REPORT SUMMARY

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

Date of Consideration: **March 12, 2015** **TIME: 9:35 a.m.**

File Number: **B2/15**

Applicant: **John & Hanan Saliba**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 11, Concession Gore

Proposal is a request for consent to convey fee simple for a proposed severance 2.1 acres with 500' frontage in the TOWNSHIP OF PUSLINCH – Part Lot 11, Concession Gore, existing hay field for proposed rural residential use; retained lands are 26.1 acres.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch – in support of application; conforms to zoning; conditions to apply

County Planning - notice cards were posted; easement over severed for access to both the severed parcel and agricultural portion of retained; satisfied MDS1 compliance can be achieved; application is consistent with Provincial Policy and would generally conform to Official Plan – no concerns – conditions
Conservation Authority (GRCA) – no objections

CP Rail – not in favour of developments adjacent to ROW – guidelines require a 30 m setback from CP property line for the residence – Condition for warning clause be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of the dwelling as follows:

Others – Ian Robinson – agent - cover letter
Elaine Thorson – (96 Arthur Street North, Guelph, ON N1E 4V2) – no objection to severance; concern is water drainage – imperative that drainage such as culverts, drainage tiles be put in place to allow for sufficient drainage of water run-off. 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 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 B2/15.
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 applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed parcel; and further that the applicable authority 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 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.
7) 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.
8) THAT the Solicitor for the Owner give an undertaking that the following Warning Clause will be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease:

"Warning: Canadian Pacific Railway or its assigns or successors in interest has a railway right-of-way located within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over or under the aforesaid right-of-way."

*****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 B2/15

APPLICANT

John & Hanan Saliba
6774 Gore Road
RR#2
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 11
Concession Gore

Proposed severance is 2.1 acres with 500' frontage (Parts 1,2 & 3 on sketch), existing hay field for proposed rural residential use.

Retained parcel is 26.1 acres with 370.2' frontage on Sideroad 10S and 1134.7' frontage on Gore Road (Part 4 on sketch), existing and proposed rural residential and agricultural use with existing house and garage.

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

AT 9:35 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 – Ian Robinson**
Other: Elaine Thorson – (96 Arthur Street North, Guelph, ON N1E 4V2)

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: B2/15

APPLICANT

John & Hanan Saliba
6774 Gore Road
RR#2
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Front Part Lot 11
Concession Gore

Proposed severance is 2.1 acres with 500' frontage (Parts 1,2 & 3 on sketch), existing hay field for proposed rural residential use.

Retained parcel is 26.1 acres with 370.2' frontage on Sideroad 10S and 1134.7' frontage on Gore Road (Part 4 on sketch), existing and proposed rural residential and agricultural use with existing house and garage.

23 01 · 000 · 004 · 02700

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

CLERK'S DEPARTMENT
TO K.D
Copy
Please Handle ✓
For Your Information
Council Agenda
Date

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)

_____

_____

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

(Please Specify) meets min lot size & dimensions of AG - no accessory bldgs.

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 Zone also on retained lands.

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: B2/15

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 in attached letter there is reference to "minimum 500ft site line requirement." It is assumed that it should read "sight line", as this wording impacts the intent of the requirement.

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 paid in full.

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

SIGNATURE Kelly Patzer K. Patzer

TITLE: Development Coordinator

ADDRESS: 7404 Wellington Rd 34, Township of Puslinch

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	B2/15
Location	Part Lot 11, Concession 17 TOWNSHIP OF PUSLINCH
Applicant/Owner	John & Hanan Saliba

PLANNING OPINION: This application would sever a vacant 0.84 ha (2.1 ac) residential parcel in the Secondary Agricultural area. A 10.57 ha (26.1 ac) parcel would be retained with an existing dwelling.

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

a) That any concerns of the Conservation Authority can be addressed;
b) That safe driveway access can be provided to the site to the satisfaction of the local Municipality; and,
c) That servicing can be provided to the site to the satisfaction of the local Municipality.

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), we have been provided with the required farm data sheet for the surrounding livestock facilities and have completed the necessary calculations. We are satisfied that MDS compliance can be achieved.

GREENBELT PLAN: The subject property is not located within the regulated area of the Greenbelt plan.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL and CORE GREENLANDS. The Greenland features protect hazardlands. According to Section According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
c) The lot has access to an open public road;
d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
e) The residential use is compatible with surrounding development;
f) The use is well removed from any settlement boundary;
g) The lands have been owned by the applicant for at least five years.

With respect to Item c) the entrance of the property was required to be located a minimum of 500 ft. from the rail line to the north to meet sight line requirements. This caused the frontage of the property to be increased. An easement will be established over the severed lands to provide access to both the severed parcel and agricultural portion of the retained lands. The easement over the severed lands is solely for access to the agricultural portion of the retained lands and not for residential access to the house on the retained lands. Access to the house on the retained lands is off of Gore Road and will be unaffected by the severance.

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) natural heritage features are not affected negatively."

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). It appears that both the lots can meet the minimum lot area and frontage requirements.

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 N3H 5V6
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

RECEIVED
FEB 19 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:** B1/15 and B2/15
GRCA FILE: B1-15 and B2-15 – 6774 Gore Road (Saliba)

RE: **Application for Consent B2/15**
Part Lot 11, Concession Gore, Township of Puslinch
John and Hanan Saliba

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the severance of a 0.85 hectare (2.1 acre) lot for proposed rural residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains Provincially Significant Fairchild Creek Headwaters Wetland Complex, watercourses, floodplain, and the allowances adjacent to these features. The lands to be severed are within the allowance adjacent to these features.

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

   The lands to be retained are already developed and the agricultural land will be accessed by an easement in favour of the retained parcel through application B1/15. The lands to be severed are set back from the natural hazard and natural heritage features and we do not anticipate any negative impacts to these features as a result of the proposed severance.

   Due to the presence of the above noted features, portions of 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.

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

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

   We wish to acknowledge receipt of $400.00 for the processing of this application. However, the applicable plan review fee for a minor consent application is $380.00. With a copy of this correspondence, the applicant will be refunded the difference of $20.00.

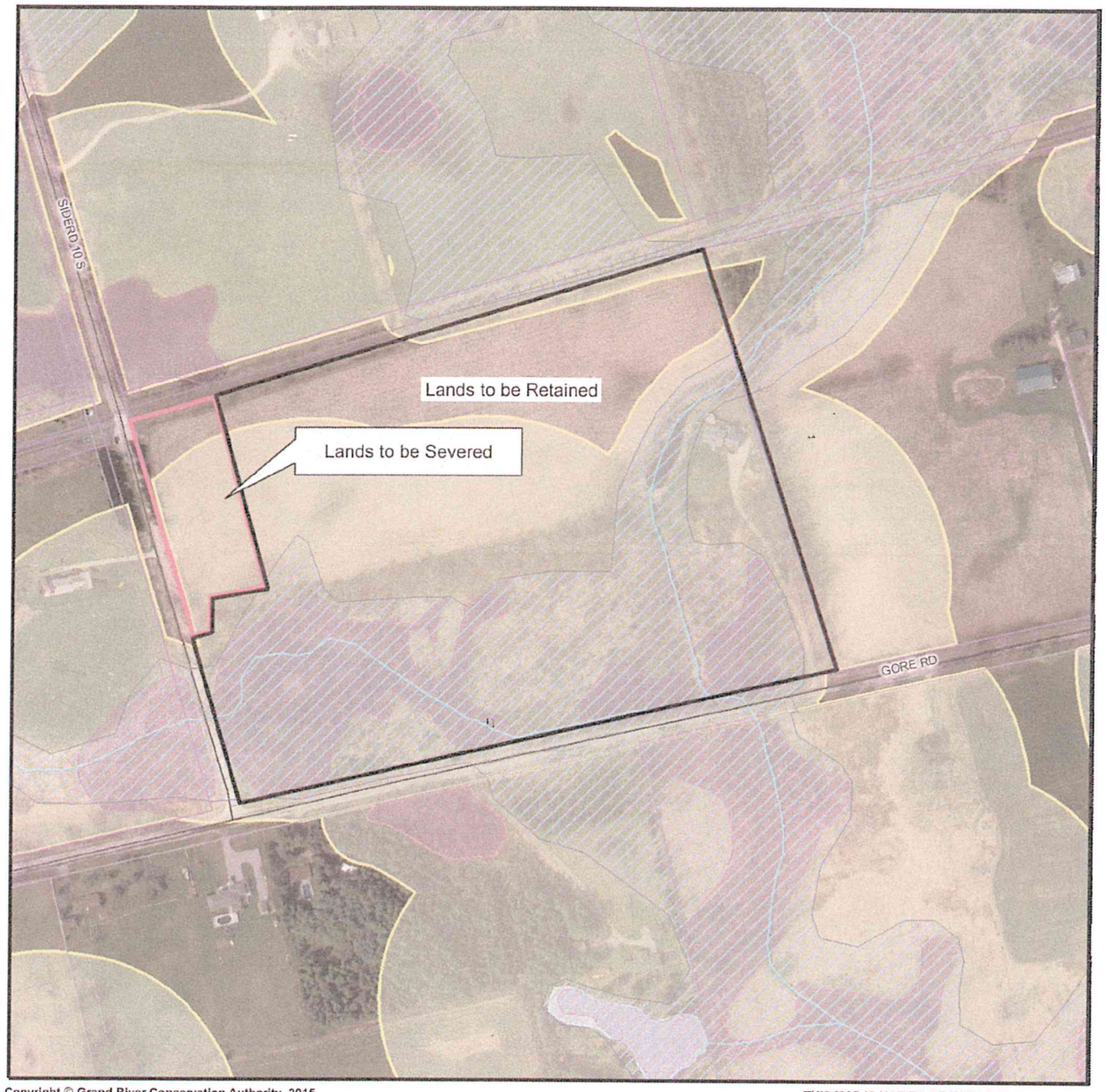
Should you have any questions or comments, please feel free to contact me at 519-621-2763 ext. 2236.

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. Township of Puslinch
John & Hanan Saliba – 6774 Gore Road, R.R.#2 Puslinch, ON N0B 2J0
BSR&D c/o Ian Robinson – 351 Speedvale Avenue West, Guelph, ON N1H 1C6



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: January 26, 2015
Prepared by: al

6774 Gore Rd, Puslinch

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 (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 45 90 135 180 m.

NAD 1983, UTM Zone 17 Scale 1:3,626

N

B1/15 + B2/15

Deborah Turchet

From: Josie Tomei <Josie_Tomei@cpr.ca>
Sent: Friday, February 06, 2015 3:10 PM
To: Deborah Turchet
Subject: File No B1/15 - CP Rail Comments

Hi Deborah,
This is in reference to Application no. B1/15 for a severance of lands. This application is located adjacent to CP's Galt Subdivision which is classified as a principal main line. We generally are not in favour of developments adjacent to our right of way and have a list of guidelines for developments.

As this severance is to allow a single home on the severed lands, we would like to advise that our guidelines require a 30 metre setback from the CP property line for the residence. We would also appreciate if the conditions could include that a warning clause be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of the dwelling as follows:

> *"Warning: Canadian Pacific Railway or its assigns or successors in interest has a railway right-of-way located within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over or under the aforesaid right-of-way."*

Thank you.

Regards,

Josie Tomei | Specialist Real Estate Sales & Acquisitions | 1290 Central Parkway West, Suite 800, Mississauga, ON L5C 4R3
905-803-3429 CP

---------- IMPORTANT NOTICE - AVIS IMPORTANT ---------- Computer viruses can be transmitted via email. Recipient should check this email and any attachments for the presence of viruses. Sender and sender company accept no liability for any damage caused by any virus transmitted by this email. This email transmission and any accompanying attachments contain confidential information intended only for the use of the individual or entity named above. Any dissemination, distribution, copying or action taken in reliance on the contents of this email by anyone other than the intended recipient is strictly prohibited. If you have received this email in error please immediately delete it and notify sender at the above email address. Le courrier electronique peut etre porteur de virus informatiques. Le destinataire doit donc passer le present courriel et les pieces qui y sont jointes au detecteur de virus. L' expediteur et son employeur declinent toute responsabilite pour les dommages causes par un virus contenu dans le courriel. Le present message et les pieces qui y sont jointes contiennent des renseignements confidentiels destines uniquement a la personne ou a l' organisme nomme ci-dessus. Toute diffusion, distribution, reproduction ou utilisation comme reference du contenu du message par une autre personne que le destinataire est formellement interdite. Si vous avez recu ce courriel par erreur, veuillez le detruire immediatement et en informer l' expediteur a l' adresse ci-dessus. ---------- IMPORTANT NOTICE - AVIS IMPORTANT ----------

B1/15 & B2/15

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: 519-822-4031
FAX: 519-822-1220

Project 12-9313

January 7, 2014

Corporation of the County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, Ontario
N1H 3T9

ATTENTION: Deborah Turchet, Secretary-Treasurer

Dear Deborah:

Re: **John and Hanan Saliba**
Applications for Severance and Right-of-Way
6774 Gore Road, Part of Lot 11, Gore Concession , TOWNSHIP OF PUSLINCH

I am acting on behalf of John and Hanan Saliba in their Application for a Proposed Severance, together with a right-of-way across the Severance. The Saliba's property is known as 6774 Gore Road and is located at the corner of Side Road #10 South and Gore Road. The proposed severance is approximately 2.1 acres fronting on Side Road #10 South and is shown as Parts 1, 2 and 3 on our Severance Sketch. The proposed right-of-way across the Severance is shown as Part 2 on our Severance Sketch and is for the purpose of providing access from Side Road #10 South to the cultivated fields behind the proposed severance.

The proposed severance and right-of-way location and configuration is the result of an extended pre-consultation process involving the Township of Puslinch (John Stubbs), the Grand River Conservation Authority, (Nathan Garland and Andrew Herreman) and the County Planning Department (Jameson Pickard). In addition, the Township (John Stubbs) and the GRCA (Nathan Garland) have also done Site Inspections.

The surrounding Topography dictated that we had to give the proposed severance a frontage of 500 feet and put the driveway right at the Southerly end of the Severance in order to meet the "minimum 500 foot ~~site~~ sight line" requirement. The driveway would enter the proposed severance at approximately point "A" on the Sketch, then swing North to where a future house would be built (somewhere around the middle of the Severance). This gives the Severance a "site line distance"

I. D. ROBINSON, B.Sc., O.L.S., O.L.I.P. K. F. HILLIS, B.Sc., O.L.S., O.L.I.P. N. C. SHOEMAKER, B.A.A., M.C.I.P., R.P.P.
A. B. DONALDSON, O.L.S., O.L.I.P. ARIE LISE, O.L.S., O.L.I.P., Dipl.T. BRIAN BEATTY, B.A.A., M.U.R.PL C. V. YOUNG, C.S.T.
S. W. BLACK, O.L.S. (1917 - 2007) R. L. SHOEMAKER, O.L.S. (1923-2008) W. F. ROBINSON, O.L.S. (1924-2010)

of 513 feet from point "A" to point "B" (at intersection of centerline of road and railway) as shown on the Severance Sketch. John Stubbs performed a site inspection and confirmed that the proposed driveway entrance meets the "minimum site line distance" requirement and would therefore be acceptable to the Township.

The "minimum site line distance" noted above dictated that the driveway entrance for the severance extended approximately 75' into a bush area located on the property. Nathan Garland inspected the site in July and indicated that the GRCA would have no objections to the driveway location, provided that it curved to the north as soon as possible (to minimize its impact on the bush) and also met some modest design requirements. At his suggestion, the severance limit closely follows the proposed driveway until it clears the bush and then swings east (parallel to the bush line) until it reaches the rear of the severance.

Due to the location of the floodplain in the easterly end of the retained lands, the GRCA (Nathan Garland and Andrew Harriman) preferred that the primary access to the cultivated hay field immediately to the rear of the proposed severance would be by means of a right-of-way, which is shown as Part 2 on the Severance Sketch. The proposed driveway for the severance and the right-of-way would be common through the bush area. Once clear of the bush area, the driveway would continue north to a future house location, while the right-of-way would swing east parallel to the south limit of the severance. This configuration minimizes any impact on the bush/natural environment area, while providing the retained lands with a suitable access to the cultivated hay fields. The south end of the severance and the right-of-way have been configured in accordance with the recommendations from the GRCA. They have reviewed the proposed severance and right-of-way and indicated their preliminary approval of same.

Once we had received preliminary approval from the Township and the GRCA, the proposed severance and right-of-way were submitted to the County Planning Department (Jamieson Picard) for his preliminary review. A "Farm Data Form" for the new barn under construction at 3916 Sideroad 10 South was also submitted to the County. At Jamieson's recommendation, the property area and depth were modified to their current form. On November 14th, he indicated that he was satisfied with the severance configuration and size. On December 4th, Jamieson confirmed that he had completed the MDS calculation and that the setback distance between the severance and the barn at 3916 Sideroad 10 South was satisfactory.

Based on our investigations and the preliminary review process that we have undergone with the Township, County and GRCA, we believe the proposed severance and right-of-way conform to the Township Zoning By-law, the Official Plan and Provincial Policy. Accordingly, we submit the following items in support of our Applications for Severance and Right-of-Way:

1. Two signed Consent Application Forms (one for a proposed severance and one for a proposed right-of-way).
2. 10 full size copies of the required Severance Sketch (our drawing 12-9313-5).
3. One 11" x 17" reduction of the required Severance Sketch.
4. A cheque in the amount of $1,950.00, payable to the Treasurer of Wellington County to the cover the two Consent Application Fees.
5. A cheque payable to the GRCA in the amount of $400.00 to cover their Conservation Review Fee.
6. A copy of current Saliba deed (Instrument #788918) and the current mortgage document (Instrument WC288112).
7. Three completed "Farm Data Forms" for the three barns that are within 500 m. of the proposed severance.
8. A copy of Plan 61R-6431, which shows the Saliba property as Part 2 thereon.
9. A list of names and addresses for all property owners within 60 m. of the subject property, which has been requested from the Township of Puslinch and the Township of North Dumfries, will be submitted as soon as we receive them.

We trust the enclosed items meet with your requirements. If you have any questions regarding the application, please do not hesitate to contact either myself or Brian Beatty of our office.

sincerely

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Ian D. Robinson, B.Sc., O.L.S.

IDR:kk
Enclosures

c.c. John and Hanan Saliba
6774 Gore Road
R.R. #2
PUSLINCH, Ontario N0B 2J0

RECEIVED
FEB 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Elaine Thorson,
(mailing address)
96 Arthur St North,
Guelph, Ontario
N1E 4V2

February 17, 2015

County of Wellington Planning and Land Division Committee
Deborah Terchet, Secretary-Treasurer
Wellington County Administrative Centre
74 Woolwich Street, Guelph, Ontario, N1H 3T9

Comments regarding FILE NO, B2/15 (Saliba Part Lot 11, Concession Gore, Puslinch)

Dear committee members:

I have no objection to a severance of this parcel of land. I do, however, have concerns regarding drainage of this property and the lands above it. As you will notice on the sketches provided, my property is directly north of the tracks (Part 1, Plan 61R -6431) and (Part 1, Plan 61R-11739). The pond on my severed lot was not there 10 years ago. It was a hay field and I baled hay from that area.. Somewhere water drainage has been interrupted and appears to have backed up. Water drains from the height of land north of the CP tracks down to the south into the wetlands north of the Gore Road. I know that the fields south of the CP tracks accommodate some drainage flow. Therefore, if consent is granted to sever the proposed lot and build an access road to the Saliba's retained hay field, it is imperative that drainage such as culverts, drainage tiles or whatever other means are available, be put in place to allow for the sufficient drainage of water run-off from the above mentioned lands.

I wish to be notified of the date and time of the consideration of this application as well as the decision itself.

Thank you for considering my comments.

Sincerely,

Elaine Thorson