

5(3)(f)

RECEIVED

MAR 18 2014

Township of Puslinch

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

CLERK'S DEPARTMENT	
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March 13, 2014

NOTICE

On Application No. B146/13

APPLICANT

Brian & Cheryl Cowan
4477 Victoria Rd S
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 20
Concession 9

Please be advised that **no appeal under Section 53, subsections (14) or (16), subject to subsection (23) of the Ontario Planning Act has been lodged on this Application.**

THE DECISION OF THE PLANNING AND LAND DIVISION COMMITTEE and the CONDITIONS FOR APPROVAL, SUBJECT TO SECTION 53, SUBSECTION (23), ARE NOW FINAL.

The **CERTIFICATE/STAMP of OFFICIAL FOR CONSENT will be issued when** the Secretary-Treasurer of the Planning and Land Division Committee has been furnished with written proof that all the conditions of approval for consent have been fulfilled; and has received the following:

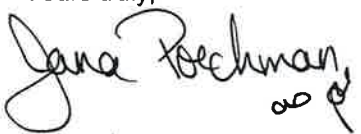
A LEGAL DESCRIPTION OF THE LAND OR INTEREST IN LAND TO BE CONVEYED OR OTHERWISE DEALT WITH; AND THE FULL NAMES OF THE PARTIES TO THE TRANSACTION.

A DEPOSITED REFERENCE PLAN WHICH INDICATES THE BOUNDARIES OF THE LAND OR INTEREST IN LAND WHICH IS THE SUBJECT OF CONSENT [or where the Planning and Land Division Committee in its decision has stated, the legal description of the land or interest in land]

A MINIMUM OF TWO DAYS IS REQUIRED FOR THE REVIEW OF THE DOCUMENTS AND THE ISSUANCE OF THE CERTIFICATE OF CONSENT. INCOMPLETE DOCUMENTS/INFORMATION WILL BE RETURNED FOR CORRECTION AND COMPLETION BY THE PREPARER OF THE DOCUMENTS/INFORMATION.

REMINDER!!! - ALL CONDITIONS MUST BE FULFILLED BEFORE THE FINAL CONSENT IS GIVEN and THE CONSENT CERTIFICATE IS ISSUED.

Yours truly,



Deborah Turchet
Secretary-Treasurer
Planning and Land Division Committee

cc: Jeff Buisman

5(3)(f)

RECEIVED

FEB 20 2014

Township of Puslinch

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

February 19, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B146/13** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

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 a 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.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

- APPLICANT – Brian & Cheryl Cowan AGENT – Jeff Buisman MUNICIPALITY - Puslinch
- COUNTY PLANNING DEPARTMENT BELL CANADA
- GRAND RIVER CONSERVATION AUTHORITY COUNTY ENGINEERING REGIONAL ASSESSMENT OFFICE

CLERK'S DEPARTMENT	
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Council Agenda	mar 19/14
File	

NOTICE OF DECISION ON APPLICATION B 146/13, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



Shawn Watters



John Green



Lou Maieron



Bruce Whale



Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON FEBRUARY 13, 2014

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON MARCH 11, 2014

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: FEBRUARY 19, 2014

SIGNED: Deborah Turlett

5(3)(g)

RECEIVED

MAR 18 2014

Township of Puslinch

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

March 13, 2014

NOTICE

On Application No. B140/12

APPLICANT

Jose & Natalia Melo
7272 Gore Road
RR#3
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 30
Gore Concession

Please be advised that **no appeal under Section 53, subsections (14) or (16), subject to subsection (23) of the Ontario Planning Act has been lodged on this Application.**

THE DECISION OF THE PLANNING AND LAND DIVISION COMMITTEE and the CONDITIONS FOR APPROVAL, SUBJECT TO SECTION 53, SUBSECTION (23), ARE NOW FINAL.

The **CERTIFICATE/STAMP of OFFICIAL FOR CONSENT will be issued when** the Secretary-Treasurer of the Planning and Land Division Committee has been furnished with written proof that all the conditions of approval for consent have been fulfilled; and has received the following:

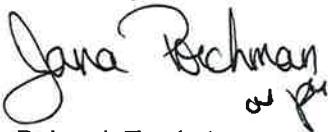
A LEGAL DESCRIPTION OF THE LAND OR INTEREST IN LAND TO BE CONVEYED OR OTHERWISE DEALT WITH; AND THE FULL NAMES OF THE PARTIES TO THE TRANSACTION.

A DEPOSITED REFERENCE PLAN WHICH INDICATES THE BOUNDARIES OF THE LAND OR INTEREST IN LAND WHICH IS THE SUBJECT OF CONSENT [or where the Planning and Land Division Committee in its decision has stated, the legal description of the land or interest in land]

A **MINIMUM OF TWO DAYS** IS REQUIRED FOR THE REVIEW OF THE DOCUMENTS AND THE ISSUANCE OF THE CERTIFICATE OF CONSENT. INCOMPLETE DOCUMENTS/INFORMATION WILL BE RETURNED FOR CORRECTION AND COMPLETION BY THE PREPARER OF THE DOCUMENTS/INFORMATION.

REMINDER!!! - ALL CONDITIONS MUST BE FULFILLED BEFORE THE FINAL CONSENT IS GIVEN and THE CONSENT CERTIFICATE IS ISSUED.

Yours truly,



Deborah Turchet
Secretary-Treasurer
Planning and Land Division Committee

cc: Bruce Donaldson

5(3)(g)

RECEIVED

FEB 20 2014

Township of Puslinch

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

February 19, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Decision for a Change of Condition on Application for Consent B140/12** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified cheques, or money orders should be made payable to the **Minister of Finance of Ontario**.

If a person or public body that files an appeal of a decision of the County of Wellington Land Division Committee in respect of the proposed consent has not made a written submission to the County of Wellington Land Division Committee before it gives or refuses to give a provisional consent then the Ontario Municipal Board may dismiss the appeal.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Land Division Committee is available for inspection at the County of Wellington Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday.

MAILED TO:

APPLICANT – Jose & Natalia Melo AGENT – Bruce Donaldson MUNICIPALITY - Puslinch
COUNTY PLANNING DEPARTMENT

CLERK'S DEPARTMENT	
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Council Agenda	Mar 19/14
File	

COUNTY of WELLINGTON LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Subsections 53 (23, 24)

NOTICE of DECISION re REQUEST FOR CHANGE of CONDITION

On Application B140/12

APPLICANT:

Jose & Natalia Melo
7272 Gore Road
RR#3
Puslinch ON N0B 2J0

LOCATION of LAND:

TOWNSHIP OF PUSLINCH
Part Lot 30
Gore Concession

The Land Division Committee, having regard to the provisions in the Ontario Planning Act R.S.O. 1990, as amended and having regard also to the Provincial Policy Statement conclude that:

In the matter of an application by Jose & Natalia Melo, pursuant to Subsections 53 (23, 24 & 26) of the Planning Act, R. S. O. 1990 as amended for consent to change a condition of approval which was imposed on Provisional Consent B140/12 (to sever 0.42 ha, 30.5mfr) being Part of Lot 30, Concession Gore, Township of Puslinch and specifically Condition No. 4 regarding the number of deposited reference plans **PROVISIONAL CONSENT IS GRANTED SUBJECT NOW TO THE FULFILMENT OF NINE CHANGED CONDITIONS OF APPROVAL.** The Land Division Committee has the opinion that Condition No. 4 may be changed to require the Owner's solicitor to provide two (2) copies of a full print of that deposited reference plan after receipt of the owner's agent's letter for this request. Notice of this change of condition will be provided to the applicants, the Township of Puslinch and Wellington County Planning Dept.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order of the Ontario Municipal Board issued in respect of the appeal.

The LAND DIVISION COMMITTEE ALSO ADVISES THE APPLICANT THAT WRITTEN NOTICE of this DECISION WAS GIVEN by the Land Division Committee's Secretary-Treasurer on February 19, 2014. All conditions of approval must be fulfilled NO LATER THAN 4:30 p.m. on FEBRUARY 20, 2015.

CHANGED CONDITIONS OF APPROVAL TO BE FULFILLED:

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document for Consent B140/12.
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide two (2) full prints of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner receive approval from the Township of Puslinch Director of Public Works in a manner deemed acceptable to that road authority for an entrance to the severed parcel; and further that the Township of Puslinch file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
- 6) **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality for the reduced frontage or retained parcel; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

..... End of Conditions of Approval; see page two for signatures and dates

NOTICE OF DECISION ON CHANGE OF CONDITION, APPLICATION B 140/12, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned



Shawn Watters



John Green



Lou Maelron



Bruce Whale



Chris White

CONCURRED TO GRANT A CHANGE OF CONDITIONS FOR PROVISIONAL CONSENT B140/12 ON
FEBRUARY 13, 2014

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR
CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE LAND
DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON MARCH 11, 2014

I certify that these two pages are the decision of the County of Wellington Planning and Land Division
Committee with respect to this request for a change of condition on provisional consent B140/12.

DATED: FEBRUARY 13, 2014

SIGNED: Deborah Twidale

5 (3) (4)

RECEIVED

APR 15 2014

Township of Puslinch

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

April 9, 2014

NOTICE

On Application No. B1/14

APPLICANT

Ann Osborne
4796 Nassagaweya-Puslinch Townline
Moffat ON L0P 1J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 9
Concession 11

Please be advised that **no appeal under Section 53, subsections (14) or (16), subject to subsection (23) of the Ontario Planning Act has been lodged on this Application.**

THE DECISION OF THE PLANNING AND LAND DIVISION COMMITTEE and the CONDITIONS FOR APPROVAL, SUBJECT TO SECTION 53, SUBSECTION (23), ARE NOW FINAL.

The **CERTIFICATE/STAMP of OFFICIAL FOR CONSENT will be issued when** the Secretary-Treasurer of the Planning and Land Division Committee has been furnished with written proof that all the conditions of approval for consent have been fulfilled; and has received the following:

A LEGAL DESCRIPTION OF THE LAND OR INTEREST IN LAND TO BE CONVEYED OR OTHERWISE DEALT WITH; AND THE FULL NAMES OF THE PARTIES TO THE TRANSACTION.

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REMINDER!!! - ALL CONDITIONS MUST BE FULFILLED BEFORE THE FINAL CONSENT IS GIVEN and THE CONSENT CERTIFICATE IS ISSUED.

Yours truly,



Deborah Turchet
Secretary-Treasurer
Planning and Land Division Committee

cc: Jeff Buisman

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

RECEIVED

MAR 21 2014

Township of Puslinch

March 19, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B1/14** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or a **written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act.** Certified Cheque, or money orders should be made payable to the **Minister of Finance of Ontario**.

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 a 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.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

APPLICANT – Ann Osborne AGENT – Jeff Buisman MUNICIPALITY - Puslinch
COUNTY PLANNING DEPARTMENT BELL CANADA
GRAND RIVER CONSERVATION AUTHORITY REGIONAL ASSESSMENT OFFICE TOWN OF MILTON

CLERK'S DEPARTMENT	
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COUNTY of WELLINGTON PLANNING & LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

On Application B1/14

APPLICANT:

Ann Osborne
4796 Nassagaweya-Puslinch Townline
Moffat ON L0P 1J0

LOCATION of SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 9
Concession 11

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Ann Osborne pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for rural residential use, being Part of Lot 9, Concession 11, Township of Puslinch, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF EIGHT CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. MARCH 20, 2015:

- 1) THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document for Consent B1/14.
- 3) THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT** the Owner receive approval from the Township of Puslinch (**Note:** Town of Milton Engineering Department request contact regarding location) in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcels; and further that the Township of Puslinch file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
- 6) THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT** the Owner submit a Tree Saving and Compensation Plan prepared by a qualified professional to the satisfaction of the County of Wellington Planning Department; and further that the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

..... **End of Conditions of Approval; see page two for signatures, dates and other information**

NOTICE OF DECISION ON APPLICATION B 1/14, continued:

PLEASE BE ADVISED:

- 1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
- 2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
- 3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

absent
Shawn Watters

John Green
John Green

Lou Maieron
Lou Maieron

Bruce Whale
Bruce Whale

Chris White
Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON MARCH 13, 2014

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON APRIL 8, 2014

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: MARCH 19, 2014

SIGNED: Dorel Twil

5(3)(I)

RECEIVED

APR 15 2014

Township of Puslinch

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

April 9, 2014

NOTICE

On Application No. B161/13

APPLICANT

Charles Cummings
4800 Pioneer Trail
RR#6
Guelph ON N1H 6J3

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 5

Please be advised that **no appeal under Section 53, subsections (14) or (16), subject to subsection (23) of the Ontario Planning Act has been lodged on this Application.**

THE DECISION OF THE PLANNING AND LAND DIVISION COMMITTEE and the CONDITIONS FOR APPROVAL, SUBJECT TO SECTION 53, SUBSECTION (23), ARE NOW FINAL.

The **CERTIFICATE/STAMP of OFFICIAL FOR CONSENT will be issued when** the Secretary-Treasurer of the Planning and Land Division Committee has been furnished with written proof that all the conditions of approval for consent have been fulfilled; and has received the following:

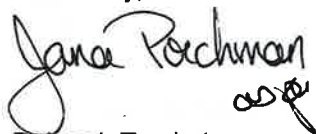
A LEGAL DESCRIPTION OF THE LAND OR INTEREST IN LAND TO BE CONVEYED OR OTHERWISE DEALT WITH; AND THE FULL NAMES OF THE PARTIES TO THE TRANSACTION.

A DEPOSITED REFERENCE PLAN WHICH INDICATES THE BOUNDARIES OF THE LAND OR INTEREST IN LAND WHICH IS THE SUBJECT OF CONSENT [or where the Planning and Land Division Committee in its decision has stated, the legal description of the land or interest in land]

A MINIMUM OF TWO DAYS IS REQUIRED FOR THE REVIEW OF THE DOCUMENTS AND THE ISSUANCE OF THE CERTIFICATE OF CONSENT. INCOMPLETE DOCUMENTS/INFORMATION WILL BE RETURNED FOR CORRECTION AND COMPLETION BY THE PREPARER OF THE DOCUMENTS/INFORMATION.

REMINDER!!! - ALL CONDITIONS MUST BE FULFILLED BEFORE THE FINAL CONSENT IS GIVEN and THE CONSENT CERTIFICATE IS ISSUED.

Yours truly,



Deborah Turchet
Secretary-Treasurer
Planning and Land Division Committee

cc: Estate of Ethel Cummings
Brian Beatty

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Township of Puslinch

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

March 19, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B161/13** pursuant to the provisions of the Ontario Planning Act.

The Decision of the County of Wellington Planning and Land Division Committee, and/or the Conditions of Approval for the provisional consent **may be appealed to the Ontario Municipal Board not later than 20 days after the giving of Notice of Decision is completed**, by filing with the Secretary-treasurer of the County of Wellington Planning and Land Division Committee at the above address a **written notice** of your desire to appeal the Decision and/or **a written notice** of your desire to appeal a Condition(s) of Approval imposed in the Decision. **Such notice will require reasons to be set out in writing of your appeal, and must be accompanied with a fee of \$ 125.00, as prescribed by the Ontario Municipal Board Act. Certified Cheque, or money orders should be made payable to the Minister of Finance of Ontario.**

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 a 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.

Also, the Ontario Municipal Board may, where it is of the opinion that the reasons in support of an appeal are insufficient, dismiss the appeal without a full hearing; but, before so dismissing an appeal, shall notify the appellant and afford him or her an opportunity to make representation as to the merits of the appeal.

The Ontario Municipal Board, when it is holding a hearing, will give notice to such agencies or persons and in such manner as the Board may determine, and in this appeal hearing, may make any decision that could have been made on the original application.

If the Decision of the County of Wellington Planning and Land Division Committee is to give provisional consent on the above-numbered application, and no appeals are filed within the time period allowed, the Consent shall be given, **except that where conditions of approval have been imposed, the Consent shall not be given until** the conditions of approval have been fulfilled to the satisfaction of the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee.

Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon be Deemed to be Refused, pursuant to Subsection 53(41) of the Ontario Planning Act.**

ADDITIONAL INFORMATION regarding this application for consent and this decision of the County of Wellington Planning and Land Division Committee is available for inspection at the County of Wellington Planning and Land Division office at 74 Woolwich Street, Guelph, Ontario, during regular business hours, Monday through Friday. Phone – 519 837 2600 x2160 or x2170; Fax – 519 837 3875

MAILED TO:

OWNER – Charles Cummings APPLICANT – Estate of Ethel Cummings AGENT – Brian Beatty
MUNICIPALITY - Puslinch
COUNTY PLANNING DEPARTMENT BELL CANADA
GRAND RIVER CONSERVATION AUTHORITY REGIONAL ASSESSMENT OFFICE CITY OF GUELPH

CLERK'S DEPARTMENT	
TO	PAC
Copy	B
Please Handle	
For Your Information	
Council Approval	April 16/14
File	

COUNTY of WELLINGTON PLANNING & LAND DIVISION COMMITTEE
Wellington County Administration Centre
74 Woolwich Street Guelph, Ontario N1H 3T9

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

On Application B161/13

APPLICANT:

Charles Cummings
4800 Pioneer Trail
RR#6
Guelph ON N1H 6J3

LOCATION of SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 5

The Planning and Land Division Committee, considering all of the evidence presented, and being assured that it had jurisdiction to consider the matter which was submitted to it, concludes that:

In the matter of an application by Charles Cummings pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lots 11 & 12, Concession 5, Township of Puslinch to effect an addition to the abutting Estate of Ethel Cummings parcel, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF SEVEN CONDITIONS OF APPROVAL.** The Planning and Land Division Committee has the opinion that a plan of subdivision of the subject lands is not necessary for the proper and orderly development of the municipality for this proposal; that the proposal satisfies generally the intent of the criteria of Section 51, subsection 24 of the Planning Act, R.S.O. 1990 as amended; and that the proposal is consistent with the intent and policies of the Provincial Policy Statement; and that it conforms generally to the intent and policies of the County's official plan; and, further, that the proposal represents compatible development, good planning and does not offend the public interest for lot line adjustments. Section 50, subsection (3) of the Planning Act, R.S.O. 1990 as amended shall apply to the severed parcel.

FINAL CONSENT IS DEEMED TO BE GIVEN when the Secretary-Treasurer of the Planning and Land Division Committee has received written proof that all of the conditions of approval have been fulfilled within the prescribed period of time.

THE PLANNING AND LAND DIVISION COMMITTEE ADVISES THE APPLICANT that all of the conditions of approval for this provisional consent must be fulfilled within a period of one year after written notice of this decision was given or consent shall be deemed to be refused. In the event of an appeal to the Ontario Municipal Board, the application for consent shall not be deemed to be refused for failure to fulfill the conditions until the expiry of one year from the date of the order or date of the notice of the Ontario Municipal Board issued in respect of the appeal.

CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. MARCH 20, 2015:

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".

2) THAT the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate and Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B161/13.

3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.

4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.

5) THAT the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.

6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.

7) THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

NOTICE OF DECISION ON APPLICATION B 161/13, continued:

PLEASE BE ADVISED:

1. Additional information regarding this application for consent is available to the public for inspection at the County of Wellington Planning and Land Division Office, 74 Woolwich Street, Guelph ON N1H 3T9 during regular business hours, Monday through Friday, holidays excepted.
2. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have either made a written request to be notified of the decision to give or refuse to give provisional consent or made a written request to be notified of changes to the conditions of the provisional consent.
3. Only individuals, corporations or public bodies may appeal decisions in respect of applications for consent to the Ontario Municipal Board. A notice of appeal may be filed on behalf of an unincorporated association by a person who is a member of the association but not by the association.

WE, the undersigned

absent

Shawn Watters

John Green

John Green

Lou Maieron

Lou Maieron

Bruce Whale

Bruce Whale

Chris White

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON MARCH 13, 2014

AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR
CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE
PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON APRIL 8, 2014

I certify that these two pages are the decision of the County of Wellington Planning and Land Division Committee with respect to this application for consent.

DATED: MARCH 19, 2014

SIGNED: Deborah Tisdell