REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

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

File Number: **B7/15**

Applicant: **Leonard Williams**

Subject Lands: TOWNSHIP OF PUSLINCH – Part Lot 22, Concession 11

Proposal is a request for consent to convey fee simple for a proposed severance 56m x 80m = 0.45 hectares (1.1 acres) in the TOWNSHIP OF PUSLINCH – Part Lot 22, Concession 11, vacant land for proposed rural residential use; retained lands are 3.6 hectares (8.9 acres).

ISSUES: none

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 at time of site visit; note that in order to accommodate development on the new lot a number of trees would have to be removed – condition tree saving plan would provide a mechanism for staff to ensure that tree loss is minimized. Application is consistent with Provincial Policy and generally conforms to Official Plan – no concerns – conditions to be addressed.

Conservation Authority (GRCA) – review of aerial photos – woodland present on these lands may meet criteria of significant woodland under Greenlands system in County O.P. – defer the review of this woodland to County of Wellington staff; no objections

Others – Jeff Buisman – agent – cover letter attached
Cheryl J. Near - (4437 Concession 11, RR#1 Moffat ON L0P 1J0) – **request notification of 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 B7/15.
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 road authority in a manner deemed acceptable to that road authority for an entrance to the severed 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 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.
8) THAT the Owner submit a Tree Saving and Compensation Plan prepared by a qualified professional 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 B7/15

APPLICANT

Leonard Williams
4439 Concession 11
Puslinch ON L0P 1J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 22
Concession 11

Proposed severance is 56m x 80m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 66m frontage, existing and proposed rural residential use with existing 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**

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: B7/15

APPLICANT

Leonard Williams
4439 Concession 11
Puslinch ON L0P 1J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 22
Concession 11

Proposed severance is 56m x 80m = 0.45 hectares, vacant land for proposed rural residential use.

Retained parcel is 3.6 hectares with 66m frontage, existing and proposed rural residential use with existing dwelling.

2301 · 000 · 007 · 01510

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 [ ]

(Please Specify) Meets min lot size & dimensions in AG Zone.

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.

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( )
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: B7/15

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]

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 required for property to be severed
- Financial (taxes) up-to-date.

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

SIGNATURE [signature] K. Patzer

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

Application	B7/15
Location	Part Lot 22, Concession 3 TOWNSHIP OF PUSLINCH
Applicant/Owner	Leonard Williams

PLANNING OPINION: This application would sever a vacant 0.45 ha (1.1 ac) rural residential parcel in the Secondary Agricultural area. A 3.6 ha (8.8 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 servicing can be provided and the following matters are addressed as conditions of approval:

a) That safe driveway access can be provided to the satisfaction of the local Municipality;
b) That any concerns of the Conservation Authority can be adequately addressed; and
c) That a tree saving and compensation plan be prepared by a qualified professional for the severed parcel to the satisfaction of the County of Wellington Planning 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 (MDS1), there is a livestock operation approximately 410 m to the north /west of the proposed lot. We have completed preliminary calculations and are satisfied that the MDS1 requirements from this facility can be met.

GREENBELT PLAN: Not within the Greenbelt plan area.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated SECONDARY AGRICULTURAL, CORE GREENLANDS, GREENLANDS and is within an Earth science ANSI (Galt Moraine). The Greenland's System designations protect hazard lands, significant wetlands and woodlands. 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.

The matters under Section 10.1.3 were also considered including d) "that all lots will have safe driveway access to an all-season maintained public road" and g) "that tree loss related to anticipated development be kept to a minimum and wherever reasonable, be compensated for by new planting". With respect to item g), we note in order to accommodate development on the new lot a number of trees would have to be removed. A tree saving plan would provide a mechanism for staff to ensure that tree loss is minimized.

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

RECEIVED
FEB 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

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 17, 2015 **YOUR FILE:** B7/15
GRCA FILE: B7-15 – Part Lot 22 Concession 11 (Williams)

RE: **Application for Consent B7/15**
Part Lot 22, Concession 11, Township of Puslinch
4439 Concession Road 11
Leonard Williams

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the severance of a 0.45 hectare lot for proposed rural residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains Provincially Significant Mill Creek Wetland Complex and the allowance adjacent to this feature.

   The lands to be severed do not contain any features that are regulated by the GRCA under Ontario Regulation 150/06. However, based on our review of aerial photos for the subject lands, a woodland present on these lands may meet the criteria of a significant woodland under the Greenlands system in the County of Wellington Official Plan. We defer the review of this woodland to County of Wellington staff.

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

   Due to the presence of the above-noted feature, a portion of the retained parcel is 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 retained 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 plan review fee in the amount of $380.00 for the processing of this application.

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

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
Leonard Williams, 4439 Concession 11, Puslinch, Ontario L0P 1J0

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: January 28, 2015
Prepared by: al

B7/15

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 40 80 120 160 m.

NAD 1983, UTM Zone 17 Scale 1:3,447

N

B7/15

Van Harten
SURVEYING & ENGINEERING

January 8, 2015
Jeff.Buisman@vanharten.com
22564-14

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**
4439 Concession 11
Part of Lot 22, Concession 11
PIN 71190-0015
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 a 0.45± ha at the west corner of the property for a new rural residential property. The lands to be severed will have a frontage of 56± m and a depth of 80± m. This will leave the retained lands with a frontage of 66± m, depth of 332± m, and an area of 3.6± ha where the existing two storey dwelling will remain. The proposed severance is a rolling site with trees spread throughout.

The severed lands are designated Secondary Agricultural in the Official Plan which allows for a severance provided that the criteria of section 10.4.4 are met. We reviewed these criteria and feel that the proposed severance meets the intentions of the Official Plan criteria for a severance.

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. Bruce Williams

Cheryl J. Near,
11 Concession ll,
Moffat, Ontario.
L0P1J0.

January 25, 2015.

County of Wellington Planning & Land Division Committee,
Wellington County Administration Centre,
74 Woolich Street,
Guelph, Ontario.
N1H3T9

Subject: Notice of Application For Consent – File # B7/15
Applicant: Leonard Williams
Location of Subject Lands – Part Lot 22, Concession 11.

Ms. Deborah Turchat:

I would like to be **notified of the decision** of the County of Wellington Planning and Land Division Committee decision regarding the above noted File #B7/15.

Thank you, and I look forward to hearing from you.

Yours truly,

Cheryl J. Near.

Cheryl J. Near.

RECEIVED
JAN 29 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE