

RECEIVED

FEB 20 2014

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

Township of Puslinch

February 19, 2014

I.G.# 22

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B156/13** 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 – Richard Reid & Paul Nelson AGENT – Jeff Buisman
MUNICIPALITY - Puslinch
COUNTY PLANNING DEPARTMENT BELL CANADA
GRAND RIVER CONSERVATION AUTHORITY REGIONAL ASSESSMENT OFFICE

CLERK'S DEPARTMENT	
TO	PAC
Copy	
Please Handle	
For Your Information	
Council Agenda	Mar 19/14
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 B156/13

APPLICANT:

Richard Reid
2781 Townline Rd
Cambridge ON N3C 2V3

LOCATION of SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession 3

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 Richard Reid pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 10, Concession 3, Township of Puslinch to effect an addition to abutting rural residential lot – Richard Reid & Paul Nelson, **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 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. FEBRUARY 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 B156/13.
- 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.
- 8) **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.
- 9) **THAT** application B155/13, if granted, is dealt with by the issuance of Certificate of Official before B156/13 Certificate of Official is issued and Paul Nelson and Richard Reid’s parcel consolidated.

NOTICE OF DECISION ON APPLICATION B 156/13, 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



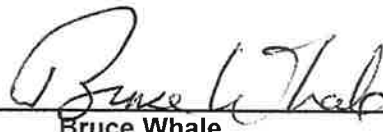
Shawn Watters



John Green



Lou Materon



Bruce Whale



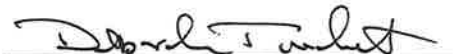
Chris White

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: 

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

RECEIVED
FEB 21 2014
Township of Puslinch

CLERK'S DEPARTMENT	
TO	<i>PAC</i>
Copy	
Please Handle	
For Your Information	
Council Agenda	<i>Mar 19/14</i>
File	

NOTICE of WITHDRAWAL of CONSENT APPLICATION

APPLICANT

Richard Reid
2781 Townline Rd
Cambridge ON N3C 2V3

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 10
Concession 3

I.G.# *23*

Proposed lot line adjustment is 0.6 hectares with 70m frontage (severed #2 on sketch) vacant land to be added to abutting rural residential lot and used for new dwelling – Richard Reid & Paul Nelson.

Retained parcel is 4.3 hectares with 52m frontage, existing and proposed rural residential use with existing dwelling and garage.

Dear Sir/Madam:

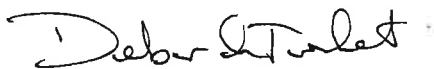
Re: Application B153/13

Please be advised that a request for the Withdrawal of Consent Application B153/13 was presented to the County of Wellington Land Division Committee on February 10, 2014.

This Withdrawal Request for Consent Application B153/13 was filed by the applicant's agent, Jeff Buisman, and was accepted by the County of Wellington Land Division Committee on February 13, 2014.

Consent Application File B153/13 is now deemed to be closed.

Sincerely,



Deborah Turchet
Secretary-Treasurer

cc—Clerk, Puslinch Township
Jameson Pickard, County Planner
Jeff Buisman – agent
Richard Reid – owner
G.R.C.A.

RECEIVED File: 23CDM14501

FEB 28 2014

February 24, 2014

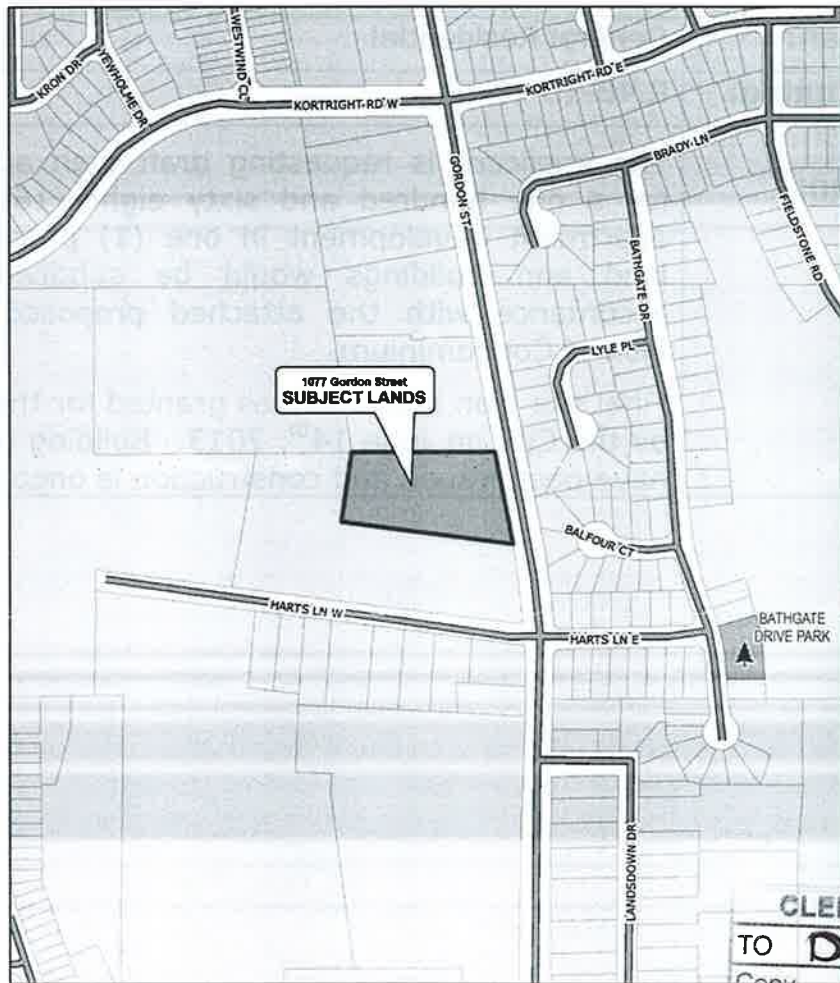
Township of Puslinch

NOTICE OF APPLICATION

PROPOSED DRAFT PLAN OF CONDOMINIUM

SUBJECT LANDS

1077 Gordon Street: The subject lands are located on the west side of Gordon Street, north of Harts Lane West.



I.G.# 24

SUBJECT LANDS
1077 Gordon Street

Prepared by the City of Guelph
Planning & Building, Engineering and Environment, Development Planning
February 2014

CLERK'S DEPARTMENT	
TO	D.F.
Copy	
Please Handle	
For Your Information	
Council Agenda	Mar 19/14
File	

Notice of Application

File: 23CDM14501

PURPOSE AND EFFECT OF APPLICATION

DETAILS OF PROPOSAL

Applicant:	Van Harten Surveying Inc.
Address:	1077 Gordon Street
Legal Description:	Part 1, Plan 61R-20242
Property Size:	1.23 hectares
Existing Land Use:	Residential
Official Plan:	General Residential
Existing Zoning:	R.4B-13
Proposal Description:	<p>The applicant is requesting draft plan approval for a one hundred and sixty eight (168) unit apartment development in one (1) phase. The land and buildings would be subdivided in accordance with the attached proposed Draft Plan of Condominium.</p> <p>Final site plan approval was granted for the lands by the City on June 14th, 2013. Building permits have been issued and construction is ongoing.</p>

To: Agencies and Departments

The City of Guelph is initiating the review of the condominium application from Van Harten Surveying Inc. for the property known as 1077 Gordon Street.

Please submit your comments by **March 17, 2014**. If you have any questions or require further information, please call Randy Harris at 519.822.1260 ext: 2377, or email: randy.harris@guelph.ca

If you have no comments or concerns regarding this application, **1077 Gordon Street: (File # 23CDM14501)**, please sign and submit this form to:



Randy Harris

Planning & Building, Engineering and Environmental Services

City of Guelph

Fax: 519.822.4632

Agency

Representative (Please Print)

Representative (Signature)

Date