

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



RECEIVED

OCT 17 2014

Township of Puslinch

October 15, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

Attached is a **Notice of Initial Decision on Application for Consent B88/14** 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:

OWNER – Reid's Heritage Homes Ltd. APPLICANT – Timothy & Charlotte Blevins MUNICIPALITY - Puslinch  
COUNTY PLANNING DEPARTMENT BELL CANADA  
GRAND RIVER CONSERVATION AUTHORITY COUNTY ENGINEERING REGIONAL ASSESSMENT OFFICE

CLERK'S DEPARTMENT	
TO	K.P. BLOUNT
Copy	
Please Handle	
For Your Information	
Council Agenda	✓ Nov 5/14
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 B88/14

**APPLICANT:**

Reid's Heritage Homes Ltd.  
Attn: Matt Robson  
6783 Wellington Rd 34, RR#22  
Cambridge ON N3C 2V4

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lots 11 & 12  
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 Reid's Heritage Homes Ltd. pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 11, Concession 3, Township of Puslinch to effect an addition to the abutting Timothy & Charlotte Blevins 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 adjustment. 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. OCTOBER 16, 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 B88/14.
- 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 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 Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full) which the Township of Puslinch 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 Township of Puslinch 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 88/14, 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




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Shawn Watters




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John Green




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Lou Maieron

absent  
Bruce Whale

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absent  
Chris White

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CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON OCTOBER 9, 2014

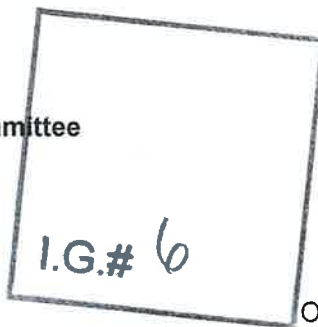
AN APPEAL TO THE ONTARIO MUNICIPAL BOARD IN RESPECT OF THIS DECISION OR CONDITION(S) OF APPROVAL MUST BE FILED WITH THE SECRETARY-TREASURER OF THE PLANNING & LAND DIVISION COMMITTEE NO LATER THAN 4:30 p.m. ON NOVEMBER 4, 2014

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: OCTOBER 15, 2014

SIGNED: Deborah Turlet

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



RECEIVED

OCT 17 2014

Township of Puslinch

October 15, 2014

**EXPLANATION OF APPEAL PROCEDURES**

**DEAR SIR or MADAM:**

Attached is a **Notice of Initial Decision on Application for Consent B89/14** 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.**

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**MAILED TO:**

OWNER – Lowell & Judy Toews      APPLICANT – James & Lisa Hogeveen      AGENT – Jeff Buisman

MUNICIPALITY - Puslinch

COUNTY PLANNING DEPARTMENT      BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY      REGIONAL ASSESSMENT OFFICE

CLERK'S DEPARTMENT	
TO	K.P. ✓ Oct 17 14
Copy	
Please Handle	
For Your information	
Council Agenda	✓ Nov 5/14
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 B89/14

**APPLICANT:**

Lowell & Judy Toews  
4477 Sideroad 10 N  
Cambridge ON N3C 2V4

**LOCATION of SUBJECT LANDS:**

TOWNSHIP OF PUSLINCH  
Part Lot 11  
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 Lowell & Judy Toews pursuant to Section 53 of the Planning Act, R. S. O. 1990 as amended for consent to convey land, being Part of Lot 11, Concession 3, Township of Puslinch, to effect an addition to the abutting James & Lisa Hogeveen lot, **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 adjustment. 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.

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**CONDITIONS OF APPROVAL TO BE FULFILLED NO LATER THAN 4:30 p.m. OCTOBER 16, 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 B89/14.
- 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 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 Township of Puslinch, financial and otherwise (included but not limited to Taxes paid in full) which the Township of Puslinch 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 Township of Puslinch 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 89/14, 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



Shawn Watters



John Green



Lou Maieron

absent

Bruce Whale

absent

Chris White

CONCURRED IN THE ABOVE DECISION TO GRANT PROVISIONAL CONSENT ON OCTOBER 9, 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 NOVEMBER 4, 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.

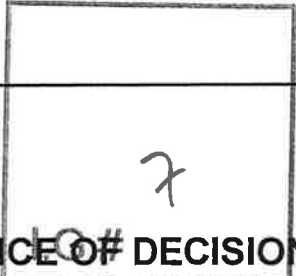
DATED: OCTOBER 15, 2014

SIGNED: 



PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
T 519.837.2600  
T 1.800.663.0750  
F 519.823.1694

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9



RECEIVED

OCT 14 2014

**NOTICE OF DECISION**

**On Application for Approval of Draft Plan of Subdivision  
Under Subsection 51(37) of the Planning Act**

Township of Puslinch

Approval Authority: County of Wellington

File Number: 23T-08001 **1719303 Ontario Inc. (Morrison Meadows)**

**IN THE MATTER OF AN APPLICATION** for Draft Plan of Subdivision

**TAKE NOTICE** that the Corporation of the County of Wellington gave approval for an application for Draft Plan of Subdivision being All of Lot 67, Pt Lots 66, 68, 69 & 77; all of lots 72 - 76 (inclusive), Pt of Lots 103 to 107 (inclusive), all of Lots 110 - 111 (inclusive), Pt of Lots 112 and 131, all of lots 132 - 135 (inclusive), and Pt of Mary St., James St., Hill St. and North St., John McEdward's Portion Registered Plan 135, formerly Village of Morrison and Pt of Lot 30, Concession 8, Township of Puslinch, County of Wellington.

**TAKE NOTICE** that the Corporation of the County of Wellington gave approval for an application for a draft plan of subdivision Wellington County File No. 23T-08001 on the 9<sup>th</sup> day of October, 2014 under Section 51(31) of the Planning Act, R.S.O. 1990, c.P.13, as amended in respect of All of Lot 67, Pt Lots 66, 68, 69 & 77; all of lots 72 - 76 (inclusive), Pt of Lots 103 to 107 (inclusive), all of Lots 110 - 111 (inclusive), Pt of Lots 112 and 131, all of lots 132 - 135 (inclusive), and Pt of Mary St., James St., Hill St. and North St., John McEdward's Portion Registered Plan 135, formerly Village of Morrison and Pt of Lot 30, Concession 8, Township of Puslinch, County of Wellington.

**AND TAKE NOTICE** that any person or public body may appeal the decision to approve or refuse the draft plan of subdivision, the lapsing provision (if applicable) or any of the conditions of the approval of the draft plan of subdivision (if applicable) to the Ontario Municipal Board, by filing with the Director of Planning and Development for the County of Wellington, not later than October 29, 2014 at 4:30 p.m. a written notice of appeal setting out the reasons for appeal.

**AND THAT** the applicant or any public body may, at any time before the approval of the final plan of subdivision, under Section 51(58) of the Planning Act, appeal any of the conditions imposed by the Corporation of the County of Wellington by filing with the Director of Planning and Development a written notice of appeal that must set out the reasons in support of the appeal, accompanied by a certified cheque or money order the applicable fee of \$125.00, made payable to the Minister of Finance of Ontario.

You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of subdivision if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of subdivision, or made a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.

A copy of the draft plan, decision, including the conditions, is attached. Additional information regarding the proposed plan of subdivision is available to the public for inspection in the Planning and Development Department of the County of Wellington, as well as at the Municipal Offices for the Township of Puslinch.

**DATED** at the City of Guelph, County of Wellington Administration Centre,  
this 9<sup>th</sup> day of October 2014

Gary A. Cousins, R.P.P., M.C.I.P.  
Planning Director

CLERK'S DEPARTMENT	
TO	HP
Copy	Council - email
Please Handle	
For Your Information	
Council Agenda	✓ NOV
File	

crs

# **THE CORPORATION OF THE COUNTY OF WELLINGTON**

## **DECISION OF THE CORPORATION OF THE COUNTY OF WELLINGTON**

With respect to an application by 1719303 Ontario Inc. (Morrison Meadows) pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990 as amended for approval of a residential plan of subdivision, being All of Lot 67, Pt Lots 66, 68, 69 & 77; all of lots 72 - 76 (inclusive), Pt of Lots 103 to 107 (inclusive), all of Lots 110 - 111 (inclusive), Pt of Lots 112 and 131, all of lots 132 - 135 (inclusive), and Pt of Mary St., James St., Hill St. and North St., John McEdward's Portion Registered Plan 135, formerly Village of Morrison and Pt of Lot 30, Concession 8, Township of Puslinch, County of Wellington.

**Draft Approval is hereby granted on October 9, 2014 subject to the following conditions:**

### **CONDITIONS OF APPROVAL FOR DRAFT PLAN OF SUBDIVISION 23T-08001**

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<b>No.</b>	<b>Condition:</b>
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1. THAT this draft approval applies to the draft plan, County of Wellington File No. 23T-08001 prepared by MacKinnon & Associates, Project No. 2747, dated December 2007, last revised May 22, 2013 illustrating six single detached residential lots, a public street (cul-de-sac), and Block 8 (for storm water management purposes). Total land area is 2.44 hectares.
2. That prior to final approval by the County of Wellington, the Township of Puslinch shall advise the County of Wellington that appropriate zoning is in effect for this proposed subdivision.
3. THAT the public road (Street 'A') to be established for the subdivision shall be named to the satisfaction of the Township of Puslinch and the County of Wellington and that such new street name shall not be a duplicate in spelling or phonetic sounding of street names elsewhere in the County of Wellington.
4. THAT the road allowance included in this draft plan (identified as Street 'A') shall be shown and dedicated as a public highway and Block 8 shall be conveyed to the municipality for storm water management purposes.
5. THAT such easements as may be required for utilities, municipal infrastructure or drainage purposes shall be granted to the appropriate authority.
6. THAT the Owner enter into a written subdivision agreement with the Township of Puslinch and that the subdivision agreement be registered by the Township of Puslinch against the lands to which it applies; and further, that a copy of the subdivision agreement as registered be forwarded to the County of Wellington.
7. THAT the subdivision agreement between the Owner and the Township of Puslinch address, among other matters, fire reservoir, a tree preservation plan, road construction, provision of individual potable water and tertiary sewage disposal systems, establishment and conveyance of necessary easements, conveyance of the SWM block (Block 8), stormwater management design and landscaping, monitoring programs, and the provision and construction of storm sewer



infrastructure, maintenance access road, fencing, and encroaching on/passing through to Morriston Park.

8. THAT the subdivision agreement between the Owner and the Township of Puslinch contain wording satisfactory to the Township that requires the Owner to provide Purchase and Sale Agreement that contain a clause to advise Purchaser of Lot 6 that the low lying area to the rear of the lot is to be used for recharge and surface ponding may extend onto the lot. Restrictive covenants limiting building construction within potential ponding areas are to be registered on the title of the affected lots.
9. THAT the subdivision agreement between the Owner and the Township of Puslinch contain wording satisfactory to the Township that requires the Owner to construct sidewalk(s) along Street A to Badenoch Street in consultation with the County of Wellington.
10. THAT the subdivision agreement between the Owner and the Township of Puslinch contain wording satisfactory to the Township that requires the Owner to decommission all groundwater monitoring wells and water supply wells not required for the development of the subdivision in accordance with the requirements of the Ontario Water Resources Act, as amended, and provide the Township with copy(ies) of the decommissioning water well records.
11. THAT the subdivision agreement between the Owner and the Township of Puslinch contain wording satisfactory to the Township that requires that the Owner satisfies the requirements of the municipality, financial and otherwise, including perpetual maintenance costs for stormwater management and fire protection infrastructure.
12. THAT the Owner provide cash-in-lieu of parkland dedication pursuant to the requirements of the Planning Act and that this matter be include within the subdivision agreement.
13. THAT prior to final approval the Owner shall prepare and submit a tree preservation/tree planting plan to the satisfaction of the Township of Puslinch.
14. THAT the Owner prepare and implement an erosion and siltation control measures report to the satisfaction of the Township's consulting engineers (including periodic sediment and erosion control monitoring reporting) in consultation with Conservation Halton and that such measures be included within the subdivision agreement.
15. THAT the Owner satisfy the requirements of the **County of Wellington Engineering Services** regarding the design and construction of Street A at Badenoch Street (Wellington Road 36) including the provision of storm sewers, utilities, easements, and other required improvements.
16. THAT the Owner satisfy all requirements and conditions of **Canada Post Corporation** including location of central mailbox, installation of concrete pad for placement of the mailbox, and ensure that each lot/home purchaser is advised in writing by the developer/builder that mail delivery will be from a designated central mailbox.
17. THAT the Owner provide the **Upper Grand District School Board** with a digital file of the plan of final subdivision in either ARC/INFO export or DXF format containing parcel fabric and street network; and agree to provide a sign, at the Owner's expense and according to the Board's specification, affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.
18. THAT the Owner enter into an agreement with the **Wellington Catholic District School Board** to establish a sign, at the Owner's expense and according the Board's specification, affixed to the permanent development sign on the property.

19. THAT such easements as may be required for utility or drainage or telecommunication purposes shall be granted by the Owner to the appropriate authority.
20. THAT the Owner provide, to the satisfaction of the County of Wellington Planning Department, a copy of the final plan of subdivision created in Autocad (.dwg) format and submitted on CD (compact disc) media or by email.
21. THAT the Owner's surveyor provides to the County of Wellington a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5".
22. THAT, if final approval is not given to this draft plan No. 23T-08001 within **five years** of draft approval and if no extensions have been granted pursuant to subsection 51(33) of the Planning Act, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O. 1990. If the Owner wishes to request an extension to draft approval, a written explanation, together with a resolution from the Township of Puslinch must be received by the Director of Planning for the County of Wellington **prior to the lapsing date of October 10, 2019**.
23. THAT the Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan (**being 2 mylars and 4 white prints – one white print with Ontario Surveyors Association sticker attached**) to the Director of Planning and Development for the County of Wellington prior to the lapsing date.
24. THAT the County of Wellington be advised in writing by the **Township of Puslinch** that conditions **2 through 14** have been satisfied.
25. THAT the County of Wellington be advised in writing by the **County of Wellington Engineering Department** how condition **15** has been satisfied.
26. THAT the County of Wellington be advised in writing by the **Canada Post Corporation** how condition **16** has been satisfied.
27. THAT the County of Wellington be advised in writing by the **Upper Grand District School Board** how condition **17** has been satisfied.
28. THAT the County of Wellington be advised in writing by the **Wellington Catholic District School Board** how condition **18** has been satisfied.
29. THAT the County of Wellington be advised in writing by the **Bell Canada, Hydro One, and Union Gas** how condition **19** as applicable has been satisfied.
30. THAT the Owner remit to the County of Wellington the applicable **final approval fee** when the final plan is being presented to the County for final approval.

(End of conditions.)

## NOTES to DRAFT PLAN APPROVAL

It is the owner/applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington (to the attention of the Director of Planning and Development, 74 Woolwich Street, Guelph, Ontario, N1H 3T9) and quoting the County's file number **23T-08001**.

We suggest that you make yourself aware of the following subsections of the Land Titles Act:

- subsection 143(1) requires that all new plans be registered in a Land Titles system if the land is situated in a land titles division; and
- subsection 143(2) allows certain exceptions.

If the agency condition(s) concerns a condition(s) in the subdivision agreement, a copy of the applicable agreement should be sent to them. This will expedite clearance of the final plan.

Payment of a clearance letter fee may be required by the clearing agencies before the clearance letter is issued. Please contact the appropriate agency for information regarding this matter.

An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "**DANGER - Overhead Electrical Wires**" in all locations where personnel and construction vehicles might come in close proximity to the conductors.

The owner/developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the owner/developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).

The owner/developer is hereby advised that prior to the issuance of a building permit, Education Development Charges shall be collected on behalf of the Wellington Catholic District School Board and the Upper Grand District School Board.

Should cultural heritage resources or archaeological artifacts be found on the property during grading, excavation, or other site works, the Ontario Ministry of Tourism, Culture and Sport (Archaeological Field Office in London Ontario) should be contacted. Should buried human remains be discovered, the OPP and coroner's office must be contacted immediately.

All measurements in the subdivision final plan must be presented in metric units.

A plan of subdivision granted final approval by the County of Wellington must be registered within 30 days or the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990, as amended.

Clearances are required from the following agencies:

Township of Puslinch  
County Engineering Department  
Canada Post Corporation  
Upper Grand District School Board  
Wellington Catholic District School Board  
Bell Canada  
Hydro One  
Union Gas