REPORT SUMMARY

Date of Consideration: **March 12, 2015**

File Number: **B2/14**

Applicant: **John & Susan Cadorin**

Subject Lands: **Guelph/Eramosa Twp (Rockwood) Pt. Lots 8 & 9, Reg. Plan 150, Block E**

Proposal is a request for consent to convey fee simple for a proposed severance 9.8m fr x 31.9m = 313 square metres in the TOWNSHIP OF GUELPH/ERAMOSA (Rockwood) – Part Lots 8 & 9, Registered Plan 150, Block E, existing and proposed urban residential use with existing semi-detached dwelling; retained lands are 313 square metres.

REQUEST IS A MODIFICATION OF CONDITIONS OF APPROVAL OF PROVISIONAL CONSENT GRANTED ON MARCH 13, 2014 (lapse date being March 20, 2015)

ISSUES: Need for additional time to fulfill conditions

ORIGINAL CONDITION NO. 4 OF APPROVAL

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.

PROPOSED MODIFIED CONDITION NO. 4 OF APPROVAL

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 *two (2)* full prints of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.

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Subject Lands: TOWNSHIP OF GUELPH/ERAMOSA (Rockwood) – Part Lots 8 & 9, Registered Plan 150, Block E

Proposal is a request for consent to convey fee simple for a proposed severance 9.8m fr x 31.9m = 313 square metres in the TOWNSHIP OF GUELPH/ERAMOSA (Rockwood) – Part Lots 8 & 9, Registered Plan 150, Block E, existing and proposed urban residential use with existing semi-detached dwelling; retained lands are 313 square metres.

ISSUES: entrance

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph/Eramosa - in support of application; minor variance required to recognize the reduced lot frontage for severed and retained; conditions to be addressed

County Planning - notice cards were posted at time of site visit; application is consistent with Provincial policy and generally conforms to Official Plan; severed and retained parcels wold have devicient frontage – relief would be required

Conservation Authority (GRCA) – no objections

MTO – proposed severed and retained frontages substantially smaller than that of other frontages along this segment of highway – inconsistent with MTO policy; further - will not meet municipality's frontage requirements and required minor variance – MTO – do not support this application; if approved – creating two landlocked parcels with no legal means of access to Highway 7; permits will not be available.

Others – Jeff Buisman – agent's cover letter

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 for Consent B2/14.
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 for and issuance of the Certificate of Consent.
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 all the requirements of the Township of Guelph/Eramosa, financial and otherwise (included but not limited to fees incurred for review of application) which the Township of Guelph/Eramosa 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 Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6) THAT the Owner receive zoning compliance and classification (minor variance) from the Township of Guelph/Eramosa in a manner deemed acceptable to address the reduced lot frontage for the severed and retained parcels; and that the Township of Guelph/Eramosa 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 Ministry of Transportation to acquire and entrance permit to the severed lot; and further that the Ministry of Transportation 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 *CHANGE OF CONDITIONS APPLICATION* CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B2/14

APPLICANT

John & Susan Cadorin
172 Henry St.
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS:

GUELPH/ERAMOSA (Rockwood)
Part Lots 8 & 9
Reg Plan 150, Block E

Proposal is to sever a lot 9.8m fr x 31.9m = 313 square metres, existing and proposed urban residential use with existing semi-detached dwelling.

Retained parcel is 9.8m fr x 31.9m = 313 square metres, existing and proposed urban residential use with existing semi-detached dwelling.

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

for the purpose of considering this **EXPEDITED APPLICATION.**

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 IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

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**

February 19, 2015
Jeff.Buisman@vanharten.com
21808-13

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

Attention: Ms. Deborah Turchet

RECEIVED
FEB 20 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

Re: **Severance Application B2/14**
407 & 407A Main Street South
Part of Lot 8, 9, Block E, Plan 150
PIN 71181-0146 (LT)
Village of Rockwood, Township of Guelph-Eramosa

We kindly require an extension to this severance application and request that condition 4 be amended to require **two** full prints.

*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 **two** full prints of that deposited Reference Plan(s) to the secretary-treasurer of the Planning and Land Division Committee.*

Satisfying the conditions has taken longer than expected and more time is required to address condition 6.

Please find enclosed a cheque of $220 for the deferral fee.

Thank you for your assistance.

Very truly yours,
Van Harten Surveying Inc.

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

JEB:lb

c.c. Mr. John Cadorin

423 Woolwich Street, Guelph ON N1H 3X3
Phone: (519 821-2763 – Fax: (519-821-2770 www.vanharten.com

660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5
Phone: (519) 940-4110 – Fax: (519) 940-4113

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng