Planning & Development Advisory Committee
Tuesday March 14, 2017
7:00 p.m.
Council Chambers, Aberfoyle

AGENDA

COMMITTEE OF ADJUSTMENT:

1. OPENING REMARKS

2. DISCLOSURE OF PECUNIARY INTEREST

3. APPROVAL OF MINUTES (See Attachment A)

Committee of Adjustment minutes held February 14, 2017 be adopted

4. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

- None

5. ADJOURNMENT OF COMMITTEE OF ADJUSTMENT

PLANNING & DEVELOPMENT ADVISORY COMMITTEE

6. OPENING REMARKS

7. DISCLOSURE OF PECUNIARY INTEREST

8. APPROVAL OF MINUTES (See Attachment B)

Planning & Development Advisory Committee meeting minutes held Tuesday February 14, 2017 be adopted.

9. APPLICATIONS FOR SITE PLAN URBAN DESIGN REVIEW

- None

10. ZONING BY-LAW AMENDMENT

- None

11. LAND DIVISION (See Attachment C)

11(a) Severance Application B12/17 (D10/COL) – Bradley Coles & Sharon Kroetsch, Part Lot 8, Concession 2, property located at 6691 Ellis Road.

Proposed severance is 0.42 hectares with 40 metre frontage, vacant land for proposed commercial use.

Retained parcel is 2.0 hectares with 164 m frontage, existing residential and commercial use for proposed residential use.

Note: this application is related to approved zoning by-law amendment file D14/COL – By-law 29/16

11(b) Lot Line Adjustment Application B14/17 (D10/REI) – Reid's Heritage Homes Ltd., Part Lot 11, Concession 3, property located at 6792 Wellington Rd 34.

Proposed severance is 0.53 hectares with 16 metre frontage (severed #1 on sketch), informal trail, woodlot and open space to be added to abutting rural residential parcel- Tim and Charlotte Blevins.

Retained parcel is 34.92 hectares with 470 m frontage, existing and proposed agriculture and rural residential use with existing dwelling, shed & 2 temporary cover-all structures (Severed #2 and Retained #2 on sketch).

11(c) Lot Line Adjustment Application B15/17 (D10/REI) – **Reid's Heritage Homes Ltd., Part Lot 11, Concession 3, property located at 6792 Wellington Rd 34.**

Proposed consent is 32.74 hectares with 324m frontage (Severed #2 on sketch), existing agricultural & storage/contractor yard with 2 cover-all structure to be added to abutting rural residential parcel – Nathan Reid. Outdoor storage/contractor yard will be discontinued.

Retained parcel is 2.18 hectares with 146 m frontage, existing and proposed rural residential use with existing dwelling and shed (Retained #2).

12. OTHER MATTERS

- no matters

13. CLOSED MEETING

- no matters

14. NEXT MEETING Tuesday April 11, 2017 @ 7:00 p.m.

15. ADJOURNMENT

ATTACHMENT 'A'

Planning & Development Advisory Committee Meeting
Committee of Adjustment
February 14, 2017
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dianne Paron
Deep Basi

MEMBERS ABSENT:

Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Elizabeth Martelluzzi – County of Wellington
Vince Voisin
Nancy Shoemaker

1. OPENING REMARKS

- The meeting was called to order at 7:00 pm. The Chair welcomed the gallery to the Committee of Adjustment meeting and informed the gallery Township Staff would present the application, then the applicant would have the opportunity to present the purpose and details of the application and any provide any further relevant information. Following this, the public can obtain clarification, ask questions and express their views on the proposal. The members of the Committee can then obtain clarification, ask questions and express their views on the proposal. All application decisions are subject to a 20 day appeal period.

2. DISCLOSURE OF PECUNIARY INTEREST

- None

3. APPROVAL OF MINUTES

Moved by Deep Basi and Seconded by Dianne Paron,

That the minutes of the Committee of Adjustment meeting held Tuesday January 10, 2017 be adopted.

CARRIED

4(a) Minor Variance Application D13/S&V – S & V Voisin Ltd. – Property described as Plan 684, Pt Lot 13, RP61R3876 Parts 1-4, 42 and 44 Winer Road, Township of Puslinch.

Requesting relief from provisions of Zoning By-Law #19/85, as amended, to permit open storage on 42 and 44 Winer Road with no main use/building, accessory to the business located at 43 Winer Road (Voisin's Equipment Rental Ltd.).

- Mr. Voisin requested deferral of the application to discuss comments received with his planner who was unable to attend the meeting.

Moved by Dan Kennedy and Seconded by Dianne Paron,

That the Committee of Adjustment defers Minor Variance application # D13/S&V

CARRIED

5. ADJOURNMENT

Moved by Deep Basi and Seconded by Dianne Paron,

The Committee of Adjustment meeting adjourned at 7:04 p.m.

CARRIED

ATTACHMENT 'B'

Planning & Development Advisory Committee Meeting
February 14, 2017
7:00 pm
Council Chambers, Aberfoyle

MINUTES

MEMBERS PRESENT:

Councillor John Sepulis, Chair
Dan Kennedy
Dianne Paron
Deep Basi

MEMBERS ABSENT:

Dennis O'Connor

OTHERS IN ATTENDANCE:

Kelly Patzer – Development Coordinator
Elizabeth Martelluzzi – County of Wellington
Nancy Shoemaker
Vince Voisin

1 - 5. COMMITTEE OF ADJUSTMENT

- See January 10, 2017 Committee of Adjustment Minutes.

DEVELOPMENT APPLICATIONS

6. OPENING REMARKS

- The Chair advised the gallery that the following portion of the Committee meeting will be reviewing and commenting on development planning applications.

7. DISCLOSUE OF PECUNIARY INTEREST

- None

8. APPROVAL OF MINUTES

Moved by Dianne Paron, Seconded by Dan Kennedy

- That the minutes of the January 10, 2017 Planning & Development Advisory Committee Meeting are hereby adopted.

CARRIED

9. APPLICATIONS FOR SITE PLAN APPROVAL

- None

10. ZONING BY-LAW AMENDMENTS

- None

11. LAND DIVISION

11(a) Severance Application B128/16 (D10/MCC) – Raymond McCarron, Part Lot 17, Concession 10, vacant property located on Concession 11 Road.

Proposed severance is 2.02 hectares with 66.98m frontage, vacant land for proposed rural residential use. Retained parcel is 2.02 hectares with 66.98m frontage, vacant land for proposed rural residential use.
Note: purpose of this application is to create two equal sized lots where previous severances were consolidated.

Moved by Deep Basi, Seconded by Dianne Paron that the following comments be forwarded to the County of Wellington Land Division Committee:

- Support the application
- Note that the severance creates two parcels larger than the customary 1 acre lot size for residential parcels.

CARRIED

12. OTHER MATTERS

- None

13. CLOSED MEETING

- No matters

14. FUTURE MEETINGS

- Next Regular Meeting March 14, 2017 @ 7:00 p.m..

15. ADJOURNMENT

Moved by Dan Kennedy and Seconded by Dianne Paron,

- That the Planning & Development Advisory Committee adjourns at 7:15 p.m.

CARRIED

ATTACHMENT 'C' (a)

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

February 10, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 3, 2017

FILE NO. B12/17

APPLICANT

Bradley Coles & Sharon Kroetsch
6691 Ellis Road
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 8
Concession 2

Proposed severance is 0.42 hectares with 40m frontage, vacant land for proposed commercial use.

Retained parcel is 2.0 hectares with 164m frontage, existing residential and commercial use for proposed residential use.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

March 22, 2017

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files 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.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT Ontario Planning Act

1. **Approval Authority:**

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 **Fax:** 519-837-3875

Required Fee: $ 1050
Fee Received: Feb 3/17
File No. B2/17
Accepted as Complete on: Feb 3/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

2. **(a) Name of Registered Owner(s)** **Bradley Edward COLES & Sharon Mary KROETSCH**

Address **6691 Ellis Road, Cambridge, ON, N3C 2V4**

Phone No. [redacted]

(b) Name and Address of Applicant (as authorized by Owner) _____

_____

_____

Phone No. _____ **Email:** _____

(c) Name and Address of Owner's Authorized Agent: _____

Jeff Buisman of VanHarten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. [redacted]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] **APPLICANT [ ]** **AGENT [X]**

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] **APPLICANT [ ]** **AGENT [X]**

3. **Type and Purpose of Proposed Transaction:** (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL[ ] **AGRICULTURAL[ ]** **URBAN RESIDENTIAL[ ]** **COMMERCIAL/INDUSTRIAL[X]**

To create a new lot for commercial purposes.

OR

EASEMENT [ ] **RIGHT OF WAY [ ]** **CORRECTION OF TITLE [ ]** **LEASE [ ]**

_____

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Bradley Edward COLES & Sharon Mary KROETSCH – LABEL it

4. **(a) Location of Land in the County of Wellington:**

Local Municipality: **Township of Puslinch**

Concession **2** Lot No. **Part of Lot 8**

Registered Plan No. Lot No.

Reference Plan No. Part No.

Civic Address **6691 Ellis Road**

(b) When was property acquired: **July 1997** **Registered Instrument No.** **RO777492**

5. Description of **Land** intended to be **SEVERED**: **Metric [X]** **Imperial [ ]**

Frontage/Width **40 ±** AREA **0.42ha ±**

Depth **110 – 103 ±** Existing Use(s) **Vacant land/bush**

Existing Buildings or structures: **None**

Proposed Uses (s): **A new small-scale commercial building**

Type of access (Check appropriate space) **Existing [ ]** **Proposed [X]**

[ ] Provincial Highway
[ ] County Road
[X] Municipal road, maintained year round
[ ] Municipal road, seasonally maintained
[ ] Easement
[ ] Right-of-way
[ ] Private road
[ ] Crown access road
[ ] Water access
[ ] Other

Type of water supply - Existing [ ] Proposed [X] (check appropriate space)

[ ] Municipally owned and operated piped water system
[X] Well **[X] individual** [ ] communal
[ ] Lake
[ ] Other _____

Type of sewage disposal - Existing [ ] Proposed [X] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers
[X] Septic Tank **[X] individual** [ ] communal
[ ] Pit Privy
[ ] Other (Specify): _____

6. Description of **Land** intended to be **RETAINED**: **Metric [X]** **Imperial [ ]**

Frontage/Width **164 ±** AREA **2.0 ha ±**

Depth **137 – 110 ±** Existing Use(s) **Rural residence & home occupation for small business**

Existing Buildings or structures: **Dwelling & shop**

Proposed Uses (s): **Residence and accessory building to be maintained for personal use once business is relocated**

Type of access (Check appropriate space) **Existing [X]** **Proposed [ ]**

[ ] Provincial Highway
[ ] County Road
[X] Municipal road, maintained year round
[ ] Municipal road, seasonally maintained
[ ] Easement
[ ] Right-of-way
[ ] Private road
[ ] Crown access road
[ ] Water access
[ ] Other

Type of water supply - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system
[X] Well **[X] individual** [ ] communal
[ ] Lake
[ ] Other

Type of sewage disposal - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers
[X] Septic Tank **[X] individual** [ ] communal
[ ] Pit Privy
[ ] Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES [ ] NO [X]**
*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? **YES [ ] NO [X]**

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? **YES [ ] NO [X]**

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?
YES [X] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? **YES [ ] NO [X]**

11. Is there any portion of the land to be severed or to be retained located within a floodplain? **YES [ ] NO [X]**

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? **YES [ ] NO [X]**

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? **YES [ ] NO [X]**

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? **YES [ ] NO [X]**

15. Is there a noxious industrial use within 500 meteres [1640']? **YES [ ] NO [X]**

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? **YES [ ] NO [X]**

Name of Rail Line Company:

17. Is there an airport or aircraft landing strip nearby? **YES [ ] NO [X]**

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? **YES [X] NO [ ]**

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? **YES [ ] NO [X] UNKNOWN [ ]**

If YES, what was the nature and type of industrial use(s)?

_____

b) Has there been a commercial use(s) on the site? **YES [X] NO [ ] UNKNOWN [ ]**

If YES, what was the nature and type of the commercial use(s)

A small label making business is run in the accessory building on lands to be retained. A Minor Variance was granted in 2006 to permit a total of 3 employees (2 who do not reside on the property).

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? **YES [ ] NO [X] UNKNOWN [ ]**

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? **YES [ ] NO [X]**

If YES, is it identical **[ ]** or changed **[ ]** Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? **YES [ ] NO [X]**

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

_____

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? **YES [ ] NO [X]**

24. Is the application consistent with the Provincial Policy Statement? **YES [X] NO [ ]**

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan [ ] **Places to Grow [X]** Other [ ] _____

If **YES**, does the application conform with the applicable Provincial Plan(s) **YES [X] NO [ ]**

26. Is the subject land a proposed surplus farm dwelling?* **YES [ ] NO [X]**

*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

27. a) What is the existing **Local Official Plan** designation(s) of the subject land? (severed and retained)

b) What is the existing **County Official Plan** designation(s) of the subject land? (severed and retained)
Secondary Agricultural

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): _____ **File Number(s):** _____

28. What is the zoning of the subject lands? **Agricultural Site-Specific (A-63) and (A-64)**

29. Does the proposal for the subject lands conform to the existing zoning? **YES [X] NO [ ]**

If NO, a) has an application been made for re-zoning?
YES [X] NO [ ] File Number By-law No. 29/16 (File No. D14/COL)

b) has an application been made for a minor variance?
YES [X] NO [ ] File Number A4/06

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES [X] NO [ ]**
If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee.
Mortgage as in Instrument WC454741 with The Toronto-Dominion Bank located at 4720 Tahoe Blvd., Building 1, Mississauga, ON, L4W 5P2

Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

31. **Type of Farm Operation** conducted on these subject lands: **None**

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

32. **Dimensions of Barn(s)/Outbuildings/Sheds (*that are to remain*) Severed & Retained Lands**

Severed	Width		Length		Area	Use	
	Width		Length		Area	Use	
Retained	Width	**13±m**	Length	**26±m**	Area **338±m²**	Use	**Shop**
	Width		Length		Area	Use	

33. **Manure Storage Facilities** on these lands: **None**

DRY	SEMI-SOLID	LIQUID
Open Pile [ ]	Open Pile [ ]	Covered Tank [ ]
Covered Pile [ ]	Storage with Buck Walls [ ]	Aboveground Uncovered Tank [ ]
		Belowground Uncovered Tank [ ]
		Open Earth-sided Pit [ ]

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

February 2, 2017
22925-15
Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

RECEIVED
FEB 0 2 2017
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Re: Severance Application and Sketch
6691 Ellis Road
Part of Lot 8, Concession 2
PIN 71208-0027
Township of Puslinch
County of 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, PIN map and report, the required deed, ownership list, a cheque to Wellington County for $1,050 and cheques to the GRCA for $390.

Proposal:

The proposal is to sever the eastern portion of land from the subject property in order to create a new parcel with a frontage along Ellis Road. The severed parcel will have a frontage of 40±m, depth of 110±m, and an area of 0.42±ha where a proposed small scale commercial building will be built. The retained parcel will have an area of approximately 2.0±ha where the existing residential dwelling and shop will remain.

The accessory building on the retained lands is currently being used as a home occupation. A minor variance (A4/06) was approved in 2006 to increase the allowable number of employees who do not reside in the dwelling from one to three. Pending approval of the severance and relocation of the business, the accessory building on the retained lands will be maintained for personal use.

A zoning by-law amendment was completed for the subject lands (By-law No. 29/16, File No. D14/COL). This amendment rezoned the subject lands from Agricultural (A) to Agricultural Site-Specific (A-63) and (A-64). The (A-63) designation permits a small scale commercial label-making business on the proposed severed lands. The (A-64) designation ensures that at no time shall any home occupations employ more than one person who does not reside in the dwelling, therefore complying with the existing Zoning By-law 19/85.

The proposed severed lands are designated Secondary Agricultural in the Official Plan which allows for a severance provided that criteria from Section 10.4.5 are met. We reviewed this section and we provide the opinion that the relevant criteria are met including the following:

- Adequate space for new dwelling and septic
- Sufficient size lot for proposed use
- The severed lands are designated Secondary Agricultural
- Safe entrance is available

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

Very truly yours,

Van Harten Surveying Inc.

[redacted]

Jeffrey E. Buisman B.E.S, B.Sc.

34. Are there any drainage systems on the retained and severed lands? **YES [ ] NO [X]**

Type	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]		Neighbours Lands [ ]
		River/Stream [ ]

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? **YES [ ] NO [X]**

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [ ] NO [X]

If yes, please indicate the person you have met/spoken to: _____

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

Please see covering letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.

2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.

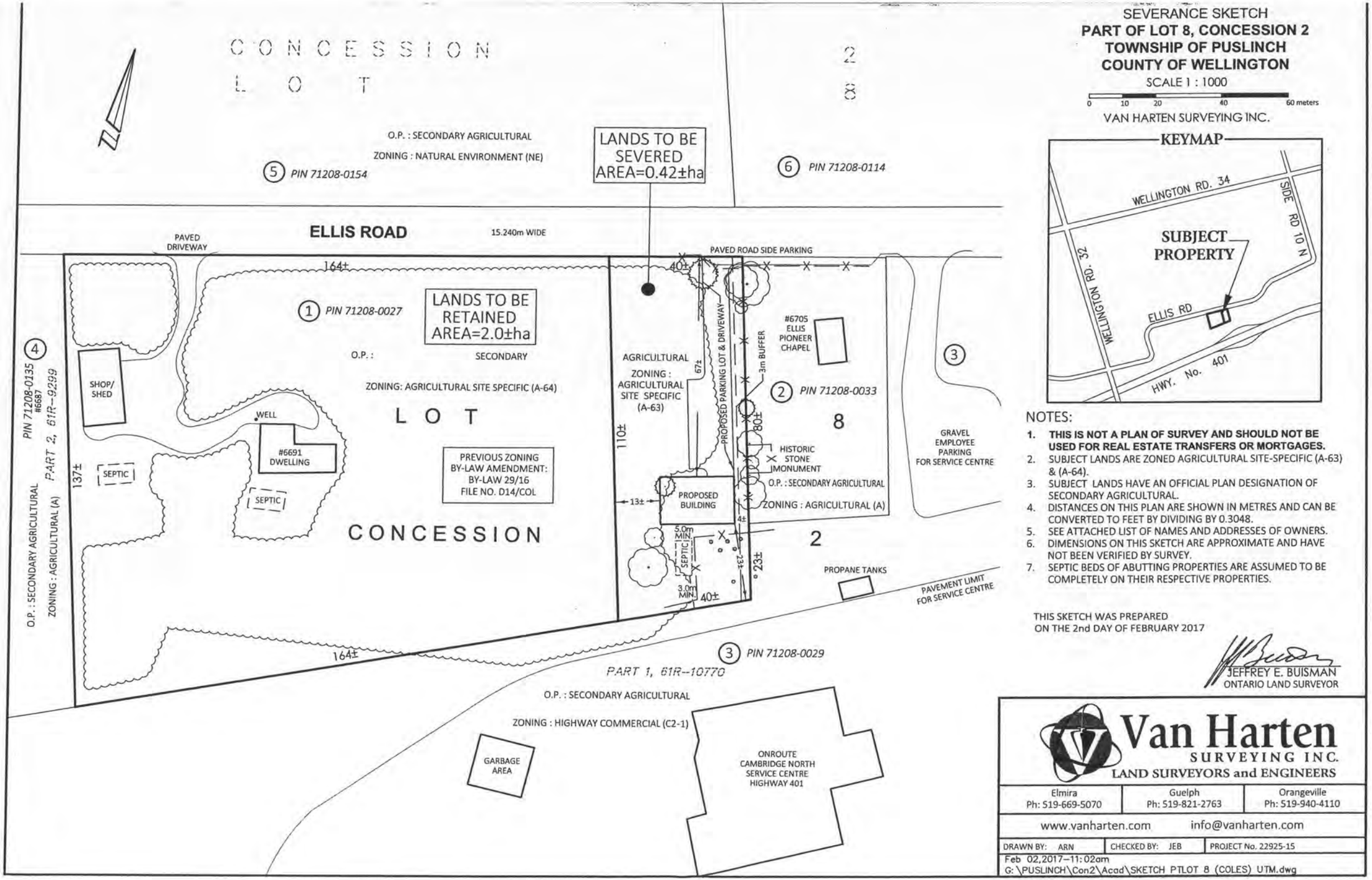
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.

4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

5. Generally, regular severance application forms are also available at the local municipal office.

6. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.

7. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.



SEVERANCE SKETCH

PART OF LOT 8, CONCESSION 2
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 meters

VAN HARTEN SURVEYING INC.

NOTES:

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED AGRICULTURAL SITE-SPECIFIC (A-63) & (A-64).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEPTIC BEDS OF ABUTTING PROPERTIES ARE ASSUMED TO BE COMPLETELY ON THEIR RESPECTIVE PROPERTIES.

THIS SKETCH WAS PREPARED
ON THE 2nd DAY OF FEBRUARY 2017

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira	Guelph	Orangeville
Ph: 519-669-5070	Ph: 519-821-2763	Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 22925-15

Feb 02,2017–11:02am
G:\PUSLINCH\Con2\Acad\SKETCH PTLOT 8 (COLES) UTM.dwg

B12/17

ATTACHMENT 'C' (b)

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

February 10, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 7, 2017

FILE NO. B14/17

APPLICANT

Reid's Heritage Homes Ltd.
6792 Wellington Rd 34
RR#22
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 11
Concession 3

Proposed severance is 0.53 hectares with 16m frontage (Severed #1 on sketch), informal trail, woodlot and open space to be added to abutting rural residential parcel – Tim & Charlotte Blevins.

Retained parcel is 34.92 hectares with 470m frontage, existing and proposed agricultural & rural residential al use with existing dwelling, shed & 2 temporary cover-all structures.(Severed #2 and Retained #2 on sketch).

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

March 22, 2017

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files 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.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT Ontario Planning Act

1. **Approval Authority:**

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 **Fax:** 519-837-3875

SECTION B
Required Fee: $ 1050
Fee Received: Feb 7/17
File No. B14/17
Accepted as Complete on: Feb 7/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) **Name of Registered Owner(s)** Reid's Heritage Homes Ltd.

Address 6792 Wellington Road #34

Phone No. _____ **Email:** _____

(b) **Name and Address of Applicant** (as authorized by Owner) Matthew Robson
6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

[redacted]

(c) **Name and Address of Owner's Authorized Agent:** _____
6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

[redacted]

(d) **All Communication to be directed to:**

REGISTERED OWNER [ ] **APPLICANT** [X] **AGENT** [ ]

(e) **Notice Cards Posted by:**

REGISTERED OWNER [ ] **APPLICANT** [X] **AGENT** [ ]

3 (a) **Type and Purpose of Proposed Transaction:** (Check off appropriate box & provide short explanation)

[ ] **Conveyance to effect an addition to a lot** As shown on Severance Sketch, "LANDS TO BE SEVERED #1" to be merged with subject property.

[ ] **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) **Provide legal description of the lands to which the parcel will be added:**
PART OF LOT 11, CONCESSION 3 (PUSLINCH) BEING PART 1 ON 61R9170 AND PART 1 ON 61R20514
TOWNSHIP OF PUSLINCH

4. (a) Location of Land in the County of Wellington: **PT LTS 11 & 12, CON 3 (PUSLINCH), PT 2, 61R4907, EXCEPT PT 1, 61R6965, PT 1, 61R9170, PT 1, 61R20514 AND PT 1, 61R20873 TOWNSHIP OF PUSLINCH**
(Lands being severed from)

Local Municipality: _____

Concession _____ Lot No. _____

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 6792 Wellington Road #34

(b) **When was property acquired:** Nov 9, 1989 **Registered Instrument No.** _____

5. Description of **Land** intended to be **SEVERED**: **Irregular** **Metric [X]** **Imperial [ ]**

Frontage/Width ±16m AREA ±0.53ha

Depth ±216m Existing Use(s) Informal trail, woodlot, and open space.

Existing Buildings or structures: N/A

Proposed Uses (s): No change

Type of access (Check appropriate space) **Existing [X]** **Proposed [ ]**

[ ] Provincial Highway
[ ] County Road
[X] Municipal road, maintained year round
[ ] Municipal road, seasonally maintained
[ ] Easement
[ ] Right-of-way
[ ] Private road
[ ] Crown access road
[ ] Water access
[ ] Other

Type of water supply - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system
[X] Well [ ] individual [ ] communal
[ ] Lake
[ ] Other (specify): _____

Type of sewage disposal - Existing [ ] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers
[X] Septic Tank [X] individual [ ] communal
[ ] Pit Privy
[ ] Other (specify): _____

6. Description of **Land** intended to be **RETAINED**: **Metric [X]** **Imperial [ ]**

Frontage/Width ±470m (Wellington Road #34) ±220m (Sideroad #10) AREA ±34.92ha

Depth ±815m Existing Use(s) Agricultural, woodlots, wetlands, open space, temporary outdoor storage / contractor yard.

Existing Buildings or structures: One (1) single detached dwelling, one (1) small shed, and two (2) cover-all structures.

Proposed Uses (s): No change. The retained lands are subject to a 2nd consent application requesting to add ±32.74ha to the lands to the north which would result in the existing dwelling and shed being retained on a ±2.18ha parcel. The temporary outdoor storage / contractor yard uses will be discontinued prior to consent being granted.

Type of access (Check appropriate space) **Existing [X]** **Proposed [ ]**

[ ] Provincial Highway
[X] County Road
[ ] Municipal road, maintained year round
[ ] Municipal road, seasonally maintained
[ ] Easement

[ ] Right-of-way
[ ] Private road
[ ] Crown access road
[ ] Water access
[ ] Other (specify) _____

Type of water supply - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system
[X] Well [X] individual [ ] communal
[ ] Lake
[ ] Other (specify): _____

Type of sewage disposal - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers
[X] Septic Tank [X] individual [ ] communal
[ ] Pit Privy
[ ] Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES [X] NO [ ]**
   *If yes, see sketch requirements and the application must be accompanied by a:
   MINIMUM DISTANCE SEPARATION FORM.

N/A - The application is for a lot line adjustment and will not result in lot creation or additional use permissions.

8. Is there a landfill within 500 metres [1640 feet]? **YES [ ] NO [X]**

9. **a)** Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? **YES [ ] NO [X]**

   b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

   YES [ ] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? **YES [X] NO [ ]**

11. Is there any portion of the land to be severed or to be retained located within a floodplain? **YES [X] NO [ ]**

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? **YES [ ] NO [X]**

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? **YES [ ] NO [X]**

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? **YES [ ] NO [X]**

15. Is there a noxious industrial use within 500 meteres [1640']? **YES [ ] NO [X]**

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? **YES [ ] NO [X]**

    Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? **Reid Fields to the south** **YES [X] NO [ ]**

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? **YES [ ] NO [X]**

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of the commercial use(s)

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)
YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [X] UNKNOWN [ ]

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? YES [ ] NO [X]

If YES, is it identical [ ] or changed [ ] Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO [ ]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

See Severance Sketch

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?
YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO [ ]

24. Is the application consistent with the Provincial Policy Statement? YES [X] NO [ ]

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan [ ] Places to Grow [X] Other [ ] _____

If **YES**, does the application conform with the applicable Provincial Plan(s) YES [X] NO [ ]

26. a) What is the existing **County Official Plan** designation of the subject land? (severed and retained)

Secondary Agricultural, Core Greenlands, and Greenlands.

b) What is the existing **Local Official Plan** (if any) designation of the subject land? (severed and retained)

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s). **N/A**

Amendment Number(s): _____ File Number(s): _____

27. What is the **zoning** of the subject lands? **Agricultural (A) Zone & Natural Environment (NE) Zone**

28. Does the proposal for the subject lands conform to the existing zoning? **YES [X] NO [ ]**

If NO, a) has an application been made for re-zoning?
YES [ ] NO [ ] File Number_____

b) has an application been made for a minor variance?
YES [ ] NO [ ] File Number_____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES [X] NO [ ]**

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee _____

CIBC - 595 Bay St. - 5th Floor, Toronto, Ontario M5G 2C2

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable" **N/A**

30. **Type of Farm Operation** conducted on these subject lands:

Type: Dairy [ ] _____ Beef Cattle [ ] _____ Swine [ ] _____ Poultry [ ] _____ Other [ ] _____.

31. **Dimensions of Barn(s)/Outbuildings/Sheds (*that are to remain*) Severed & Retained Lands**

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

32. **Manure Storage Facilities** on these lands:

DRY	SEMI-SOLID	LIQUID
Open Pile [ ]	Open Pile [ ]	Covered Tank [ ]
Covered Pile [ ]	Storage with Buck Walls [ ]	Aboveground Uncovered Tank [ ]
		Belowground Uncovered Tank [ ]
		Open Earth-sided Pit [ ]

33. Are there any drainage systems on the retained and severed lands? **YES [ ] NO [ ]**

Type	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]		Neighbours Lands [ ]
		River/Stream [ ]

34. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? **YES [X] NO [ ]**

If YES, please complete the Source Water Protection Form and submit with your application.

REID'S HERITAGE HOMES
Modern Thinking. Timeless Values™

6783 Wellington Road 34, RR 22
Cambridge ON N3C 2V4
T: 519.658.6656
TF: 877.88.REIDS
F: 519.654.9746

February 6, 2017

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: **Ms. Deborah Turchet, Secretary-Treasurer Land Division**

RE: **Consent Applications to permit lot-line adjustments to the lands municipally known as 4485 Sideroad #10 North, 4539 Sideroad #10 North & 6792 Wellington Road #34.**

Ms. Turchet,

Please accept the two (2) attached consent application packages which request to add lands to 4485 Sideroad #10 North (hereinafter referred to as the 'Blevins Property') and 4539 Sideroad #10 North (hereinafter referred to as the 'Nathan Reid Property') from 6792 Wellington Road #34 (hereinafter referred to as the 'RHHL Property') by way of lot-line adjustments. The result of the proposed applications is described in the table below:

Property	Current Area	Following Lot Addition	Change
4485 Sideroad #10 North (Blevins Property)	±3.0ha	±3.53ha	+0.53ha
4539 Sideroad #10 North (Nathan Reid Property)	±36.06ha	±68.80ha	+32.74ha
6792 Wellington Road #34 (RHHL Property)	±35.45ha	±2.18ha	(33.27ha)

A concise planning justification summary has been included on the following page of this letter to describe the proposals in greater detail, and to assist Staff in reviewing the applications.

Accordingly, the following attached information will make up the complete applications:

- Two (2) cheques made payable to the County of Wellington in the amount of $1050;
- Two (2) cheques made payable to the Grand River Conservation Authority in the amount of $380.00. Should only one (1) review fee be required, we kindly request the additional cheque be returned;
- Two (1) signed original completed application forms;
- One (1) copy of the deed for the Blevins Property;
- One (1) copy of the deed for the RHHL Property;
- One (1) copy of the deed for the Nathan Reid Property;
- One (1) list of all property owners within 60m of the subject lands (provided by e-mail on February 6, 2017)
- Sixteen (16) full-size copies of proposed consent sketch.

I trust that you have everything required to review and process the applications, however, should you need any additional information, please do not hesitate to contact me by email at mrobson@heritagehomes.com or by telephone at (519)-658-6656 ext 274.

[redacted]
Matthew Robson
Land Development Project Manager

Cc: Jamie Laws, Van Harten Surveying and Engineering (by e-mail only)
Scott Reid, Reid's Heritage Homes Ltd. (by e-mail only)
Tim Blevins, Reid's Heritage Homes Ltd. (by e-mail only)

Planning Justification Summary

The following is a concise planning justification summary for the proposed consent applications. The purpose of this summary is to describe the subject properties and carry out a review of the proposals against applicable planning policies contained within the County of Wellington Official Plan and the Township of Puslinch Zoning By-law No. 19/85.

Blevins Property Lot Addition

Background and Proposal

The Blevins Property was created by way of consent in September 2002 (B90/01) when it was severed from the RHHL Property. The Blevins Property currently contains a single-detached dwelling, detached garage, as well as a number of small out buildings and non-tillable field used for rural-recreational purposes.

In 2015, the property was subject to a consent for lot-line adjustment (B88/14) with the RHHL property whereby an irregularly shaped ±1.35ha parcel was added to it. These added lands were isolated from the RHHL Property by Natural Environment / Hazard lands and had been used historically by the Blevin's. The Blevin's sought this lot addition as they had an interest in selling their property at the time, however, no sale took place. The Blevin's continue to own and reside at this property.

The current application requests to add an additional ±0.53ha parcel to the Blevin's Property from the RHHL Property. These lands contain an informal trail which runs along the edge of the Blevin's Property down to Wellington Road #34. In the 2015 application, this trail area was excluded from the lot addition as the Blevin's were interested in selling their property and wished to keep the trail under the ownership of Reid's Heritage Homes Ltd. Today, as the Blevin's wish to continue to keep the trail area under their control, they're seeking to exclude this area from the lands to be added to the Nathan Reid Property. Furthermore, while the Blevin's have no intention to install an additional access out to Wellington Road #34, a 0.3m reserve has been proposed to prevent the Blevins Property from gaining frontage.

It is our opinion that the proposed lands to be added are a logical and appropriate lot addition to the Blevins Property given the isolation from the overall RHHL Property by way of the Natural Environment / Hazard area which effectively acts as a natural severance. Furthermore, the proposed lot addition would not grant any additional use permissions to the Blevins or RHHL Properties.

Township of Puslinch Zoning By-law 19/85

Both the Blevins and RHHL Properties contain a mixture of Natural Environment (NE) and Agricultural (A) zoning. The Natural Environment (NE) zoning covers woodlot and wetland areas on the properties while the Agricultural (A) zoning is over the remaining open space areas. The proposed area to be severed is predominately zoned Agricultural.

While the Zoning By-law requires a minimum lot size of 4.0ha for properties zoned Agricultural, it does allow for lots created by way of consent to be a minimum of 0.4ha. As the RHHL Property was created by way of consent, it currently exceeds the minimum lot size requirement of the By-law. That being said, it should be noted that the proposed lot addition would bring Blevins property closer to the 4.0ha figure contemplated within the By-law. The RHHL property will also continue to meet the development standards of the Agricultural (A) Zone.

The provisions of the Natural Environment (NE) Zone, including the 30m setback requirement, will continue to apply to any future development on the subject properties.

County of Wellington Official Plan

The County Official Plan designates the Blevins and RHHL Properties as a mixture of Secondary Agricultural, Greenlands, and Core Greenlands, as well as a portion of the Blevins property as Mineral Aggregate Area. The properties also appear to be impacted by a Life Sciences ANSI overlay, however, the GRCA advised this was a mapping error when reviewing the 2015 application. The

Secondary Agricultural designation is consistent with the area zoned Agricultural (A) Zone while the Greenlands and Core Greenlands designation is consistent with the areas zoned Natural Environment (NE) Zone.

As the proposal is for a lot-line adjustment, it would be subject to Section 10.4.6 of the Official Plan. This section notes that lot-line-adjustments are permitted where no adverse effect on agricultural will occur. While the lands to be severed are predominately designated as Secondary Agricultural Lands, they are fragmented from the much larger agricultural holding by the Greenland/Core Greenland Areas as well as abutting rural-residential land uses. Based on this, we believe the agricultural value of the severed land is limited as there is no real potential for it to be utilized for typical agricultural purposes.

The Official Plan also contains specific policies with respect to the creation of new residential lots within Secondary Agricultural Areas. While these policies are not necessarily applicable as the proposal is for a lot-line adjustment, some regard should be given to them. With respect to maximum lot size, Section 10.4.4 of the Official Plan states that new lots should not normally be larger than 0.4ha unless existing natural features or development patterns make a larger lot more practical. We believe the rationale behind this provision is to ensure that as much active/future agricultural land is kept in production as possible, and is therefore not necessarily applicable in this instance. As noted above, based on the size and fragmentation of the severed lands, we believe the agricultural value to be quite limited.

With respect to lot shape, the Official Plan states new lots must be of a suitable shape, while Section 51(24) of the Planning Act, R.S.O. 1990 requires regard to be had for the dimension and shape of proposed lots. While the proposal would result in a somewhat irregularly shaped lot, this configuration has been proposed as it limits the encroachment into the Greenland/Core Greenland areas and would thereby represent a logical lot line. It is noted that any 'squaring off' of the severed area would result in additional encroachment into the Greenland/Core Greenland areas.

With respect to the proximity to the Greenland/Core Greenland areas, during the review of the 2015 lot addition application, the GRCA (Nathan Garland, Resource Planner) had no concerns with the eventual lot addition. This lack of concern was based on the Blevins property already encroaching on the Greenland Areas and due to the proposal being a lot line adjustment versus the creation of a new lot. The GRCA also noted that the ANSI boundary did not appear to be displayed correctly on the County Official Plan mapping. Furthermore, the GRCA did not require an Environmental Impact Study to be prepared in support of this previous application.

Regarding the Mineral Aggregate Area designation on the Blevins property, based on the limited area designated, and the abutting rural-residential land uses, resource extraction from this area would not be feasible.

Minimum Distance Separation (MDS) Formula

As the proposed consents are for a lot-line-adjustment with no additional lots being created or use permission granted, a detailed MDS calculation was not carried out. This is supported by Section 10.4.7 of the County Official Plan which notes that the appropriate MDS formula will be applied to all new lot creation only.

With respect to MDS II calculation, the owners of the Blevins Property understand that any new livestock facility on the lands would be subject setbacks from an MDS II calculation.

Summary

Overall, we believe the proposed consent application satisfies the requirements of the Township of Puslinch Zoning By-law 19/85 and the County of Wellington Official Plan. We believe the configuration of lot is logical as it limits encroachment into the abutting Greenlands/Core Greenland areas and includes the area which has historically been utilized by the Owners of the Blevins property. Furthermore, the proposal will allow for lands which are otherwise fragmented from the RHHL property to continue to be used for rural activities.

Nathan Reid Property Lot Addition

Background and Proposal

The Nathan Reid Property was created by way of a 2013 consent (B64/12) when it severed from the lands municipally known as 4529 Sideroad #10 North (retained lands from this consent contained an existing single family detached dwelling). In 2015, the Nathan Reid Property was consolidated with a small 0.93ha parcel located to the north of the lands retained from the 2013 consent, which brought the holding to the configuration we see today.

The Nathan Reid Property currently contains a number of small agricultural out-buildings and a horse stable. There is currently no dwelling on this parcel, however, the owner has advised of his intentions to apply for a building permit to construct a dwelling on the lands in the near future. Access is currently provided by way of a gravel road from Sideroad #10 North.

The requested lot-line adjustment would result in a ±32.74ha parcel of land from the RHHL Property being added to the Nathan Reid Property. These lands to be added currently contain two (2) coverall structures used for storage, active agricultural fields, as well as woodlot and wetland areas. There are hydro poles running across the west side of the lands to be retained which provide electricity to the coverall buildings (sn easement will be granted in favour of Hydro One over this portion of land prior to the lot-line adjustment being finalized). The retained RHHL parcel has been kept as small as possible at ±2.18ha to accommodate the existing single detached dwelling, small shed, septic field, well, and mature trees on site and would not result in any agricultural land being taken out of production.

Access to the lands to be added to the Nathan Reid Property is proposed to be provided by a new agricultural entrance to Wellington Road #34 to the west of the retained RHHL lands. We acknowledge such entrance permit will need to be granted by the County of Wellington.

Township of Puslinch Zoning By-law 19/85

Both the Nathan Reid and RHHL Properties contain a mixture of Natural Environment (NE) and Agricultural (A) zoning. The Natural Environment (NE) zoning covers woodlot and wetland areas on the properties while the Agricultural (A) zoning is over the remaining open space areas.

While the Zoning By-law requires a minimum lot size of 4.0ha for properties zoned Agricultural, it does allow for lots created by way of consent to be a minimum of 0.4ha. The proposed lot-line adjustment would result in the RHHL being reduced in area to ±2.18ha.

The provisions of the Natural Environment (NE) Zone, including the 30m setback requirement, will continue to apply to any future development on the subject properties.

County of Wellington Official Plan

The County Official Plan designates the Nathan Reid and RHHL Properties as a mixture of Secondary Agricultural, Greenlands, and Core Greenlands. The County GIS mapping also shows both properties being impacted by a Life Sciences ANSI overlay. With respect to this overlay, while the proposed lot-line adjustment would have no impact on any environmental feature given no new lots would be created or use permissions granted, the GRCA has previously advised that the overlay is not displayed correctly on the County GIS system. We acknowledge the GRCA will review and provide comments on the proposal.

The Secondary Agricultural designation is consistent with the area zoned Agricultural (A) Zone while the Greenlands and Core Greenlands designation is consistent with the areas zoned Natural Environment (NE) Zone.

As the proposal is for a lot-line adjustment, it would be subject to Section 10.4.6 of the Official Plan. This section notes that lot-line adjustments are permitted where no adverse effect on agriculture will occur. As the proposed lot-line adjustment would result in no change to the existing agricultural activities taking place on the RHHL Property, it is our opinion that the proposal would have no adverse effect on agriculture.

The Official Plan also contains specific policies with respect to the creation of new residential lots within Secondary Agricultural Areas. While these policies are not necessarily applicable as the proposal is for a lot-line adjustment, some regard should be given to them. With respect to maximum lot size, Section 10.4.4 of the Official Plan states that new lots should not normally be larger than 0.4ha unless existing natural features or development patterns make a larger lot more practical. We believe the rationale behind this maximum lot size provision is to ensure that as much active/future agricultural land is kept in production as possible, and is therefore not necessarily applicable in this instance. As noted above, the retained RHHL Property has been kept as small as possible at an area of ±2.18ha.

With respect to lot shape, the Official Plan states new lots must be of a suitable shape, while Section 51(24) of the Planning Act, R.S.O. 1990 requires regard to be had for the dimension and shape of proposed lots. We believe the size and shape of the severed and retained lands are suitable.

With respect to the proximity to the Greenland/Core Greenland areas, as the proposed lot line adjustment would not result in lot creation or additional use permissions granted, it is our opinion that there will be no negative impact on the environmental features of the Green/Core Greenland areas.

Minimum Distance Separation (MDS) Formula

As the proposed consents are for a lot-line adjustment with no additional lots being created or use permission granted, a detailed MDS calculation was not carried out. This is supported by Section 10.4.7 of the County Official Plan which notes that the appropriate MDS formula will be applied to all new lot creation only.

With respect to MDS II calculation, the owners of the Nathan Reid Property understand that any new livestock facility on the lands would be subject setbacks from an MDS II calculation.

Summary

Overall, we believe the proposed consent application satisfies the requirements of the Township of Puslinch Zoning By-law 19/85 and the County of Wellington Official Plan. We believe the lot size and configuration of the lands to be retained is appropriate as it would result in the active agricultural portion of the RHHL Property to be consolidated with the Nathan Reid Property to the north and keep all active/future agricultural land in production.

Thank you for your review of the applications. Please advise if you require any additional information to process.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO [ ]

If yes, please indicate the person you have met/spoken to: **Elizabeth Martelluzzi - Junior Planner**

36. If a **new farm operation,** or **new crops,** or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

N/A

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

See attached cover letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.

2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.

3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.

4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.

6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

APPLICATION FOR CONSENT

Ontario Planning Act

1. **Approval Authority:**

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 **Fax:** 519-837-3875

SECTION A

Fee Received: Feb 7/17

File No. B14/17

Accepted as Complete on: Feb 7/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION A: Parcel to which land is being added.

2. **(a) Name of Registered Owner(s)** Tim & Charlotte Blevins

Address Tim & Charlotte Blevins

4485 Sideroad #10 North, Township of Puslinch

Phone No. _____ **Email:** _____

(b) Name and Address of Applicant (as authorized by Owner) Matthew Robson

6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

[redacted]

(c) Name and Address of Owner's Authorized Agent: Matthew Robson

6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

[redacted]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] **APPLICANT [X]** **AGENT [ ]**

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] **APPLICANT [X]** **AGENT [ ]**

3. **Location of Land in the County of Wellington:** PART OF LOT 11, CONCESSION 3 (PUSLINCH) BEING PART 1 ON 61R9170 AND PART 1 ON 61R20514 TOWNSHIP OF PUSLINCH

Local Municipality: _____

Concession _____ Lot No. _____

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4485 Sideroad #10 North, Township of Puslinch

(b) When was property acquired: 2002 **Registered Instrument No.** RO818805

KEYMAP
SUBJECT PROPERTY
SEVERANCE SKETCH
PART OF LOTS 11 AND 12
CONCESSION 3
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON
SCALE 1 : 2000
VAN HARTEN SURVEYING INC.
GIVEN ROAD (NOT TRAVELLED)
ROAD ALLOWANCE BETWEEN LOTS 10 & 11
ROAD ALLOWANCE BETWEEN CONCESSIONS 2 & 3, WELLINGTON COUNTY ROAD No. 34
LOT 11, CONCESSION 3
LOT 12, CONCESSION 3
LOT 13, CONCESSION 3
LOT 11, CONCESSION 2
LOT 12, CONCESSION 2
LANDS TO BE ADDED TO #2 AREA=36.06±ha
LANDS TO BE ADDED TO #1 AREA=3±ha
LANDS TO BE SEVERED #2 AREA=32.74±ha
LANDS TO BE SEVERED #1 AREA=0.53±ha
LANDS TO BE RETAINED#2 AREA=2.18±ha
PROPOSED 0.3 RESERVE AREA=4.8±sq.m
TO MERGE
IRISH CREEK
HORSE BARN WITH 4 STALLS
SHED
WELL
SEPTIC BED
POND
GRAVEL DRIVE
NOTES:
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONME
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANC CORE GREENLANDS AND SECONDARY AGRICULTURAL.
4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
THIS SKETCH WAS PREPARED ON THE 18th DAY OF JANUARY, 2017
JAMES M. LAWS ONTARIO LAND SURVEYOR
METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS
Elmira Ph: 519-669-5070
Guelph Ph: 519-821-2763
Orangeville Ph: 519-940-4110
www.vanharten.com
info@vanharten.com
DRAWN BY: JAM
CHECKED BY: JML
PROJECT No. 22262-16

ATTACHMENT 'C' (c)

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

February 10, 2017

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 7, 2017

FILE NO. B15/17

APPLICANT

Reid's Heritage Homes Ltd.
6792 Wellington Rd 34
RR#22
Cambridge ON N3C 2V4

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 11
Concession 3

Proposed severance is 32.74 hectares with 324m frontage (Severed #2 on sketch), existing agricultural & storage/contractor yard with 2 cover-all structures to be added to abutting rural residential parcel – Nathan Reid. Outdoor storage/contractor yard will be discontinued.

Retained parcel is 2.18 hectares with 146m frontage, existing and proposed rural residential use with existing dwelling & shed (Retained #2).

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

March 22, 2017

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files 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.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

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

MAILED TO:

Local Municipality - Puslinch County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

Bell Canada County Clerk Roads/Solid Waste Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

APPLICATION FOR CONSENT Ontario Planning Act

1. **Approval Authority:**

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 **Fax:** 519-837-3875

SECTION B
Required Fee: $ 1050
Fee Received: Feb 7/17
File No. B15/17
Accepted as Complete on: Feb 7/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION B: Parcel from which land is being transferred

2(a) Name of Registered Owner(s) Reid's Heritage Homes Ltd.

Address 6792 Wellington Road #34

Phone No. _____ **Email:** _____

(b) Name and Address of Applicant (as authorized by Owner) Matthew Robson
6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

[redacted]

(c) Name and Address of Owner's Authorized Agent: Matthew Robson
6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

Phone No. [redacted] Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER [ ] **APPLICANT** [X] **AGENT** [ ]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] **APPLICANT** [X] **AGENT** [ ]

3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

[X] **Conveyance to effect an addition to a lot** As shown on Severance Sketch, "LANDS TO BE SEVERED #2" to be merged with subject property.

[ ] **Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Provide legal description of the lands to which the parcel will be added:
PT LOT 11, CONCESSION 3 PUSLINCH, PT 1 61R11778; PT LOTS 11 & 12, CONCESSION 3 PUSLINCH PT 1 61R4907 EXCEPT PT 1, 61R11778 & PT 1, 61R-20318 TOWNSHIP OF PUSLINCH

4. (a) Location of Land in the County of Wellington: **PT LTS 11 & 12, CON 3 (PUSLINCH), PT 2, 61R4907, EXCEPT PT 1, 61R6965, PT 1, 61R9170, PT 1, 61R20514 AND PT 1, 61R20873 TOWNSHIP OF PUSLINCH**

(Lands being severed from)

Local Municipality: _____

Concession _____ Lot No. _____

Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 6792 Wellington Road #34

(b) When was property acquired: Nov 9, 1989 **Registered Instrument No.** _____

5. Description of **Land** intended to be **SEVERED**: **Metric [X]** **Imperial [ ]**

Frontage/Width ±324m (Wellington Road #34) ±220m (Sideroad #10) AREA ±32.74ha

Depth ±815m Existing Use(s) Agricultural, woodlots, wetlands, open space, and temporary outdoor storage / contractor yard.

Existing Buildings or structures: Two (2) cover-all structures

Proposed Uses (s): No change but the temporary outdoor storage / contractor yard uses will be discontinued prior to consent being granted.

Type of access (Check appropriate space) **Existing [X]** **Proposed [X]**

- [ ] Provincial Highway
- [X] County Road
- [X] Municipal road, maintained year round
- [ ] Municipal road, seasonally maintained
- [ ] Easement

- [ ] Right-of-way
- [ ] Private road
- [ ] Crown access road
- [ ] Water access
- [ ] Other

Future agricultural entrance from Wellington Road #34 TBD.

Type of water supply - Existing [ ] Proposed [ ] (check appropriate space)

N/A

- [ ] Municipally owned and operated piped water system
- [ ] Well [ ] individual [ ] communal
- [ ] Lake
- [ ] Other (specify): _____

Type of sewage disposal - Existing [ ] Proposed [ ] (check appropriate space)

N/A

- [ ] Municipally owned and operated sanitary sewers
- [ ] Septic Tank [ ] individual [ ] communal
- [ ] Pit Privy
- [ ] Other (specify): _____

6. Description of **Land** intended to be **RETAINED**: **Metric [X]** **Imperial [ ]**

Frontage/Width ±146m AREA ±2.18ha

Depth ±160m Existing Use(s) Rural Residential

Existing Buildings or structures: One (1) single detached dwelling and one (1) small shed.

Proposed Uses (s): No change.

Type of access (Check appropriate space) **Existing [X]** **Proposed [ ]**

[ ] Provincial Highway
[X] County Road
[ ] Municipal road, maintained year round
[ ] Municipal road, seasonally maintained
[ ] Easement

[ ] Right-of-way
[ ] Private road
[ ] Crown access road
[ ] Water access
[ ] Other (specify) _____

Type of water supply - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated piped water system
[X] Well [X] individual [ ] communal
[ ] Lake
[ ] Other (specify): _____

Type of sewage disposal - Existing [X] Proposed [ ] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers
[X] Septic Tank [X] individual [ ] communal
[ ] Pit Privy
[ ] Other (specify): _____

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? **YES [X] NO [ ]**
*If yes, see sketch requirements and the application must be accompanied by a:
MINIMUM DISTANCE SEPARATION FORM.

N/A - The application is for a lot line adjustment and will not result in lot creation or additional use permissions.

8. Is there a landfill within 500 metres [1640 feet]? **YES [ ] NO [X]**

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? **YES [ ] NO [X]**

b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel?

YES [ ] NO [ ] If answer to 9b) is YES, these must be shown on the severance sketch

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? **YES [X] NO [ ]**

11. Is there any portion of the land to be severed or to be retained located within a floodplain? **YES [X] NO [ ]**

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? **YES [ ] NO [X]**

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? **YES [ ] NO [X]**

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? **YES [ ] NO [X]**

15. Is there a noxious industrial use within 500 meteres [1640']? **YES [ ] NO [X]**

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? **YES [ ] NO [X]**

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? **Reid Fields to the south** **YES [X] NO [ ]**

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? **YES [ ] NO [X]**

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? **YES [ ] NO [X] UNKNOWN [ ]**

If YES, what was the nature and type of industrial use(s)?

_____

b) Has there been a commercial use(s) on the site? **YES [ ] NO [X] UNKNOWN [ ]**

If YES, what was the nature and type of the commercial use(s)

_____

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?)

YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? **YES [ ] NO [X] UNKNOWN [ ]**

If YES, specify the use and type of fuel(s) _____

20. Is this a **resubmission** of a previous application? **YES [ ] NO [X]**

If YES, is it identical **[ ]** or changed **[ ]** Provide previous File Number _____

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? **YES [X] NO [ ]**

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

See Severance Sketch

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors?

YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? **YES [X] NO [ ]**

24. Is the application consistent with the Provincial Policy Statement? **YES [X] NO [ ]**

25. Is the subject land within an area of land designated under any provincial plan or plans?

Greenbelt Plan [ ] Places to Grow [X] Other [ ] _____

If **YES**, does the application conform with the applicable Provincial Plan(s) **YES [X] NO [ ]**

26. a) What is the existing **County Official Plan** designation of the subject land? (severed and retained)

Secondary Agricultural, Core Greenlands, and Greenlands.

_____

b) What is the existing **Local Official Plan** (if any) designation of the subject land? (severed and retained)

N/A

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s). **N/A**

Amendment Number(s): _____ File Number(s): _____

27. What is the **zoning** of the subject lands? **Agricultural (A) Zone & Natural Environment (NE) Zone**

28. Does the proposal for the subject lands conform to the existing zoning? **YES [X] NO [ ]**

If NO, a) has an application been made for re-zoning?
YES [ ] NO [ ] File Number_____

b) has an application been made for a minor variance?
YES [ ] NO [ ] File Number_____

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? **YES [X] NO [ ]**

If the answer is YES, please provide a copy of the relevant instrument.
For mortgages, provide complete name and address of Mortgagee _____

CIBC - 595 Bay St. - 5th Floor, Toronto, Ontario M5G 2C2

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

30. **Type of Farm Operation** conducted on these subject lands: **N/A**

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [ ]

N/A - Temporary coverall structures on lands to be severed

31. **Dimensions of Barn(s)/Outbuildings/Sheds (*that are to remain*) Severed & Retained Lands**

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

32. **Manure Storage Facilities** on these lands:

DRY	SEMI-SOLID	LIQUID
Open Pile [ ]	Open Pile [ ]	Covered Tank [ ]
Covered Pile [ ]	Storage with Buck Walls [ ]	Aboveground Uncovered Tank [ ]
		Belowground Uncovered Tank [ ]
		Open Earth-sided Pit [ ]

33. Are there any drainage systems on the retained and severed lands? **YES [ ] NO [ ]**

Type	Drain Name & Area	Outlet Location
Municipal Drain [ ]		Owner's Lands [ ]
Field Drain [ ]		Neighbours Lands [ ]
		River/Stream [ ]

34. **Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? **YES [X] NO [ ]**

If YES, please complete the Source Water Protection Form and submit with your application.

REID'S HERITAGE HOMES
Modern Thinking. Timeless Values.™

6783 Wellington Road 34, RR 22
Cambridge ON N3C 2V4
T: 519.658.6656
TF: 877.88.REIDS
F: 519.654.9746

February 6, 2017

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph, Ontario
N1H 3T9

Attention: **Ms. Deborah Turchet, Secretary-Treasurer Land Division**

RE: **Consent Applications to permit lot-line adjustments to the lands municipally known as 4485 Sideroad #10 North, 4539 Sideroad #10 North & 6792 Wellington Road #34.**

Ms. Turchet,

Please accept the two (2) attached consent application packages which request to add lands to 4485 Sideroad #10 North (hereinafter referred to as the 'Blevins Property') and 4539 Sideroad #10 North (hereinafter referred to as the 'Nathan Reid Property') from 6792 Wellington Road #34 (hereinafter referred to as the 'RHHL Property') by way of lot-line adjustments. The result of the proposed applications is described in the table below:

Property	Current Area	Following Lot Addition	Change
4485 Sideroad #10 North (Blevins Property)	±3.0ha	±3.53ha	+0.53ha
4539 Sideroad #10 North (Nathan Reid Property)	±36.06ha	±68.80ha	+32.74ha
6792 Wellington Road #34 (RHHL Property)	±35.45ha	±2.18ha	(33.27ha)

A concise planning justification summary has been included on the following page of this letter to describe the proposals in greater detail, and to assist Staff in reviewing the applications.

Accordingly, the following attached information will make up the complete applications:

- Two (2) cheques made payable to the County of Wellington in the amount of $1050;
- Two (2) cheques made payable to the Grand River Conservation Authority in the amount of $380.00. Should only one (1) review fee be required, we kindly request the additional cheque be returned;
- Two (1) signed original completed application forms;
- One (1) copy of the deed for the Blevins Property;
- One (1) copy of the deed for the RHHL Property;
- One (1) copy of the deed for the Nathan Reid Property;
- One (1) list of all property owners within 60m of the subject lands (provided by e-mail on February 6, 2017)
- Sixteen (16) full-size copies of proposed consent sketch.

I trust that you have everything required to review and process the applications, however, should you need any additional information, please do not hesitate to contact me by email at mrobson@heritagehomes.com or by telephone at (519)-658-6656 ext 274.

Regards,

[redacted]

Matthew Robson
Land Development Project Manager

Cc: Jamie Laws, Van Harten Surveying and Engineering (by e-mail only)
Scott Reid, Reid's Heritage Homes Ltd. (by e-mail only)
Tim Blevins, Reid's Heritage Homes Ltd. (by e-mail only)

Planning Justification Summary

The following is a concise planning justification summary for the proposed consent applications. The purpose of this summary is to describe the subject properties and carry out a review of the proposals against applicable planning policies contained within the County of Wellington Official Plan and the Township of Puslinch Zoning By-law No. 19/85.

Blevins Property Lot Addition

Background and Proposal

The Blevins Property was created by way of consent in September 2002 (B90/01) when it was severed from the RHHL Property. The Blevins Property currently contains a single-detached dwelling, detached garage, as well as a number of small out buildings and non-tillable field used for rural-recreational purposes.

In 2015, the property was subject to a consent for lot-line adjustment (B88/14) with the RHHL property whereby an irregularly shaped ±1.35ha parcel was added to it. These added lands were isolated from the RHHL Property by Natural Environment / Hazard lands and had been used historically by the Blevin's. The Blevin's sought this lot addition as they had an interest in selling their property at the time, however, no sale took place. The Blevin's continue to own and reside at this property.

The current application requests to add an additional ±0.53ha parcel to the Blevin's Property from the RHHL Property. These lands contain an informal trail which runs along the edge of the Blevin's Property down to Wellington Road #34. In the 2015 application, this trail area was excluded from the lot addition as the Blevin's were interested in selling their property and wished to keep the trail under the ownership of Reid's Heritage Homes Ltd. Today, as the Blevin's wish to continue to keep the trail area under their control, they're seeking to exclude this area from the lands to be added to the Nathan Reid Property. Furthermore, while the Blevin's have no intention to install an additional access out to Wellington Road #34, a 0.3m reserve has been proposed to prevent the Blevins Property from gaining frontage.

It is our opinion that the proposed lands to be added are a logical and appropriate lot addition to the Blevins Property given the isolation from the overall RHHL Property by way of the Natural Environment / Hazard area which effectively acts as a natural severance. Furthermore, the proposed lot addition would not grant any additional use permissions to the Blevins or RHHL Properties.

Township of Puslinch Zoning By-law 19/85

Both the Blevins and RHHL Properties contain a mixture of Natural Environment (NE) and Agricultural (A) zoning. The Natural Environment (NE) zoning covers woodlot and wetland areas on the properties while the Agricultural (A) zoning is over the remaining open space areas. The proposed area to be severed is predominately zoned Agricultural.

While the Zoning By-law requires a minimum lot size of 4.0ha for properties zoned Agricultural, it does allow for lots created by way of consent to be a minimum of 0.4ha. As the RHHL Property was created by way of consent, it currently exceeds the minimum lot size requirement of the By-law. That being said, it should be noted that the proposed lot addition would bring Blevins property closer to the 4.0ha figure contemplated within the By-law. The RHHL property will also continue to meet the development standards of the Agricultural (A) Zone.

The provisions of the Natural Environment (NE) Zone, including the 30m setback requirement, will continue to apply to any future development on the subject properties.

County of Wellington Official Plan

The County Official Plan designates the Blevins and RHHL Properties as a mixture of Secondary Agricultural, Greenlands, and Core Greenlands, as well as a portion of the Blevins property as Mineral Aggregate Area. The properties also appear to be impacted by a Life Sciences ANSI overlay, however, the GRCA advised this was a mapping error when reviewing the 2015 application. The

Secondary Agricultural designation is consistent with the area zoned Agricultural (A) Zone while the Greenlands and Core Greenlands designation is consistent with the areas zoned Natural Environment (NE) Zone.

As the proposal is for a lot-line adjustment, it would be subject to Section 10.4.6 of the Official Plan. This section notes that lot-line-adjustments are permitted where no adverse effect on agricultural will occur. While the lands to be severed are predominately designated as Secondary Agricultural Lands, they are fragmented from the much larger agricultural holding by the Greenland/Core Greenland Areas as well as abutting rural-residential land uses. Based on this, we believe the agricultural value of the severed land is limited as there is no real potential for it to be utilized for typical agricultural purposes.

The Official Plan also contains specific policies with respect to the creation of new residential lots within Secondary Agricultural Areas. While these policies are not necessarily applicable as the proposal is for a lot-line adjustment, some regard should be given to them. With respect to maximum lot size, Section 10.4.4 of the Official Plan states that new lots should not normally be larger than 0.4ha unless existing natural features or development patterns make a larger lot more practical. We believe the rationale behind this provision is to ensure that as much active/future agricultural land is kept in production as possible, and is therefore not necessarily applicable in this instance. As noted above, based on the size and fragmentation of the severed lands, we believe the agricultural value to be quite limited.

With respect to lot shape, the Official Plan states new lots must be of a suitable shape, while Section 51(24) of the Planning Act, R.S.O. 1990 requires regard to be had for the dimension and shape of proposed lots. While the proposal would result in a somewhat irregularly shaped lot, this configuration has been proposed as it limits the encroachment into the Greenland/Core Greenland areas and would thereby represent a logical lot line. It is noted that any 'squaring off' of the severed area would result in additional encroachment into the Greenland/Core Greenland areas.

With respect to the proximity to the Greenland/Core Greenland areas, during the review of the 2015 lot addition application, the GRCA (Nathan Garland, Resource Planner) had no concerns with the eventual lot addition. This lack of concern was based on the Blevins property already encroaching on the Greenland Areas and due to the proposal being a lot line adjustment versus the creation of a new lot. The GRCA also noted that the ANSI boundary did not appear to be displayed correctly on the County Official Plan mapping. Furthermore, the GRCA did not require an Environmental Impact Study to be prepared in support of this previous application.

Regarding the Mineral Aggregate Area designation on the Blevins property, based on the limited area designated, and the abutting rural-residential land uses, resource extraction from this area would not be feasible.

Minimum Distance Separation (MDS) Formula

As the proposed consents are for a lot-line-adjustment with no additional lots being created or use permission granted, a detailed MDS calculation was not carried out. This is supported by Section 10.4.7 of the County Official Plan which notes that the appropriate MDS formula will be applied to all new lot creation only.

With respect to MDS II calculation, the owners of the Blevins Property understand that any new livestock facility on the lands would be subject setbacks from an MDS II calculation.

Summary

Overall, we believe the proposed consent application satisfies the requirements of the Township of Puslinch Zoning By-law 19/85 and the County of Wellington Official Plan. We believe the configuration of lot is logical as it limits encroachment into the abutting Greenlands/Core Greenland areas and includes the area which has historically been utilized by the Owners of the Blevins property. Furthermore, the proposal will allow for lands which are otherwise fragmented from the RHHL property to continue to be used for rural activities.

Nathan Reid Property Lot Addition

Background and Proposal

The Nathan Reid Property was created by way of a 2013 consent (B64/12) when it severed from the lands municipally known as 4529 Sideroad #10 North (retained lands from this consent contained an existing single family detached dwelling). In 2015, the Nathan Reid Property was consolidated with a small 0.93ha parcel located to the north of the lands retained from the 2013 consent, which brought the holding to the configuration we see today.

The Nathan Reid Property currently contains a number of small agricultural out-buildings and a horse stable. There is currently no dwelling on this parcel, however, the owner has advised of his intentions to apply for a building permit to construct a dwelling on the lands in the near future. Access is currently provided by way of a gravel road from Sideroad #10 North.

The requested lot-line adjustment would result in a ±32.74ha parcel of land from the RHHL Property being added to the Nathan Reid Property. These lands to be added currently contain two (2) coverall structures used for storage, active agricultural fields, as well as woodlot and wetland areas. There are hydro poles running across the west side of the lands to be retained which provide electricity to the coverall buildings (sn easement will be granted in favour of Hydro One over this portion of land prior to the lot-line adjustment being finalized). The retained RHHL parcel has been kept as small as possible at ±2.18ha to accommodate the existing single detached dwelling, small shed, septic field, well, and mature trees on site and would not result in any agricultural land being taken out of production.

Access to the lands to be added to the Nathan Reid Property is proposed to be provided by a new agricultural entrance to Wellington Road #34 to the west of the retained RHHL lands. We acknowledge such entrance permit will need to be granted by the County of Wellington.

Township of Puslinch Zoning By-law 19/85

Both the Nathan Reid and RHHL Properties contain a mixture of Natural Environment (NE) and Agricultural (A) zoning. The Natural Environment (NE) zoning covers woodlot and wetland areas on the properties while the Agricultural (A) zoning is over the remaining open space areas.

While the Zoning By-law requires a minimum lot size of 4.0ha for properties zoned Agricultural, it does allow for lots created by way of consent to be a minimum of 0.4ha. The proposed lot-line adjustment would result in the RHHL being reduced in area to ±2.18ha.

The provisions of the Natural Environment (NE) Zone, including the 30m setback requirement, will continue to apply to any future development on the subject properties.

County of Wellington Official Plan

The County Official Plan designates the Nathan Reid and RHHL Properties as a mixture of Secondary Agricultural, Greenlands, and Core Greenlands. The County GIS mapping also shows both properties being impacted by a Life Sciences ANSI overlay. With respect to this overlay, while the proposed lot-line adjustment would have no impact on any environmental feature given no new lots would be created or use permissions granted, the GRCA has previously advised that the overlay is not displayed correctly on the County GIS system. We acknowledge the GRCA will review and provide comments on the proposal.

The Secondary Agricultural designation is consistent with the area zoned Agricultural (A) Zone while the Greenlands and Core Greenlands designation is consistent with the areas zoned Natural Environment (NE) Zone.

As the proposal is for a lot-line adjustment, it would be subject to Section 10.4.6 of the Official Plan. This section notes that lot-line adjustments are permitted where no adverse effect on agriculture will occur. As the proposed lot-line adjustment would result in no change to the existing agricultural activities taking place on the RHHL Property, it is our opinion that the proposal would have no adverse effect on agriculture.

The Official Plan also contains specific policies with respect to the creation of new residential lots within Secondary Agricultural Areas. While these policies are not necessarily applicable as the proposal is for a lot-line adjustment, some regard should be given to them. With respect to maximum lot size, Section 10.4.4 of the Official Plan states that new lots should not normally be larger than 0.4ha unless existing natural features or development patterns make a larger lot more practical. We believe the rationale behind this maximum lot size provision is to ensure that as much active/future agricultural land is kept in production as possible, and is therefore not necessarily applicable in this instance. As noted above, the retained RHHL Property has been kept as small as possible at an area of ±2.18ha.

With respect to lot shape, the Official Plan states new lots must be of a suitable shape, while Section 51(24) of the Planning Act, R.S.O. 1990 requires regard to be had for the dimension and shape of proposed lots. We believe the size and shape of the severed and retained lands are suitable.

With respect to the proximity to the Greenland/Core Greenland areas, as the proposed lot line adjustment would not result in lot creation or additional use permissions granted, it is our opinion that there will be no negative impact on the environmental features of the Green/Core Greenland areas.

Minimum Distance Separation (MDS) Formula

As the proposed consents are for a lot-line adjustment with no additional lots being created or use permission granted, a detailed MDS calculation was not carried out. This is supported by Section 10.4.7 of the County Official Plan which notes that the appropriate MDS formula will be applied to all new lot creation only.

With respect to MDS II calculation, the owners of the Nathan Reid Property understand that any new livestock facility on the lands would be subject setbacks from an MDS II calculation.

Summary

Overall, we believe the proposed consent application satisfies the requirements of the Township of Puslinch Zoning By-law 19/85 and the County of Wellington Official Plan. We believe the lot size and configuration of the lands to be retained is appropriate as it would result in the active agricultural portion of the RHHL Property to be consolidated with the Nathan Reid Property to the north and keep all active/future agricultural land in production.

Thank you for your review of the applications. Please advise if you require any additional information to process.

35. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES [X] NO [ ]

If yes, please indicate the person you have met/spoken to: **Elizabeth Martelluzzi - Junior Planner**

36. If a **new farm operation,** or **new crops,** or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

N/A

37. If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

See attached cover letter.

NOTES:

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.

2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.

3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.

4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.

6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

APPLICATION FOR CONSENT Ontario Planning Act

1. **Approval Authority:**

County of Wellington Planning and Land Division Committee
County of Wellington Administration Centre
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 **Fax:** 519-837-3875

SECTION A

Fee Received: Feb 7/17

File No. B15/17

Accepted as Complete on: Feb 7/17

A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION

SECTION A: Parcel to which land is being added.

2. **(a) Name of Registered Owner(s)** Nathan Reid

Address 4539 Sideroad #10, Township of Puslinch

Phone No. _____ **Email:** [redacted]

(b) Name and Address of Applicant (as authorized by Owner) Matthew Robson

6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

Phone No. [redacted]

(c) Name and Address of Owner's Authorized Agent: Matthew Robson

6783 Wellington Road #34, RR22, Cambridge ON, N3C 2V4

Phone No. [redacted]

(d) All Communication to be directed to:

REGISTERED OWNER [ ] **APPLICANT [X]** **AGENT [ ]**

(e) Notice Cards Posted by:

REGISTERED OWNER [ ] **APPLICANT [X]** **AGENT [ ]**

3. **Location of Land in the County of Wellington:** PT LOT 11, CONCESSION 3 PUSLINCH, PT 1 61R11778; PT LOTS 11 & 12, CONCESSION 3 PUSLINCH PT 1 61R4907 EXCEPT PT 1, 61R11778 & PT 1, 61R-20318 TOWNSHIP OF PUSLINCH

Local Municipality: _____

Concession _____ Lot No. _____

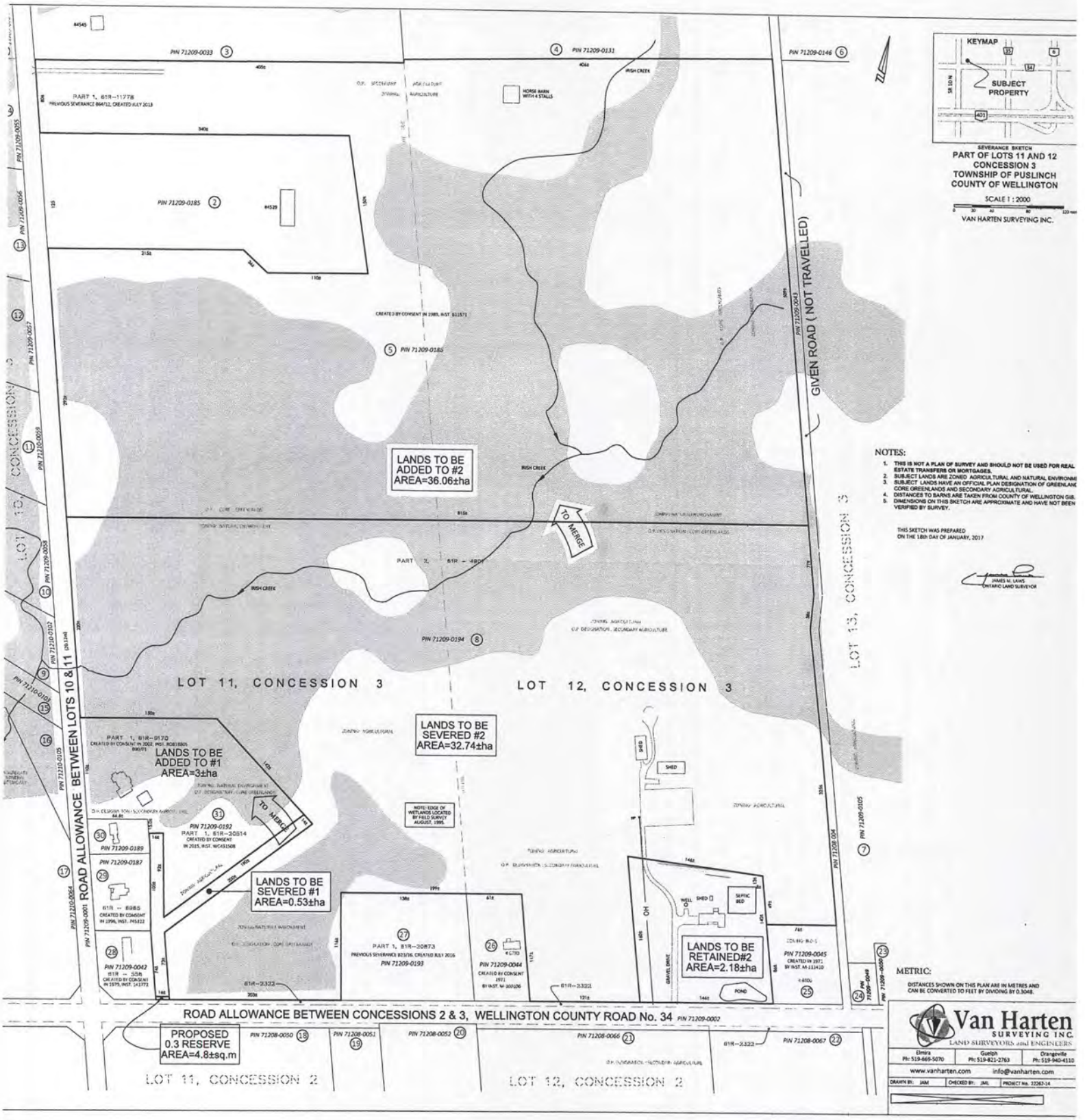
Registered Plan No. _____ Lot No. _____

Reference Plan No. _____ Part No. _____

Civic Address 4539 Sideroad #10

Property was created by consent in July 2013 (B64/12) but recently transferred from Nathan Reid Holdings Ltd. to Nathan Reid.

(b) When was property acquired: January 31, 2017 **Registered Instrument No.** WC494576



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLAND CORE GREENLANDS AND SECONDARY AGRICULTURAL.
4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON THE 18th DAY OF JANUARY, 2017

JAMES M. LAWS
ONTARIO LAND SURVEYOR

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS
Elmira Ph: 519-669-5070
Guelph Ph: 519-821-2763
Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com
DRAWN BY: JAM CHECKED BY: JML PROJECT No. 22263-14