COUNTY OF WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
Room 3A, Keith Committee Room
74 Woolwich Street, Guelph, Ontario N1H 3T9

COMMITTEE MEMBERS: Warden – George Bridge; Councilor – Andrew Lennox Chairman, Councilors - Shawn Watters, Don McKay, Allan Alls

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, February 12, 2015, Keith Committee Room 3A.

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:03 a.m. Planning and Land Division Members Warden George Bridge and Councilor Allan Alls were absent. Also in attendance were County Planners Sarah Wilhelm and Jameson Pickard. Observing the Land Division Meeting Julie Welch – university student. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

None

APPROVAL OF MINUTES

Moved by Councilor Shawn Watters Seconded by Councilor Don McKay

THAT the minutes of the regular meeting of January 15, 2015 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B130/14, B132/14; B133/14; B135/14; B136/14; B141/14; B142/14; and change on conditions file B157/13

Moved by Councilor Shawn Watters Seconded by Councilor Allan Alls

THAT expedited files B130/14, B132/14; B133/14; B135/14; B136/14; B141/14; B142/14; and change on conditions file B157/13 be granted.

Carried

Provisional Consents Granted: B157/13; B130/14; B132/14; B133/14; B135/14; B136/14; B137/14; B140/14; B141/14; B142/14; B143/14 and B72/14

APPLICATIONS DEFERRED:

B134/14 – Per & Margaret Fisker – Town of Erin

Appearing Before the Committee: Per & Margaret Fisker – owners; Sarah Wilhelm – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; S. Wilhelm – policy issues – 5 year ownership – will meet policy in May 2015; size of retained – residential use; policy – 1 acre; retained is 1.6 ha – could move lot line down to make smaller parcel. P. Fisker – two concerns – 5 year is up in May – process will take us to the 5 years; retained portion – not enough room to sever more off retained anyway; septic portion takes up a large area; could shorten a bit but wouldn't be much more; S. Wilhelm – work within policy as much as we can; physical reason – why can't make smaller; P. Fisker – house set back 50' house has large septic; if separated again they would have to take septic; S. Wilhelm – survey sketch shows less than ½ the lot; P. Fisker – not to scale; septic bed is larger than shown; if it becomes an issue – could shorten by 30m; D. McKay – if it could go back if just 30m? S. Watters – within reason adjust the line if we can; not survey information right now; S. Wilhelm – provided it meets building code setback from septic; 30m; S. Watters – staff perspective – good indication where it is; S. Wilhelm – question how strongly you want to address condition; or defer; D. McKay – not an extra burden to adjust sketch – need to do survey anyway; approve smaller; within limits of building code of septic; A. Lennox – are we comfortable with the five year time frame and they could get further information on sketch; D. McKay – precedent set to approve prior to timeframe – could keep within time frame;

Moved by Councilor Don McKay *Seconded by Councilor Shawn Watters*

THAT application B134/14 be deferred to meet the Official Plan policy 10.4.4 g) to own the land for five years and that a revised sketch be provided to the Planning and Land Division Committee showing an adjustment to the proposed lot line to meet the limits of the septic system on the retained (30m possible).

Carried

B138/14 – Estate of Bryan Speers – Township of Puslinch

Appearing Before the Committee: Brett & Corey Speers – owners; Jeff Buisman – agent
Sarah Wilhelm – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Buisman – applicants are sons of Estate; designated Prime Agricultural; if located across road would have been fine in Secondary Agricultural boundary; all agree zero impact on subject area; land not used as a field; area is a cluster of homes (circulated map showing cluster) one more residential lot will not impact the surrounding area; 2007 – application to separate was granted (beside proposal); at the time Land Division Committee decided to approve – County comments were similar to existing comments regarding the Official Plan and Provincial Policy Statement; the County Plan removed infill process – at the time the Committee chose to look at what we have here – in an isolated area; slight different scenario but same as what is beside; slow down; nice community; share environment with another household; just fit the right size – taking advantage of same size; driveway to be shifted over; B. Speers – history – grew up here; owned 30 years; father passed away; had planned on severing but did not do it; have decided to take fathers residence and brother to build here; completes residential area; Sever – vision of this area; nice Country homes – infill; S. Watters- looking at bigger picture – adjacent lands have opportunity to do same thing? S. Wilhelm – there looks like room; S. Watters – potential – do we want this to happen in future? S. Wilhelm – could use argument that yes; J. Busiman – that would have taken out a field – this is not – would have told them not to come; D. McKay – had some concern that this could happen in a field – feel given that this would be a residence in this small pocket – would agree; whether sever or not – against policy but not an agricultural field; S. Wilhelm – Secondary

Agriculture on one side of road – Prime Agriculture on other; removed infill in the O.P. policy – look County wide – concern is future and what would come from agent; compatible with farm area – not just taking land out of production; D. McKay – agree but - case by case decision; people living there and farming; there are those houses there; if it had been in the field – opposed; but there are residential and one more will not infringe upon agriculture; Township tax base; S. Watters – five houses there – potential of seven – would not support; A. Lennox – tend to agree with that as well – would not support; J. Buisman – can we defer? S. Watters – on what basis? J. Buisman – normally five Committee members instead of three.

Moved by Councilor Shawn Watters *Seconded by Councilor Don McKay*

THAT at the request of the applicant's agent, Jeff Buisman, application B138/14 be deferred to a future meeting to allow for consideration of this application with attendance of the full five members of the Land Division Committee.

Carried.

B139/14 – Sandra Hall & Terrance Christie - Township of Puslinch

Appearing Before the Committee: Sandra Hall – owner; Jeff Buisman – agent
Hank Davis – neighbour; Sarah Wilhelm – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; S. Wilhelm – issues – GRCA – request deferral for EIS to be completed; J. Buisman – large property – lot as proposed – high – ok for entrance; have occupancy permit on retained and old house to be removed – condition; would like Committee - could approved today and have EIS condition – instead of defer and having to come back; main discussion is the EIS; H. Davis – beside the proposed severance; in favour of deferral; would hate to go through without an EIS; this land has not been treated with respect – trees taken down; D. McKay – if approved today with an EIS conditions – what difference would this make – what would be done? J. Buisman – to pay for EIS first; D. McKay – you want approve today with EIS condition – what is difference; neighbour opinion that something is being done? S. Hall – we had the bush logged; Angelo Giovinazzo (County Tree Conservation Officer) had a stop work order on this – had a problem with the loggers; this has been done and finished; S. Watters – due diligence – process – get things in place then we can make a good decision; waiting for GRCA input – want to see that; Jeff does a good job explaining but want information for a good decision; J. Buisman – risk is Sandra has to take – spend money on EIS (5 – 10 k for work to be done right) if done and then turned down for another reason; A. Lennox – don't know what an EIS will uncover.

Moved by Councilor Don McKay *Seconded by Councilor Shawn Watters*

THAT application B139/14 be deferred until such time as an Environmental Impact Study has been completed to the satisfaction of the Grand River Conservation Authority.

Carried.

B144/14 & B145/14 – Ferdinand & Elfriede Tagwerker – Township of Puslinch

Appearing Before the Committee: Sandra Hall – owner; Jeff Buisman – agent
Hank Davis – neighbour; Sarah Wilhelm – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; S. Wilhelm – issues – GRCA – request deferral for EIS to be completed; J. Buisman – large property – lot as proposed – high – ok for entrance; have occupancy permit on retained and old house to be removed – condition; would like Committee - could approved today and have EIS condition –

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Moved by Councilor Don McKay *Seconded by Councilor Shawn Watters*

THAT application B139/14 be deferred until such time as an Environmental Impact Study has been completed to the satisfaction of the Grand River Conservation Authority.

Carried.

COMMITTEE MEMBER ITEMS

None

NEW BUSINESS

None

NEXT REGULAR MEETING

- will be convened on **THURSDAY, March 12, 2015 @ 9:00 a.m. - Keith Committee Room 3A.**

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at 10:27 a.m.

SECRETARY-TREASURER

CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY FEBRUARY 12, 2015

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B130/14	George Lunz	**MAPLETON TOWNSHIP (Peel)** Part Lot 1, Concession 13	SURPLUS - 36 ha w/ 268.05m fr on WR 11 and 538.6m fr on WR 7, exist & prop res & agri use w/ house, barn & shed	3.7 ha with 331.4m frontage existing and proposed rural residential use with existing house, barn and 2 storage sheds	GRANTED
B132/14	Frank & Darlene Destefano	**WELLINGTON NORTH (Arthur Village)** Pt Pk Lt 4,n/sCatherine St.,Crown Svy	0.49 hectares with 49m frontage, vacant land for proposed urban residential use	1.11 ha w/ 97.45m fr, exist & prop urban res use w/ existing house, garage & pool	GRANTED
B133/14	William & Nancy Knapp	**TOWN OF MINTO** Part Lots 37, 38 & 39, Conc 1	3 ha w/ 196m fr, existing and proposed rural residential and commercial use.	118.6 hectares with 1155m frontage, existing and proposed agricultural use	GRANTED
B134/14	Per & Margaret Fisker	**TOWN OF ERIN** Part Lot 18, Concession 1	247m fr x 92m = 2.3 ha, existing and prop rural res use with existing shed.	92m fr x 178 = 1.6 ha, exist & prop rural res use w/ existing house, garage & shed	DEFERRED
B135/14	Paul & Karen Leighton	**TOWN OF ERIN** Part Lot 10, Concession 7	69m fr on SR 9 x 120m fr on Sixth Line = 0.8 ha, vacant land for prop rural res use	270m fr x 120m = 3.2 ha, existing and prop rural res use w/ exist house & shed.	GRANTED
B136/14	Ryan & Lynette Bauman	**TOWNSHIP OF MAPLETON (Peel)** Part Lot 1, Concession 8	LLA - 10.058m fr x 74.3m = 747 sm, vacant land to be added to abutting res & agri parcel – Leroy & Linda Wideman.	55 ha with 301.7m frontage, existing and proposed residential and agricultural use with existing house, barn & sheds.	GRANTED
B137/14	Kenneth Donna Chute	**TOWNSHIP OF PUSLINCH** Part Lot 6, Concession 1	LLA - 295 sm w/ no fr, existing res use with shed to be added to residential lot – Cameron & Trudy Koebel.	13 hectares with 168m frontage, existing and proposed rural residential use with existing dwelling & drive shed.	GRANTED
B138/14	Estate of Bryan Speers	**TOWNSHIP OF PUSLINCH** Part Lot 7, Concession 4	31m fr x 132m = 0.4 ha, exist and prop residential use w/ existing storage shed.	31m fr x 132m = 0.4 ha, existing and proposed rural res use w/ dwelling.	DEFERRED
B139/14	Sandra Hall & Terrance Christie	**TOWNSHIP OF PUSLINCH** Part Lots 23 & 24, Concession 10	60m fr x 88m = 0.53 hectares, vacant land for proposed rural residential use.	81.5 ha w/ 501m fr, exist & prop rural res & agri use w/ existing dwelling, barn and dwelling under construction.	DEFERRED
B140/14	Michael Grabowski & Katelyn McGhie	**CENTRE WELLINGTON (Fergus)** Part Lot 68, s/s of Union St., w/s of Tower St., Plan 77	15.7m fr x 27.7m = 435 square metres, prop urban residential use.	17.3m fr x 27.7m = 483 square metres, existing and proposed urban residential use with existing dwelling.	GRANTED
B141/14	A & A Family Farms Ltd.	**GUELPH/ERAMOSA** Part Lot 14, Concession 2	SURPLUS-99m fr x 68m = 0.7 ha, exist rural res & agri use for prop rural res use with existing dwelling, drive shed & shed.	42.6 hectares with 308m frontage, existing and proposed agricultural use.	GRANTED
B142/14	Vernon & Nancy Foley	**MAPLETON (Peel)** Part Lot 4, Concession A	LLA - 28.5 ha w/ 327m fr on Jones Baseline & 709m fr on SR 21, existing agri use to be added to vacant lot –Foley	70m fr x 93m = 0.7 hectares, vacant land for proposed rural residential use.	GRANTED
B143/14	Grand River Conservation Authority	**TOWN OF ERIN** Part Lot 13, Concession 3	2.7 ha w/ 226m fr, exist & prop rural res & agricultural use with existing dwelling	9.8 ha w/ 336m fr on WR 124 & 96m fr on Third Line, exist & prop bush and Wetlands of GRCA.	GRANTED

B144/14	Ferdinand & Elfriede Tagwerker	**TOWNSHIP OF PUSLINCH** Part Lot 20, Concession 2	EASE - 465 square metres, in favour of No. 4422 for hydro wires and poles		DEFERRED
B145/14	Ferdinand & Elfriede Tagwerker	**TOWNSHIP OF PUSLINCH** Part Lot 20, Concession 2	0.5 ha w/ 70m frontage, vacant land for proposed rural residential use.	22 ha w/ 139m fr on SR 20 and 216m fr on Hwy 401, exist & prop rural residential use with existing dwelling & shed.	DEFERRED
B72/14	Steve & Candice Van Leeuwen **previously deferred	**CENTRE WELLINGTON(West Garafraxa)** Part Lot 5, Concession 6	1.6 ha w/ 229m fr on WR 18 & 49m fr on 5th Line, exist & prop rural commercial	2.2 ha with 88m fr, existing and proposed rural res use with existing dwelling.	GRANTED
B157/13	Stephen Hummel **change of conditions**	**WELLINGTON NORTH (Mt Forest)** Part Park Lot 9, S/S Queen St.	5771 sf w/ 53.3' fr existing & prop urban res use with existing house & 2 sheds	16,228 square feet with 50.9' frontage existing and proposed urban residential.	GRANTED