



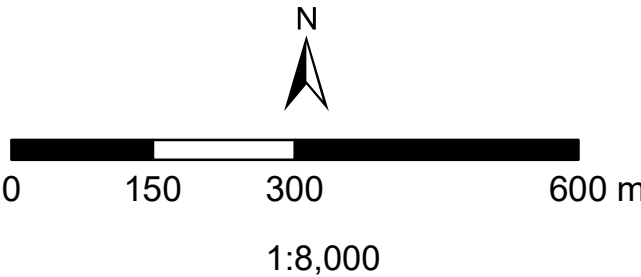
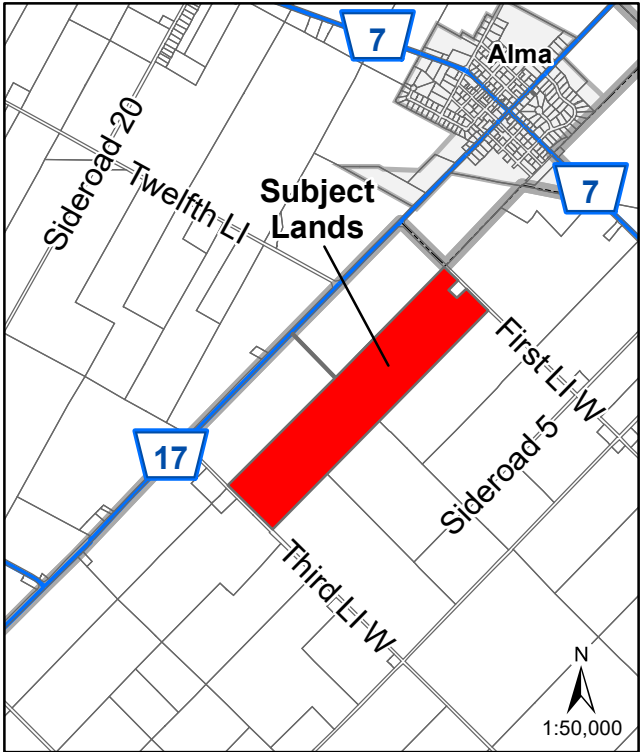
COUNTY OF WELLINGTON
LAND DIVISION

B65-21

Applicant:
Harold Kleingeld

Township of Centre Wellington

7351 Wellington Rd 17
(Pilkington)

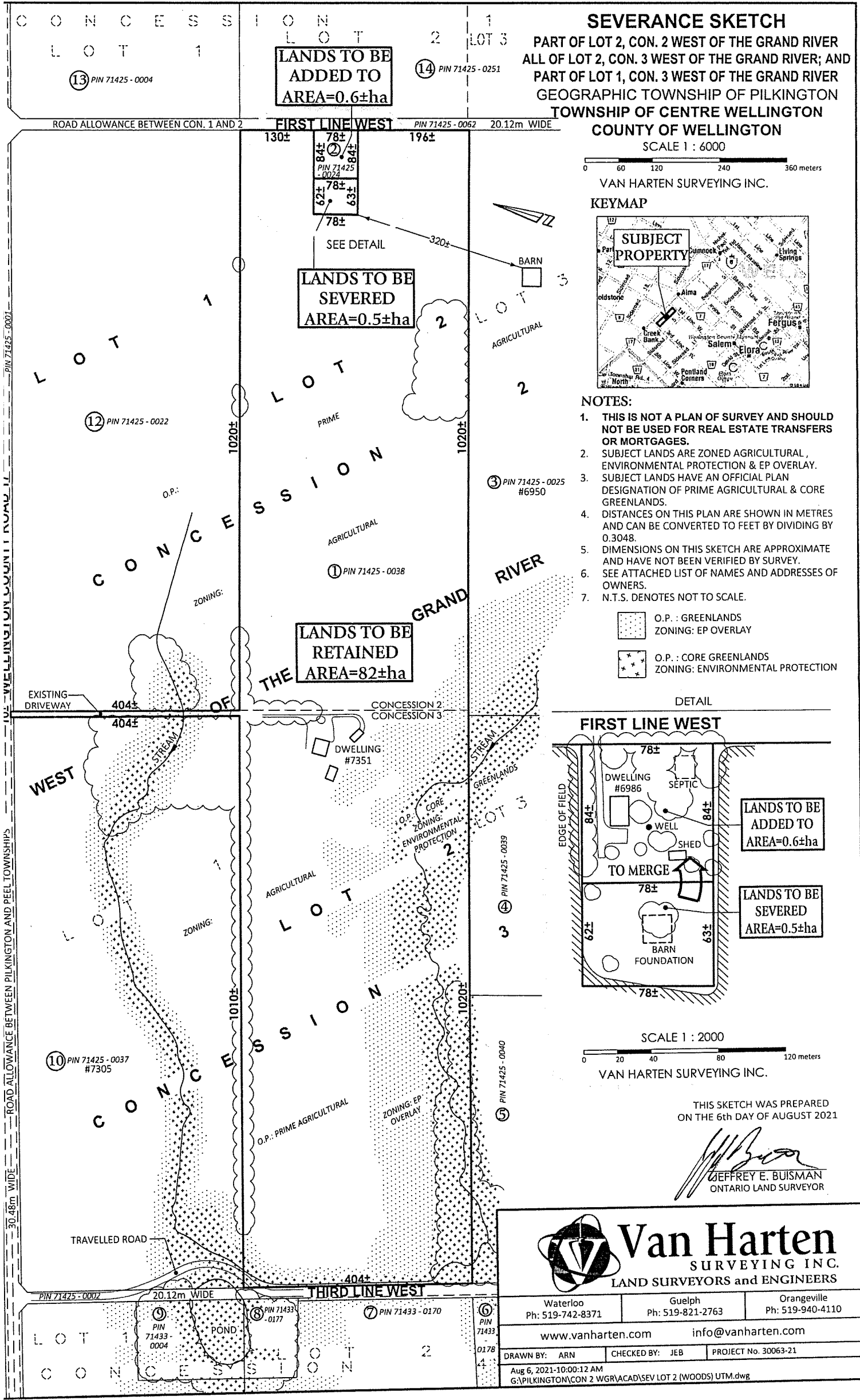


Date: September 2021
Produced by: County of Wellington Planning & Development Department

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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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215-21-V. Buisman

REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 10/14/2021 EXPEDITED
File Number: B65-21
Applicant: Harold Kleingeld
Subject Lands: Township of Centre Wellington (Pilkington) - Part Lot 2, Concession 2, WGR
Part Lot 1, Concession 3, WGR, Lot 2, Concession 3, WGR

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of 62m x 78m = 0.5 ha, no frontage to abutting rural residential lot Scott Woods & Shelby Pozza; retained being 82 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan for lot line adjustment; conditions to merge
County Roads Department No objection; entrance condition not required
Grand River CA no objection to application
Miscellaneous Jeff Buisman, agent cover letter
Township of Centre Wellington planning staff opinion - in support of application; complies with zoning; condition to apply

PROPOSED CONDITIONS of APPROVAL

- 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 Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B65-21 as a single parcel ("the consolidation ") and THAT the solicitor for the owner shall provide an undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide 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 the Application for Consolidation of Parcels for the consolidation.
- 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 and issuance of the Certificate of Consent for the severed parcel.
- 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) as well as a digital PDF copy 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 Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Township when deed is Registered) 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 Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

September 30, 2021

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B65-21

APPLICANT

Harold Kleingeld
7351 Wellington Rd 17
PO Box 102
Alma N0B 1A0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Pilkington)
Part Lot 2, Concession 2, WGR
Part Lot 1, Concession 3, WGR
Lot 2, Concession 3, WGR

Proposed lot line adjustment is 78m x 63m = 0.5 hectares with no frontage to be added to abutting rural residential lot – Scott Woods & Shelby Pozza.

Retained parcel is 82 hectares with 326m frontage on First Line West, 10m frontage on Wellington Road 17 & 404m frontage on Third Line West, existing and proposed agricultural use with existing dwelling & accessory buildings.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, OCTOBER 14, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: Council Chambers
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND.** MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed 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 Land Tribunal may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional 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

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇒ **Government**
- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

TO: Van Harten Surveying Inc. - c/o Jeff Buisman



RECEIVED

SEP 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application
Location

Applicant/Owner

B65/21
Part Lot 2, Concession 2, WGR
Part Lot 1, Concession 3, WGR
Lot 2, Concession 3, WGR
TOWNSHIP OF CENTRE WELLINGTON (Pilkington)
Harold Kleingeld

PLANNING OPINION: This application for a proposed lot line adjustment would sever 0.5 ha (1.2 ac) of vacant land and merge it with the abutting rural residential lot (6986 First Line W) which contains an existing dwelling and accessory building creating a lot of approximately 1.1 ha (2.7 ac). Approximately 82 ha (202.6 ac) of vacant land would be retained.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

A PLACE TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 permits lot line adjustments in prime agricultural areas for legal or technical reasons. We have no Minimum Distance Separation 1 (MDS 1) concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The features present on the site are Flood Plain, Slope Valley, Wetlands, and Significant Wooded Areas.

Within the Official Plan, lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments.

Lot line adjustments may also be permitted where no adverse effect on agriculture will occur where:

- two abutting farms are merged (merged means the joining of farm parcels under the same ownership) and an existing farm residence is made surplus to the resulting enlarged farm parcel;
- more viable agricultural operations will result;
- an undersized lot is made useable given the requirement for appropriate sewer and water systems

Lot line adjustments are deemed not to create new lots for the purposes of the Official Plan.

The matters under Section 10.1.3 were also considered.

LOCAL OFFICIAL PLAN: No concerns.

WELL HEAD PROTECTION AREA: The subject is located in Well Head Protection Area Q1/Q2.

LOCAL ZONING BY-LAW: The subject property is within the Agricultural Zone (A), Environmental Protection Zone (EP), and within the Environmental Protection Overlay (EP Overlay). The benefitting lands and the proportion to be severed are located fully within the A Zone. The severed and benefitting lands and the retained lands both meet the minimum lot area and frontage requirements

SITE VISIT INFORMATION: The subject property was visited and photographed on September 16th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Joanna Salsberg, B.A., M.PL.
Planner
September 21, 2021

RECEIVED

MUNICIPALITY COMMENTING FORM

AUG 19 2021

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: B65-21

APPLICANT

Harold Kleingeld
7351 Wellington Rd 17
PO Box 102
Alma N0B 1A0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Pilkington)
Part Lot 2, Concession 2, WGR
Part Lot 1, Concession 3, WGR
Lot 2, Concession 3, WGR

Proposed lot line adjustment is 78m x 63m = 0.5 hectares with no frontage to be added to abutting rural residential lot – Scott Woods & Shelby Pozza.

Retained parcel is 82 hectares with 326m frontage on First Line West, 10m frontage on Wellington Road 17 & 404m frontage on Third Line West, existing and proposed agricultural use with existing dwelling & accessory buildings.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326-000-016-04601
2326-000-016-04600

Does this description reasonably describe the parcel holdings?

YES (✓) NO ()

If the answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? *County O.P. applies*

YES () NO ()

What sections does it conform to or contravene? (Please specify) _____

Will the Severed Parcel comply with all requirements of the Zoning By-law? *A-Agricultural* YES (✓) NO ()

(Please Specify): *When added to Parcel #2 on sketch (6986 First Line W.)*
(Reduced Lot Agricultural)

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (✓) NO ()

(Please Specify): *A-Agricultural*

If necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES () NO () NA (✓) or Minor Variance YES () NO () NA (✓)

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 the 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?

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SEP 13 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B65-21

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]

N/A

Is the Municipality in support of this application?

YES ☒

NO ☐ Planning staff
opinion only

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

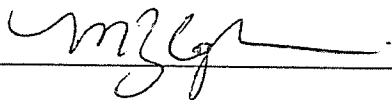
Please see attached sheet of conditions

Does the Municipality request a Notice of the Decision?

YES ☒

NO ☐

SIGNATURE



TITLE

Senior Planner

ADDRESS

1 MacDonald Square, Elora, ON N0B 1S0

DATE

Sept. 13/21

FILE NO: B65/21 – 7351 Wellington Road 17/6986 First Line W., Pilkington
Harold Kleingeld

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☒ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☒ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☐ Zoning Compliance
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☒ Copy of deposited Reference Plan
- ☒ Undertaking to advise Township when deed is Registered

LDC-conditions



RECEIVED

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844
SEP 20 2021
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer**

DATE: September 20, 2021 **YOUR FILE:** B65-21

RE: **Application for Consent B65-21**
7351 Wellington Road 17, Township of Centre Wellington
Harold Kleingeld

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the above-noted consent application.

BACKGROUND:

1. Resource Issues:

The lands to be severed and merged with 6986 First Line do not contain any features of interest to the GRCA.

Information currently available at this office indicates that the retained parcel contains watercourses, floodplain, valley slopes, wetland and the regulated allowance adjacent to these features.

2. Legislative/Policy Requirements and Implications:

A portion of the retained parcel contains natural hazard and natural heritage features that are identified by the Provincial Policy Statement (PPS, 2020). A portion of the retained parcel is also identified as Greenlands in the County of Wellington Official Plan.

GRCA staff do not anticipate any negative impacts to the adjacent natural heritage or natural hazard features as a result of the proposed lot line adjustment. As such, the GRCA has no objection to the proposed consent application.

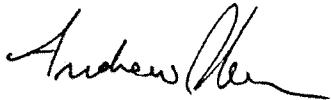
Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated areas will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2228.

Yours truly,

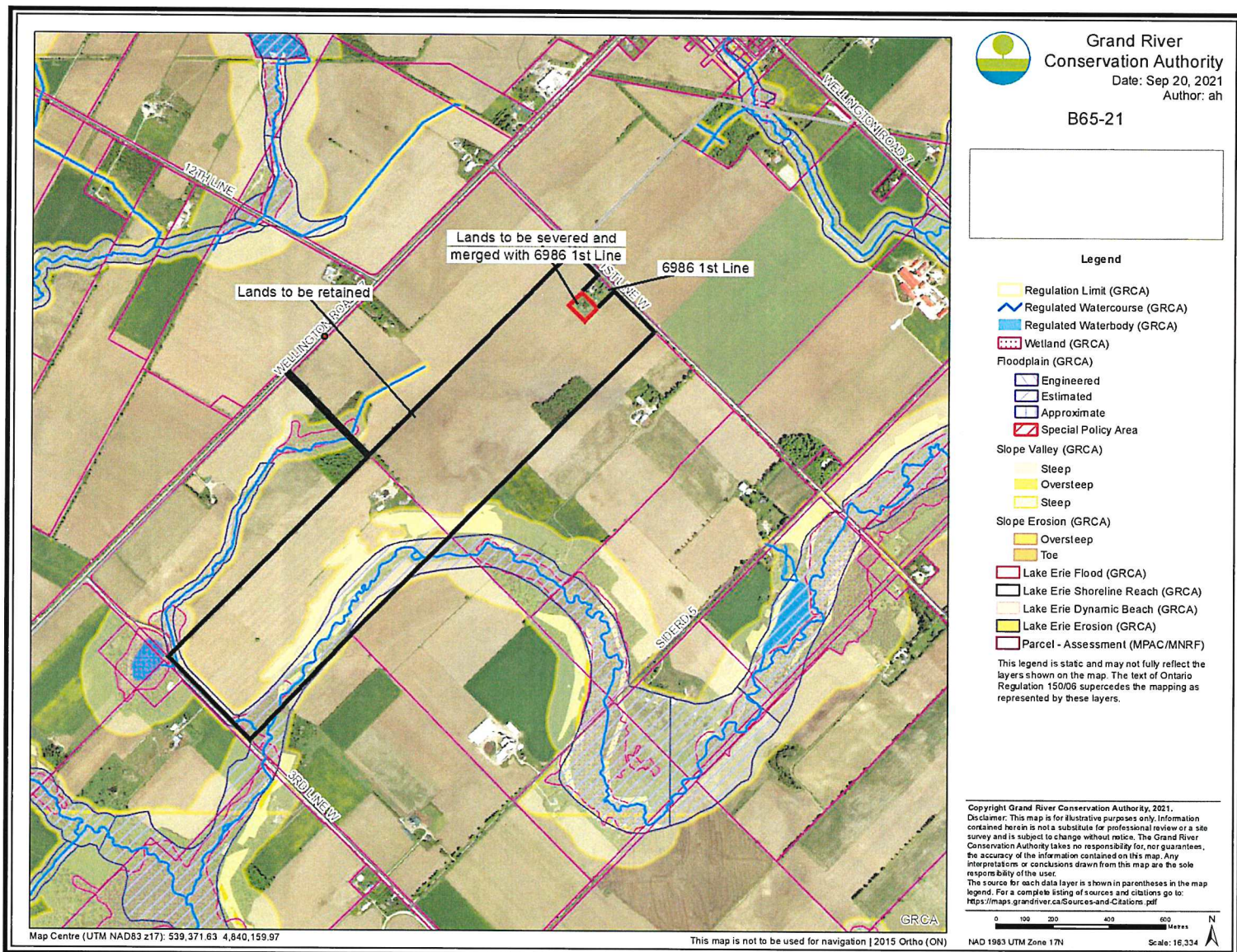


Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Encl (1)

c.c. Harold Kleingeld (via email only)
Jeff Buisman, Van Harten Surveying Inc. (via email only)
Township of Centre Wellington (via email only)

**** These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



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

RECEIVED

SEP 07 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: August 06, 2021

FILE NO. B65-21

APPLICANT

Harold Kleingeld
7351 Wellington Rd 17
PO Box 102
Alma N0B 1A0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Pilkington)
Part Lot 2, Concession 2, WGR
Part Lot 1, Concession 3, WGR
Lot 2, Concession 3, WGR

Proposed lot line adjustment is 78m x 63m = 0.5 hectares with no frontage to be added to abutting rural residential lot – Scott Woods & Shelby Pozza.

Retained parcel is 82 hectares with 326m frontage on First Line West, 10m frontage on Wellington Road 17 & 404m frontage on Third Line West, existing and proposed agricultural use with existing dwelling & accessory buildings.

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

September 22, 2021

Comments can be provided by mail at address above or by email janap@wellington.ca

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 Land Tribunal 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 and provide your email address 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 Land Tribunal. 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 Land Tribunal 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 – Centre Wellington

County Planning

Conservation Authority - GRCA

County Engineering

Neighbouring Municipality - Mapleton

Bell Canada (email)


County Clerk

Roads/Solid Waste

Civic Addressing

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

No entrance condition
or objection. Af

COUNTY OF WELLINGTON	
ENGINEERING SERVICES	
NO OBJECTION NOTICE OF DECISION REQ'D.	
	
ANGELA PECK ENGINEERING TECHNOLOGIST	

August 6, 2021
30063-21

Jeff.Buisman@vanharten.com

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

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Lot Line Adjustment Application and Sketch
6986 First Line West & 7351 Wellington Road 17
Part of Lot 2, Concession 2 WGR
PIN 71425-0024 & 71425-0038
Township of Pilkington
Township of Centre Wellington**

RECEIVED

AUG 09 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Lot Line Adjustment Severance and Sketch on the above mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, the required deeds, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$430.00 and a cheque to Wellington County for \$4,630.00.

Proposal:

The proposal of this lot line adjustment is to sever a small portion of land from the large agricultural parcel known as #7351 Wellington County Road 17 (PIN 71425-0038) and merge it with the rural residential parcel at #6986 First Line West (PIN 71425-0024) for additional yard space. The land to be severed is the remains of the original farmstead area which includes scrub bush, tall grass/weeds, the remains of an old barn foundation and some scrap material from the former barn yard. The area has not been converted to a part of the field due to its small size and significant effort to clean it up for that purpose.

The Severed Parcel has an area of 0.5ha and will be added to the rural residential parcel (#6986) of 0.6ha for a total of 1.1±ha. The Retained Parcel will have an area of 82±ha where a dwelling and accessory buildings will remain and the large parcel will continue to be used for agricultural purposes.

The subject properties are zoned Agricultural and zoning requirements are met for both the Merged and Retained Parcels.

After reviewing the Minimum Distance Separation (MDS) Guidelines, it is our interpretation that MDS I setbacks are not applicable to this application as this proposal is for a boundary adjustment and not the creation of a new lot, as is outlined in MDS Guideline #8.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com



LAND SURVEYORS and ENGINEERS

This type of severance follows Section 10.3.5 of the Wellington County Official Plan for Lot Line Adjustments on lands that are designated Prime Agricultural. This section states that lot line adjustments are permitted for minor boundary adjustments and where no adverse effect on agriculture will occur where an undersized lot is made usable.

In summary, the proposal is a minor boundary adjustment that allows for a logical use of scrub land.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeff Buisman', is written over a light blue horizontal line.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Scott Woods & Shelby Pozza
cc Harold Kleingeld

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.