



**MILL CREEK STEWARDSHIP RANGER PROGRAM**  
 c/o Township of Puslinch  
 7404 Wellington Road 34  
 Guelph, ON N1H 6H9

RECEIVED

DEC 02 2013

Township of Puslinch



2013 Mill Creek Rangers

November 28, 2013

Dear Mayor Lever and Councilors: # 7

Friends of Mill Creek would like to sincerely thank the Township of Puslinch for their dedicated and continued support in helping fund the Mill Creek Stewardship Ranger Program and requests a donation of \$5,000 in 2014.

Since 2003, ten crew leaders and 43 enthusiastic high school students, many from Puslinch Township, have benefited from the Ranger Program. Without exception, participants have had nothing but praise for the in-stream rehabilitation and off-site educational projects that cultivate the students' interest and knowledge of the natural environment within our community. To see your Ranger dollars at work, the most recent Ranger Report may be found at <http://www.friendsofmillcreek.org/ranger-crew/studentranger-annual-report-2012> . Our 2013 report will be posted soon.

Of course, the Creek has also benefited. There has been a measureable reduction in summer maximum temperatures and an increase in fish populations in some of the most important reaches of the Creek, both of which are directly attributable to the efforts of FOMC and the Ranger Program. More details of how FMOC's work has benefited Mill Creek and our future plans are contained on our website [www.friendsofmillcreek.org](http://www.friendsofmillcreek.org).

The Program is also extremely cost effective. Donation dollars are multiplied with in-kind contributions from the Grand River Conservation Authority, Grand River Conservation Foundation, Wellington Stewardship Council and Ministry of Natural Resources in addition to donations of labour and materials by local industry.

Success is attributable to our donors, sponsors, partners, members, and local landowners and each year the Program results continue to exceed all expectations! We are extremely proud to have received a GRCA Watershed Award in 2012. To learn more, please take a moment to watch our Watershed Award Video on our website.

Please help support the community to continue this program. With your assistance, we are looking forward to another successful year of rehabilitation and student enrichment. Your **charitable donation** can be made payable to:

**Grand River Conservation Foundation**

**(Please note on the cheque that funds are in support of Friends of Mill Creek)**

Contributions may either be mailed to Friends of Mill Creek, c/o Township of Puslinch, or provided to any of the Friends below who will be more than pleased to personally stop by. Charitable tax receipts will be issued and donors are recognized with a plaque at our annual barbeque where you will hear and see the difference your investment has made.

Sincerely,

Brad Whitcombe  
 Friends of Mill Creek  
 519-830-0337  
[bradw@everus.ca](mailto:bradw@everus.ca)

Dave Rodgers  
 Friends of Mill Creek  
 519-822-5221  
[aberfoyle.aquascience@gmail.com](mailto:aberfoyle.aquascience@gmail.com)

Ron Van Ooteghem  
 Friends of Millcreek  
 416-524-0027  
[ron.vanooteghem@holcim.com](mailto:ron.vanooteghem@holcim.com)

C.c. Karen Landry, CAO/Clerk, Township of Puslinch

CLERK'S DEPARTMENT	
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Council Agenda	Dec 18/13
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**HAMILTON REGION CONSERVATION AUTHORITY**

**MINUTES**

**Board of Directors Meeting**

**November 7, 2013**

DEC 02 2013

Township of Puslinch

I.G.# 8

Minutes of the Board of Directors meeting held on Thursday, November 7, 2013 at Woodend Auditorium, 838 Mineral Springs Road, Ancaster, Ontario at 7:00 p.m.

**PRESENT:** Brian McHattie, in the Chair  
 Dan Bowman  
 Tom Jackson  
 Duke O'Sullivan  
 Maria Topalovic

James Howlett  
 Santina Moccio  
 Robert Pasuta

Anne Tennier, Foundation Vice Chair

**REGRETS:** Brad Clark, Chad Collins, and Brad Whitcombe

**STAFF PRESENT:** Joan Bell, Lisa Burnside, Chris Firth-Eagland, Darren Kenny, Judy Love, Neil McDougall, and Mike Stone - HCA Staff

**OTHERS:** Richard Leitner – Media  
 Teri Pecoskie – Media

**NOTE:** For clarity purposes, the minutes are reported in the original agenda order.

**1. CALL TO ORDER**

The Chair called the meeting to order and welcomed everyone present.

**2. DECLARATIONS OF CONFLICT OF INTEREST**

The Chair asked members to declare any conflicts under the Board's Governance Policy. There were none.











- The Goeman Family donated \$50,000 for the Devil's Punchbowl Conservation Authority

## 11. OTHER STAFF REPORTS/MEMORANDUMS

### 11.1 Specific Agreement with the Haudenosaunee

Chris Firth-Eagland presented the report and indicated the specific agreement allows for deer harvesting in the Dundas Valley Conservation Area in two locations. The harvest in November and December 2013 is proposed for the lands identified on Schedule 'A'. The harvest for January 2014 is proposed to be relocated to the lands identified in Schedule 'B'.

No harvest is proposed for the lands identified on Schedule 'A' for January 2014. This relocation of the proposed January harvest is to an area of the valley that has no trail development and will reduce potential interactions between the harvest and conservation area users.

The agreement is similar to the last two years providing for the taking of up to 80 deer, notification to Hamilton Police Services and MNR officials and notification to the public and trail closures. Staff will engage in direct dialogue with adjacent landowners for the new lands identified in Schedule 'B'.

**BD12,1918**

**MOVED BY: James Howlett**  
**SECONDED BY: Tom Jackson**

**THAT the Board of Directors approve the following recommendations:**

**THAT the Board of Directors approve the signing of the attached agreement allowing for a deer harvest in an area of Dundas Valley Conservation Area as identified on Schedule 'A', and generally bounded by Martin Road to the east, Jerseyville Road to the south, Paddy Green Road to the west, and Powerline Road to the north on Monday, Tuesday, Wednesday, and Thursday between November 18 and December 12, 2013, inclusive and; as identified on Schedule 'B' and generally bounded by 50 metres into HCA lands between Weir's Lane to the east, the CN rail line to the north, the lot line of private properties along the south and west on Monday, Tuesday, Wednesday, and Thursday between January 6 and January 16, 2014, inclusive.**

**CARRIED**





**BD12,1921**

**MOVED BY: Duke O'Sullivan**  
**SECONDED BY: Robert Pasuta**

**THAT the Board of Directors moves out of *in camera*.**

**CARRIED**

**14. NEXT MEETING**

The next meeting of the Board of Directors will be held on Thursday, December 5, 2013 at 7:00 p.m. at Woodend Auditorium, 838 Mineral Springs Road, Ancaster, Ontario.

**15. ADJOURNMENT**

On motion, the meeting adjourned.



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02 2013  
9  
Township of Puslinch

**Notice of Council Meeting**

To present an amendment to update the Township of North Dumfries Official Plan to the Public  
(In accordance with Sections 17 and 26 of the Planning Act, R.S.O. 1990, c. P.13, as amended)

COUNCIL MEETING to be held in the Council Chambers is scheduled on December 16, 2013 at 7 p.m. Council invites you to attend and participate in a Council Meeting wherein it considers adoption of an amendment to update the Township's Official Plan. The updated Official Plan sets out where and how the Township will grow and change to the year 2031.

STATUTORY PUBLIC MEETING was held in the Council Chambers on July 2, 2013 at 7 p.m. at the Township of North Dumfries' Municipal Office, being 1171 Greenfield Road, Cambridge, Ontario – N1R 5S5. This was a public input session and was the Statutory Public Meeting as per the Planning Act. Council answered the questions of the public with respect to the proposed modifications and additions to the updated Official Plan.

OPEN HOUSE was held in the Council Chambers on June 18, 2013 from 5 - 7 p.m. at the Township of North Dumfries' Municipal Office being 1171 Greenfield Road, Cambridge, Ontario – N1R 5S5. This was an information session only and did not constitute part of the Statutory Public Meeting. Recent modifications and additions to the updated Official Plan were on display and TND staff was available to answer questions.

**Why has the Official Plan been updated?**

The Official Plan is a statutory document that sets out land use policy to guide growth, land use planning housing, infrastructure, environmental protection, resource management, development approvals and other planning matters in the Township of North Dumfries. The *Planning Act* requires that municipalities review their Official Plans at least every 5 years. The Township initiated an Official Plan Review program in 2011.

The proposed amendment to update the Official Plan implements recent Provincial policies and plans such as the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe, and the Regional Official Plan. The overall effect of this Amendment is to bring the Township's Official Plan into conformity with the new Official Plan for the Region of Waterloo and other recent Provincial policy initiatives. It represents Township Council's vision for growth and change within the township to the year 2031, in the interest of promoting a sustainable, liveable and prosperous community.

This amendment will revise and add several new policies to the Township's current Official Plan, which was last approved in 1998 and periodically amended since then. It also implements a Council-endorsed strategy for accommodating population and employment growth to 2031 that directs much of the growth to the Township's only identified urban area (Ayr Urban Area) and allows only for its limited expansion. The Plan provides a vision for growth in North Dumfries based on the principles of protecting the natural environment and agricultural lands, building a healthy community, and maintaining a strong economy.

The Official Plan policies under review apply to the entire municipality of the Township of North Dumfries, and therefore a key map is not provided with this notice.

Additional information on the proposed amendment to update the Official Plan is available on our website [www.NorthDumfries.ca](http://www.NorthDumfries.ca) (Select Our Services, Zoning & Planning, Official Plan Review).

**Where can I get a copy of the amendment to update the Official Plan?**

You can view an electronic copy of the proposed amendment to update the Official Plan online at [www.northdumfries.ca](http://www.northdumfries.ca) (Select Our Services, Zoning & Planning, Official Plan Review).  
Or view a copy at Township of North Dumfries's Municipal Offices at the address noted above. A hard copy or CD of the proposed amendment to update the Official Plan is also available for purchase.

**How can you be involved in the Five Year Review of the Official Plan?**

Website: Visit [www.northdumfries.ca](http://www.northdumfries.ca) (Select Our Services, Zoning & Planning, Official Plan Review) to get more information on the amendment to update the Official Plan. Phone: 519-621-0340, Stephen Stone, Director of Planning (ext. 25), Email: [mail@northdumfries.ca](mailto:mail@northdumfries.ca) or [ssstone@northdumfries.ca](mailto:ssstone@northdumfries.ca)

Please forward your comments to the CAO/Clerk's Department at the address noted above or by email to [mordue@northdumfries.ca](mailto:mordue@northdumfries.ca) by no later than 4:30 p.m. the Wednesday before the scheduled Council Meeting, if you want your comments received by Council at the Council Meeting. Comments received after this date will be presented at the meeting.

If you wish to be notified of the adoption of the proposed amendment to update the Official Plan, or of the refusal of a request to amend the Official Plan, you must make a written request to the CAO/Clerk's Department at the address above or by email to [rmordue@northdumfries.ca](mailto:rmordue@northdumfries.ca)

If you wish to be notified of upcoming meetings related to the proposed amendment to update the Official Plan, please make a written request to the CAO/Clerk's Department at the address above, or by email to [rmordue@northdumfries.ca](mailto:rmordue@northdumfries.ca)

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Council of the Township of North Dumfries before the proposed amendment to update the Official Plan is adopted, the person or public body is not entitled to appeal a decision of the Regional Municipality of Waterloo (the approval authority) to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a Public Meeting or make written submissions to the Council of the Township of North Dumfries before the proposed amendment to update the Official Plan is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Please note that under the Freedom of Information and Protection of Privacy Act, unless otherwise stated in the submission, any personal information such as name, address, telephone number and property location included in the submission will become part of the public record files for this matter and will be released, if requested, to any person.

Rob Deutschmann  
Mayor  
DATED November 22, 2013

Stephen Stone, MCIP, RPP  
Director of Planning

CLERK'S DEPARTMENT  
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Township of Puslinch

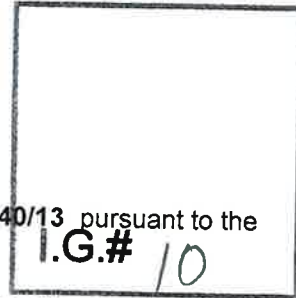
County of Wellington Planning & Land Division Committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolwich Street Guelph, Ontario N1H 3T9

November 20, 2013

**EXPLANATION OF APPEAL PROCEDURES**

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B40/13** 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 – Lena Trinchini                      MUNICIPALITY - Puslinch  
COUNTY PLANNING DEPARTMENT              COUNTY PROPERTY TAX ANALYST              BELL CANADA  
HAMILTON CONSERVATION AUTHORITY              REGIONAL ASSESSMENT OFFICE

CLERK'S DEPARTMENT	
TO	J. B. [initials]
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Council Agenda	Dec 18/13
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 B40/13

**APPLICANT:**

Lena Trinchini  
7287 Concession #1  
RR#2  
Puslinch ON N0B 2J0

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 30  
Gore Concession

**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 Lena Trinchini pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land for a rural residential lot, being Part of Lot 30, Gore Concession, Township of Puslinch, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF NINE 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. NOVEMBER 21, 2014:**

- 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 B40/13.
- 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 Owner receive approval from the applicable authority in a manner deemed acceptable to that authority for servicing and safe driveway access to the severed parcel; and further that the applicable authority 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 submit an Environmental Impact Study (EIS) including a tree saving and compensation plan prepared by a qualified professional to the satisfaction of the Wellington County Planning Department and further that the Wellington County Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) 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.
- 9) THAT** the applicant provide a site plan showing the location of the proposed buildings, driveway, septic bed and well for the severed parcel to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee.

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

NOTICE OF DECISION ON APPLICATION B 40/13, 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

*absent*


Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON NOVEMBER 14, 2013

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 4:00 p.m. ON DECEMBER 10, 2013

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: NOVEMBER 20, 2013

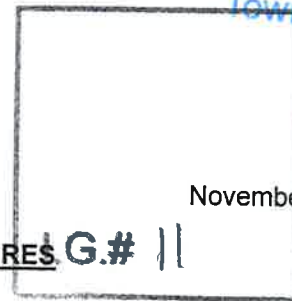
SIGNED: 

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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



November 20, 2013

EXPLANATION OF APPEAL PROCEDURES G.# 11

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B56/13** 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**.

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**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 – Edward Luck Limited      APPLICANT – Lina Trinchini      MUNICIPALITY - Puslinch  
COUNTY PLANNING DEPARTMENT      COUNTY PROPERTY TAX ANALYST      BELL CANADA  
HAMILTON CONSERVATION AUTHORITY      REGIONAL ASSESSMENT OFFICE

CLERK'S DEPARTMENT	
TO	J. B. [Signature]
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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 B56/13

**APPLICANT:**

Edward Luck Limited  
3173 Perth Rd 163  
RR#1  
Fullarton ON N0K 1H0

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 31  
Gore Concession

**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 Edward Luck Limited 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 31, Gore Concession, Puslinch Township, **PROVISIONAL CONSENT IS GRANTED SUBJECT TO THE FULFILMENT OF NINE 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. NOVEMBER 21, 2014:**

- 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 B56/13.
- 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 Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority 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 an Environmental Impact Study (EIS) be provided to the satisfaction of the County of Wellington Planning and Development Department; and further that the County of Wellington Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** the applicant provide a site plan showing the location of the proposed buildings, driveway, septic bed and well for the severed parcel to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee.

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

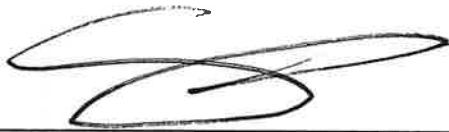


NOTICE OF DECISION ON APPLICATION B 56/13, continued:

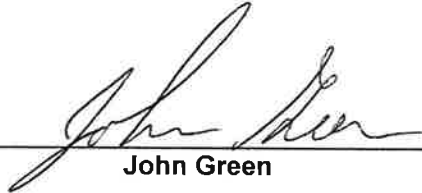
PLEASE BE ADVISED:

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

absent

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON NOVEMBER 14, 2013

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 4:00 p.m. ON DECEMBER 10, 2013

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: NOVEMBER 20, 2013

SIGNED: Deborah Tuckett

RECEIVED  
NOV 25 2013  
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

November 20, 2013  
  
I.G.# 12

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B112/13** 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 – Lino & Rina Trevisan      AGENT – Jeff Buisman      MUNICIPALITY - Puslinch  
COUNTY PLANNING DEPARTMENT      COUNTY PROPERTY TAX ANALYST      BELL CANADA  
GRAND RIVER CONSERVATION AUTHORITY      REGIONAL ASSESSMENT OFFICE      TOWN OF MILTON

CLERK'S DEPARTMENT	
TO	J. B <sup>va</sup>
Copy	
Please Handle	
For Your Information	
Council Agenda	Dec 18/13
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 B112/13

**APPLICANT:**

Lino & Rina Trevisan  
4774 Nassageweya-Puslinch TL  
Moffat ON LOP 1J0

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 10  
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 Lino & Rina Trevisan 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 10, Concession 11, Township of Puslinch, **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.

**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. NOVEMBER 20, 2014 :**

- 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 B112/13.
- 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 Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed parcel; and further that the applicable authority 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.

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

NOTICE OF DECISION ON APPLICATION B 112/13, continued:

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WE, the undersigned

<p><i>absent</i></p> <hr style="border: 0.5px solid black;"/> <p>Shawn Watters</p>	 <hr style="border: 0.5px solid black;"/> <p>John Green</p>
 <hr style="border: 0.5px solid black;"/> <p>Lou Maieron</p>	 <hr style="border: 0.5px solid black;"/> <p>Bruce Whale</p>
<p><i>absent</i></p> <hr style="border: 0.5px solid black;"/> <p>Chris White</p>	

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON NOVEMBER 14, 2013

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 DECEMBER 10, 2013

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: NOVEMBER 20, 2013 SIGNED: 