Specify) R1A zoning

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(✓) Proposed on Cutting Drive when merged
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?

RECEIVED - Easement
FEB 1 8 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B15/15

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

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]

Planning staff understands that the parcel, once merged with the parcel fronting on Cutting Drive, will be further subdivided to create new residential lots.

Is the Municipality in support of this application? **YES**(✓) **NO**( ) Planning staff opinion only

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

Please see attached sheet of conditions.

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

SIGNATURE _____

TITLE: Planner

ADDRESS: 1 MacDonald Square, Elora ON N0B 1S0

DATE: Feb. 18/15

FILE NO: B 15/15 – Harry and Stella Westerveld
52 Ronald Street, Elora

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☑ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☑ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☐ Zoning Compliance
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☑ Copy of deposited Reference Plan
- ☑ Undertaking to advise Township when deed is Registered
- ☐ Tax Assessment Roll Setup Fee

Additional Notes:

LDC-conditions

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	B15/15
Location	Part Park Lots 4,6 & 8, Reg Pl 181 TOWNSHIP OF CENTRE WELLINGTON
Applicant/Owner	Harry & Stella Westerveld

PLANNING OPINION: The proposed lot line adjustment would sever a vacant 616 m² (6,630 ft²) parcel and add it to an abutting draft approved plan of subdivision for residential development in the Urban Centre of Elora. The retained lands would be a 1,016 m² (10,936 ft²) residential parcel with an existing dwelling. The application indicates that the goal is to also have the two neighbouring parcels to the northwest and southeast of the subject lands convey the rear portions of their properties to the subdivision lands.

Staff would prefer to see the neighbouring properties to the northwest and southeast bring forward applications to sever their lands in a similar fashion as the current application. Should this application be approved we would request that the following be made conditions of approval:

a) That draft approved Plan of Subdivision (23T-20004) be revised through a redline revision to add the severed parcel to the plan to the satisfaction of the County of Wellington Planning Department;
b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
c) 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.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated Urban Centre and is located in the Urban centre of Elora. Section 10.6.3 outlines that "Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered."

The matters under Section 10.1.3 were also considered including...m) "that all new lots have logical lot lines given the existing lot patterns in the area, natural and human made features and other appropriate considerations".

Regarding item m), Staff would prefer to see the neighbouring properties to the northwest and southeast bring forward applications to sever their lands in a similar fashion as the current application. This would allow for the subdivision lands to be developed in an orderly fashion and help mitigate concerns pertaining to compatibility in the area.

LOCAL OFFICIAL PLAN: The subject property is designated Residential in the local Official Plan.

LOCAL ZONING BY-LAW: The subject property is currently zoned Residential (R1A). It appears that both the minimum lot area and frontage requirements can be met for the retained lands.

OTHER INFORMATION: The lands to be added are a part of a draft approved Plan of Subdivision (23T-20004). A Redline revision to the Plan of Subdivision would be required to reflect the new lands being added as a result of the lot line adjustment.

The application indicates that the ultimate goal is to have the two neighbouring parcels, on either side of the subject lands, convey the rear portions of their properties to the subdivision lands. This would allow for an underutilized block of land within the plan of subdivision to be developed for additional residential dwellings. It is our understanding that talks between the neighbours and applicant are currently underway but no agreements have been reached.

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 5W6
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: February 6, 2015 **YOUR FILE:** B15/15
GRCA FILE: CentWell/2015/Sev/nc

RE: **Application for Consent B15/15**
Part of Park Lots 4, 6 & 8, Reg Plan 181
52 Ronald Street, Township of Centre Wellington
Harry & Stella Westerveld

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the above-noted lot line adjustment of 600 square metres.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the subject lands do not contain any features of interest to the GRCA.

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

   None.

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

   We wish to acknowledge receipt of the applicable plan review fee associated with this application.

Should you have any questions or require further information, please contact the undersigned at 519-621-2763 ext. 2320.

Yours truly,

Jason Wagler, MCIP RPP
Resource Planner
Grand River Conservation Authority
JW/al

RECEIVED
FEB 09 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

Encl. (1)
c.c. Township of Centre Wellington
Harry & Stella Westerveld, 52 Ronald Street, Elora, ON N0B 1S0

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: January 30, 2015
Prepared by: al

B15/15 52 Ronald CentWell

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- STREETS - Wellington (UGDSB)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- WATERCOURSE - DRAFT (GRCA)
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- 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 28 56 84 112 m.

NAD 1983, UTM Zone 17 Scale 1:2,424

N

B15/15

Van Harten
SURVEYING & ENGINEERING

January 12, 2015
john.scott@vanharten.com
13947-00

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 52 Ronald Street**
Part Park Lot 4, East of Arthur Road
Registered Plan 181, PIN 71407-0023
Geographic Village of Elora, Township of Centre 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, Ownership Confirmation, a cheque to Wellington County for $ 975 and a cheque to GRCA for $380.

Proposal

The proposal is for a lot line adjustment to eventually create 2 new residential parcels of 11.48m wide and 32m deep (370 m^2) at the rear of the property. The intention is to merge the severed portion of the existing property with a Block on the proposed subdivision to the rear and subsequently create two new residential properties that would front on the proposed Cutting Drive. A strip of Land of approximately 3.8m will be left as additional lands for possible creation of a new residential parcel to the northwest.

The intention is that the adjacent parcels to the northwest and southeast will be severed in a similar manner and merged with the same subdivision block to create a total of 5 (including the 2 already mentioned) new residential lots with depths of 32m (3 with widths of 11.48m and two with widths of 15m). A consultation with the Managing Director of Planning and Development with the Township of Centre Wellington, Brett Salmon, has taken place to establish the sizes and depths of these possible lots.

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

Very truly yours,
Van Harten Surveying Inc.

John Scott
Ontario Land Surveyor

JSS:lb

cc: Shawn McGuire, Harry and Stella Westerveld

B15/15

February 1, 2015

I'm writing this letter in response to the letter we received about the severance of our neighbour's (Westerveld's) backyard.

My husband and I think this is utterly wrong. The severance will bring down the price of our property and our neighbour's properties. The building of houses and townhouses behind our property is bad enough but to let one neighbour sell part of his backyard so the greedy builder can build two houses on that little piece of property! If this is allowed, then the whole neighbourhood will look out of place. I thought that when you build in an existing neighbourhood they should build to suite that area (which means to fit in). If the houses are going to be built in the Westerveld's backyard they will obviously look out of place with the existing neighbourhood, it will destroy our privacy and it will devalue our properties.

Ronald Street was around for a long time and we should be treated a little bit better than this. If the severance is allowed then we want our taxes to be cut in half just like the value of our property.

We want to be notified of the date and time of the consideration and be notified of the decision.

Two of the distraught neighbours,

Doug Twine and Sabine Strohschein

56 Ronald St.
Elora ON N0B1S0

RECEIVED
FEB 19 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE