

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

RECEIVED

MAR 21 2014

Township of Puslinch

March 19, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

I.G.# 9

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

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

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

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

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

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

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

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

MAILED TO:

OWNER – Charles Cummings

APPLICANT – Estate of Ethel Cummings

AGENT – Brian Beatty

MUNICIPALITY - Puslinch

COUNTY PLANNING DEPARTMENT

BELL CANADA

GRAND RIVER CONSERVATION AUTHORITY

REGIONAL ASSESSMENT OFFICE

CITY OF GUELPH

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

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

ONTARIO PLANNING ACT, Section 53(14)

NOTICE of DECISION

On Application B161/13

APPLICANT:

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

LOCATION of SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lots 11 & 12
Concession 5

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

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

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

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

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

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate and Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B161/13.
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review for and issuance of the Certificate of Consent.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6) **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7) **THAT** the Owner satisfy all the requirements of the local municipality, financial and otherwise which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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

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

PLEASE BE ADVISED:

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

WE, the undersigned

absent

Shawn Watters

John Green

John Green

Lou Maieron

Lou Maieron

Bruce Whale

Bruce Whale

Chris White

Chris White

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

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

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

DATED: MARCH 19, 2014

SIGNED: *Deborah Towler*

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

RECEIVED
MAR 21 2014
Township of Puslinch

March 19, 2014

EXPLANATION OF APPEAL PROCEDURES

DEAR SIR or MADAM:

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

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

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

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

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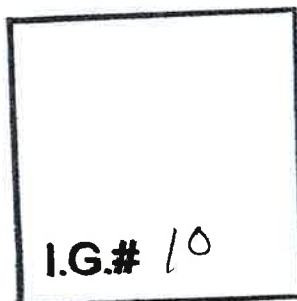
Subject to any action taken under Subsection 53(23), the Applicant(s) has a **period of ONE YEAR FROM the GIVING of NOTICE of DECISION to fulfill all the Conditions of Approval in respect of the consent. If the Applicant(s) has not fulfilled all the conditions, the Consent on the application shall thereupon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

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MAILED TO:

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

CLERK'S DEPARTMENT	
TO	PAC
Copy	
Please Handle	
For Your Information	
Council Agenda	April 16, 2014
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 B1/14

APPLICANT:

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

LOCATION of SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 9
Concession 11

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

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

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

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

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

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

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

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

PLEASE BE ADVISED:

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

WE, the undersigned

absent
Shawn Watters

John Green
John Green

Lou Maieron
Lou Maieron

Bruce Whale
Bruce Whale

Chris White
Chris White

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

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

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

DATED: MARCH 19, 2014

SIGNED: Debra Twiss

RECEIVED

MAR 21 2014

Township of Puslinch

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

FILE NO: B18/14

APPLICANT

Moe Ragbir & Deborah Dowling-Ragbir
4478 Victoria Rd S
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 20
Concession 8

I.G.# 11

Proposed severance 0.57 hectares with 67.06m frontage, vacant land for proposed parking & storage.

Retained parcel is 3.11 hectares with 189.24m frontage on Victoria Rd S & 51.82m frontage on WR 34, existing and proposed rural residential use with existing house, garage & pool.

CLERK'S DEPARTMENT	
TO	PAC
Copy	
Please provide	
For Your	
Council	April 16/14
File	

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

Does this description reasonably describe the parcel holdings? YES() NO()

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES() NO()

What Section(s) does it conform to or contravene? (Please specify)

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [] NO []

(Please Specify) _____

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [] NO []

(Please Specify) _____

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES() NO() N/A() or **Minor Variance** YES() NO() N/A()

Is proposal on an opened maintained year-round public road YES() NO()

If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify _____

Is the Proposed Lot(s) serviced now by Municipal Water YES() NO()

Is the Retained Lot serviced now by Municipal Water YES() NO()

Is the Proposed Lot(s) serviced now by Municipal Sewers YES() NO()

Is the Retained Lot serviced now by Municipal Sewers YES() NO()

Is there a **Capital Works Project** underway to service these lots in the near future YES() NO()

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

MUNICIPALITY COMMENTING FORM

FILE NO: B18/14

Is the Municipality’s Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [] NO []

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

Is the Municipality in support of this application? YES() NO()

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Does the Municipality request a Notice of the Decision? YES() NO()

SIGNATURE _____

TITLE: _____

ADDRESS: _____

DATE: _____

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

March 14, 2014

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: March 6, 2014

FILE NO. B18/14

APPLICANT

Moe Ragbir & Deborah Dowling-Ragbir
4478 Victoria Rd S
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 20
Concession 8

Proposed severance 0.57 hectares with 67.06m frontage, vacant land for proposed parking & storage.

Retained parcel is 3.11 hectares with 189.24m frontage on Victoria Rd S & 51.82m frontage on WR 34, existing and proposed rural residential use with existing house, garage & pool.

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

April 16, 2014

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

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

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

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

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Puslinch Township County Planning Conservation Authority - GRCA

County Engineering Neighbouring Municipality – City of Guelph

Bell Canada County Clerk Roads

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

Required Fee: \$ 975
 Fee Received: Mar 6/14
 File No. B18/14
 Accepted as Complete on: Mar 6/14

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

2. Name of Registered Owner(s)

Deborah Dowling-Ragbir
Moe Ragbir

Address

4478 Victoria Road South
Puslinch ON N0B 2S0

Phone No.

Home:

519-767-0276

Business:

Name and Address of Applicant (as authorized by Owner)

Phone No.

Name and Address of Owner's Authorized Agent (or authorized solicitor):

Phone No.

Fax No.

Please specify the person who is to be contacted if more information is needed and who is responsible for posting the "Notice Cards"

REGISTERED OWNER ☒APPLICANT ☐AGENT ☐

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

☒ Conveyance (Specify type and use of new lot, e.g. residential, agricultural, commercial):

new lot - residential

OR

☐ Other (Specify - e.g. mortgage, lease, easement, Right-of-way, correction of title):

(b) Name of person(s) (purchaser, lessee, mortgagee, etc.) to whom land or interest in land is intended to be conveyed, leased or mortgaged:

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

Local Municipality:

Puslinch Township

Concession

8

Lot No.

1220

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address

4478 Victoria Rd S, Puslinch ON

(b) When was property acquired: Feb. 2003

Registered Instrument No.

5. Description of Land intended to be **SEVERED**: Metric [] Imperial [✓]
Frontage/Width 67.06m AREA 0.57 hct ±
Depth _____ Existing Use(s) bush lot
Existing Buildings or structures: none
Proposed Uses (s): parking & storage

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

- ☐ Provincial Highway
☒ County Road
☐ Municipal road, maintained year round
☐ Municipal road, seasonally maintained
☐ Easement
☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access (specify what boat docking and parking facilities are available on the mainland):

Type of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated piped water system
☐ Well (specify whether individual or communal):
☐ Lake
☐ Other (Specify): no water supply

Type of sewage disposal - Existing [] Proposed [] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated sanitary sewers
☐ Septic Tank (specify whether individual or communal):
☐ Pit Privy
☐ Other (Specify): no sewage req'd.

6. Description of Land intended to be **RETAINED**: Metric [] Imperial []
Frontage/Width 189.24 AREA 3.11 Ha
Depth _____ Existing Use(s) _____
Existing Buildings or structures: Detached home, shed/garage, aboveground pool.
Proposed Uses (s): Residential

Type of access (Check appropriate space) Existing? [✓] Proposed? []

- ☐ Provincial Highway
☐ County Road
☒ Municipal road, maintained year round
☐ Municipal road, seasonally maintained
☐ Easement
☐ Right-of-way
☐ Private road
☐ Crown access road
☐ Water access (specify what boat docking and parking facilities are available on the mainland):

Type of water supply - Existing [] Proposed [] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated piped water system
☒ Well (specify whether individual or communal):
☐ Lake
☐ Other (Specify):

Type of sewage disposal - Existing [] Proposed [] (check appropriate space & specify where indicated):

- ☐ Municipally owned and operated sanitary sewers
☒ Septic Tank (specify whether individual or communal): Ind.
☐ Pit Privy
☐ Other (Specify):

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES ☒ NO ☐
8. Is there a landfill within 500 metres [1640 feet]? YES ☐ NO ☒
9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES ☐ NO ☒
- b) Is there an individual well or septic system within 45.7 metres [150 feet] of the boundaries of the proposed severed parcel? YES ☒ NO ☐ If answer to 9 b) is YES, these must be shown on the severance sketch
10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES ☐ NO ☒
11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES ☐ NO ☒
12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES ☐ NO ☒
13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES ☐ NO ☒
14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES ☒ NO ☐
15. Is there a noxious industrial use within 500 metres [1640']? YES ☐ NO ☒
16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES ☐ NO ☒

Name of Rail Line Company: _____

17. Is there an airport or aircraft landing strip nearby? YES ☐ NO ☒
18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES ☐ NO ☒

19. PREVIOUS USE INFORMATION:

Has there been an industrial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

Has there been a commercial use(s) on the site? YES ☐ NO ☒ UNKNOWN ☐

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

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

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

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

20. Is this a resubmission of a previous application? YES ☐ NO ☒

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

21. a) Has any Owner previously severed any land from the holding which existed as of June 25, 1970 and as registered in the Land Registry/Land Titles Office? YES ☐ NO ☒
- b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and supply the following information for each parcel severed: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred; And attach the information to this application.**

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

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

24. Is the application consistent with the Provincial Policy Statement? YES [] NO [] N/A
25. Is the subject land within an area of land designated under any provincial plan or plans?
Greenbelt Plan [] Places to Grow [] Other [] _____
If YES, does the application conform to or not conflict with the applicable Provincial Plan(s) YES [] NO []
26. Is the subject land a proposed surplus farm dwelling?* YES [] NO [x]
*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.
27. What is the existing **Local Official Plan** designation(s) of the subject land? (subject land means severed and retained)
Residential
- b) What is the existing **County Official Plan** designation(s) of the subject land? (subject land means severed and retained)
Residential
- c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).
Amendment Number(s): _____ File Number(s): _____
28. Is the land covered by a zoning by-law? YES [] NO [x]
If YES, what is the zoning of the subject lands? _____
29. Does the proposal for the subject lands conform to the existing zoning? YES [x] NO []
If NO, a) has an application been made for re-zoning?
YES [] NO [x] File Number: _____
b) has an application been made for a minor variance?
YES [] NO [x] File Number: _____
30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [x] NO []
If the answer is YES, please provide a copy of the relevant instrument.
For mortgages just provide complete name and address of Mortgagee. CIBC Mortgages Inc.
CIBC PO Box 115 Commerce Ct.
- Questions 31 – 37 must be answered for Applications for severance in the Rural/Agricultural Area – Otherwise, if this is not applicable to your application, please state “not Applicable”

31. a) **PRESENT LAND USES-Severed & Retained Lands**

PROPOSED LAND USES

Answer in Acres/Hectares	Severed	Retained	Answer with X	Severed	Retained
Under Cultivation	<u>-</u>	<u>-</u>	Agricultural	[]	[]
Idle Agricultural Land	<u>-</u>	<u>-</u>	Surplus Farm House	[]	[]
Woodlot/Bushland	<u>-</u>	<u>-</u>	Retirement Lot	[]	[]
Pasture	<u>-</u>	<u>-</u>	Farm-help Lot	[]	[]
Number of Buildings	<u>-</u>	<u>2</u>	Non-Farm Residence	[]	[]
Area of Residence	<u>-</u>	<u>1300ft²</u>	Comm./Ind./Instit.	[]	[]
Other Uses (e.g. business)	<u>-</u>	<u>-</u>	Addition to a Lot	[x]	[]

b) **Existing Crops:**

Severed _____ Retained _____

c) **Proposed Crops:**

Severed _____ Retained _____

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

Type: Dairy [] Beef Cattle [] Swine [] Poultry [] Other []
Units Number _____

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

<u>Severed</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____
<u>Retained</u>	Width _____	Length _____	Area _____	Use _____
	Width _____	Length _____	Area _____	Use _____

34. Manure Storage Facilities on these lands:

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

35. Are there any barns within 500 metres [1640'] of the severed lot? YES [] NO [☒]

If the answer is yes, these barns **must be shown on the application sketch with approximate measurements to proposed lot lines of the parcel to be severed and retained.**

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

System Type:	Municipal Drain []	Name of Drain _____
	Field Drain []	Area of land tiled _____ (Acres)
Drain Outlet Location:	Owner's Lands []	Neighbour's Lands [] River/Stream []

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

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

NOTES:

- One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
- The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
- Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
- Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
- Generally, regular severance application forms are also available at the local municipal office.
- Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality.
- If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.

OWNER'S AUTHORIZATION IF THE OWNER IS NOT THE APPLICANT:

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

NOTE: If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Deb Dowling-Ragbir & Moe Ragbir the Registered Owners of
4478 Victoria Road South Of the Township of Puslinch in the
County/Region of Wellington severally and jointly, solemnly declare that

Is authorized to submit an application for consent on my (our) behalf.

[Signature]
Signature(s) of Registered Owner(s) or Corporation's Officer

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

I, (we) Deborah Dowling-Ragbir & Moe Ragbir of the
Township of Puslinch In the County/Region of
Wellington Solemnly declare that all
the statements contained in this application for consent for (property description) 4478 Victoria
Road South, Puslinch

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of
Guelph In the

County/Region of Wellington

This 6 day of March 2014

[Signature]
Commissioner of Oaths

[Signature]
(Owner or Applicant)

[Signature]
(Owner or Applicant)

[Signature]
Printed Commissioner's, etc. Name

**KIM COURTS
DEPUTY CLERK
COUNTY OF WELLINGTON
A COMMISSIONER OF OATHS
IN THE PROVINCE OF ONTARIO**



TOWNSHIP OF PUSLINCH

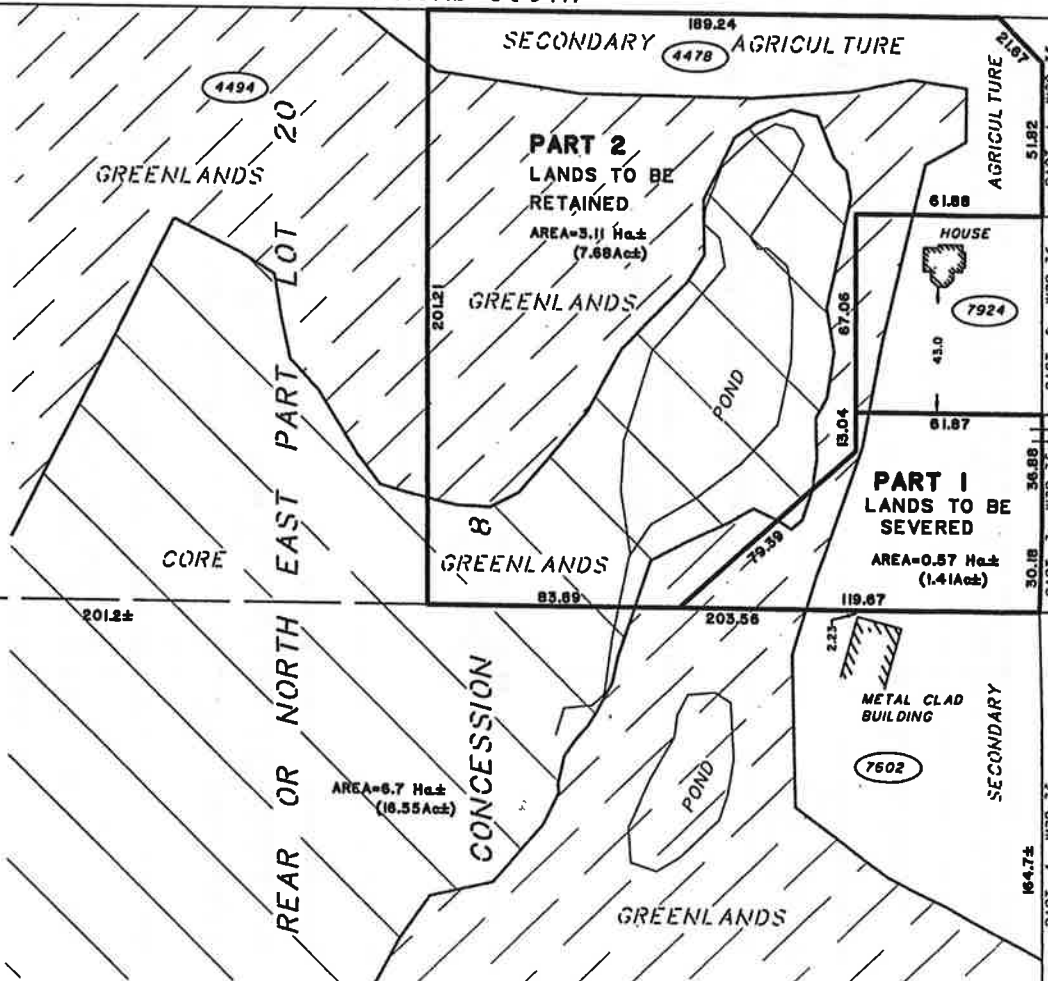
SECONDARY AGRICULTURE

LOT 20

CONCESSION 9

4477

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9
VICTORIA ROAD SOUTH



ROAD ALLOWANCE BETWEEN LOTS 20 & 21 - WELLINGTON ROAD 34

LOT 21, CON. 9
SECONDARY AGRICULTURE

SECONDARY AGRICULTURE

CONCESSION 8
LOT 21

CITY OF GUELPH



KEY PLAN

Not to Scale

SKETCH

PREPARED FOR SEVERANCE APPLICATION

SCALE 1 : 2000

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

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

LOT DIMENSIONS ARE DERIVED FROM OFFICE RECORDS AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED FOR RUDY van HORSIGH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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LIMITED

BSR&D

Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: (519) 822-4031
FAX: (519) 822-1220

WWW.BSRD.COM

DATE: MAY 8, 2013

BW

PROJECT 13-9486