



Corporation of the County of Wellington

Land Division Committee

Minutes

September 9, 2021

9:00 am

Council Chambers

Present: Warden Kelly Linton
Councillor Allan Alls (Chair)
Councillor Gregg Davidson
Councillor Mary Lloyd
Councillor Don McKay

Staff: Zachary Prince, Senior Planner
Matthieu Daoust, Planner
Joanna Salsberg, Planner
Jessica Rahim, Senior Planner
Deborah Turchet, Coordinator, Secretary-Treasurer, Land Division

1. Call to Order

At 9:00 a.m., the Chair called the meeting to order.

2. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Approval of Minutes of Land Division Proceedings

Moved by: Councilor Davidson

Seconded by: Councilor Lloyd

THAT the minutes of July 22, 2021 be approved as circulated.

Carried

4. Considerations of Applications

4.1 Applications Recommended to be Expedited

Moved by: Councilor Davidson

Seconded by: Councilor McKay

B60-21 - James McBride - Township of Centre Wellington application was pulled from the Expedited process at the request of the applicant's agent to address comments and conditions. The remainder of the Expedited files to be approved as circulated.

B39-21 - Stuart and Karen Cullen - Puslinch

B42-21 - Betty Dee Limited - Wellington North

B43-21 - Claussen Grain Ltd. - Wellington North

B44-21 - Tony Piller - Wellington North

B48-21 - Enrico and Donato Pellegrini and Sandra Pellecchia -Erin

B49-21 - Michael and Nancy Karker - Erin

B50-21 - Abigail and Lisa Slater - Puslinch

B53-21 - Divinder and Sukhbir Grewal - Puslinch

B54-21 - Krista and Paul Godinho – Puslinch

B55-21 - Peggy Hambly - Puslinch

B56-21 - QB Farms Inc. - Puslinch

B59-21 - Mario and Eliza Geremia - Puslinch

B61-21-B62-21 - 1054515 Ontario Inc. - Mapleton

B78-18 - 1879659 Ontario Ltd. - Wellington North

Carried

4.2 Applications to be Considered

4.2.1 B40-21-B41-21 - Rockwood Dairy Farms Ltd. - Guelph-Eramosa

Appearing Before the Committee: Pierre Chauvin, agent; Joanna Salsberg – P&D Staff

Public Hearing Notes: CONSOLIDATED CONSIDERATION B40-21 AND B41-21 Land Division Committee considered aerial views and pictures of the site and written reports; J. Salsberg – severed parcel – partial wetland; proposed has been developed; no concerns with easement;

GRCA – no objection; Township in support; P. Chauvin – support recommendation and conditions; Committee – no issues

(5-0)

4.2.2 B45-21 - Dan and Natasha Sinclair - Minto

Appearing Before the Committee: Dan Sinclair – applicant; Jessica Rahim – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Rahim- application before the Committee regarding neighbor concerns – historically industrial land, now since 2010 is commercial; neighbours attended zoning meeting and were told that they could build Highway commercial D. Sinclair – agricultural – zoned commercial; reason for reduced frontage – house too close to proposed severed lot line; did a minor variance – was approved; making use of property; G. Davidson – laneway to land in the back? D. Sinclair – plan two buildings – commercial on bottom and residential on top; current house in good shape – have been approached to purchase – possible someone wanting to put in a garage.

(5-0)

4.2.3 B46-21 - John and Deborah Williams - Minto

Appearing Before the Committee: Dan Sinclair – agent; Jessica Rahim – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Rahim – application before committee – neighbor concerns regarding parking and street parking; Minto requires 1 parking space R2 zoning; single detached allowed and has 1 parking space; D. Sinclair – read concerns with neighbor – making better use of property; I have purchased this property; allowed a semi but too small a lot 95' lot – single family – have more housing; No neighbours in attendance; G. Davidson – spoke with Mr. Smith – safety concerns regarding parking on both sides of road and no sidewalks in area; let neighbor know to approach municipality; A. Alls – infilling meets policies

4.2.4 B47-21 - Circle S Ranch Ltd. - Guelph-Eramosa

Appearing Before the Committee: Sheldon Greenspan – owner; John Cox – agent; Joanna Salsberg – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Salsberg – application before Committee as planning staff prefer a reduced lot area to be

consistent with PPS and County Official Plan; J. Cox – 2.6 ha, irregular shape; no objections GRCA; overall comments positive; zoning for the guest house – originally built mid 70's for farm help; no concerns with condition; size reduced to remove vineyard – this is mature vineyard – personal use only with the family; this lot is staying with the family; have minimized as much as possible to the entrance and just used area; as the Committee to approve as proposed; D. McKay – mixed feelings with vineyard; nice to see it back to agricultural, but vineyard is agricultural; A. Alls – echo this comment; personally like to see the vineyard with the property as is agricultural; M. Lloyd – ownership at present is not ownership in future; agree with planning review suggestions; Warden Kelly – agree with Don and Al – like the vineyard as part of the property; every property is unique and ok with the vineyard existing with family

(3-2)

4.2.5 B51-21 - Dawn and Donald Dagget - Puslinch

Appearing Before the Committee: Dawn & Donald Dagget – owners; Jeff Buisman – agent; Joanna Salsberg – P&D Staff Neighbour – Lily Klammer

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Salsberg – neighbor request for condition – any building permits are through the Township of Puslinch to meet zoning; retained does not meet zoning for frontage; comments – Township and GRCA – in support; J. buisman – Secondary Agricultural – meets criteria; request for restrictive covenant researched – any conditions must be reasonable and equitable; building size on parcel is a Township matter; unfair restriction would be on this parcel and not in the area; no purchaser at this point; MDS – challenge – housed closer to barn – fourth house is one closer; existing fourth vacant lot closer – condition to resolve; L. Klammer – although is a Township issue for house restriction of 3,500 sq.' – if leaving this to time of building is unfortunate; if covenant put on then a purchaser would see on listing; did a petition (submitted); were not originally concerned restrictive covenant is added to the deed; J. Buisman – has to be in two different names; L. Klammer – deed could be in sons name; A. Alls – believe this is a zoning issue through the Township; G. Davidson – (to L. Klammer) not against the severance – just worried about size? L. Klammer – yes; M. Lloyd – echo that this is a Township issue

(5-0)

4.2.6 B52-21 - Michele and George Gray - Puslinch

Appearing Before the Committee: George Gray – owners; Jeff Buisman – agent; Joanna Salsberg – P&D Staff No Neighbour representation

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; J. Salsberg – Planning staff review – reduce frontage of severed to conform with policies; severed from 1 ha to 0.8 ha; agencies – no concerns; J. Buisman – application straight forward – narrow lot similar to lots to east; new driveway 5m east of severed; 62m wide – if we go 45, we lose the safe entrance; proposed 62m could be 54m; could add a condition to have Reference Plan reflect width; owner is happy to reduce but meet MDS issue – farm to east – is it a farm; there are animals; not full fledged farm – could apply minor variance; Warden Kelly – question safer entrance; J. Buisman – standards with safe entrance – need visual 150m to east and west; 1.05m height of entrance – condition; D. McKay – defer for size; what about MDS – could figure that as well; J. Buisman – defer for entrance, but a minor variance would take months;

Moved Councilor Lloyd

Seconded by Councilor McKay

THAT application B52-21 be deferred to address the issues of lot frontages and safe entrance requirements on the severed and retained lots.

Carried

4.2.7 B57-21 - Jeffery and Karen Becker - Mapleton

Appearing Before the Committee: Karen Becker – owner; Matthieu Daoust – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; M. Daoust – farm split 100 acres each; property has wetland central location – does not meet the policies of the Growth Plan and therefore not consistent with Provincial Policy and County Plan; M. Lloyd – 100 acre farmable? M. Daoust Mapleton zoned prime agricultural and County Prime agricultural; M. Lloyd – how is farmer accessing rear of property? K. Becker – there are two laneways existing through to the back; M. Lloyd – severed or retained? K. Becker – severed property; Warden Kelly – recognize not consistent with PPS; what is negative impact? M. Daoust – difficult position for staff – need to have 30m maybe more if to be developed; K. Becker – have two sons – 100 acres each for farm; M. Daoust – this is a

farm split – they can build a home; not near wetland; D. McKay – can see another house going in for farming this – two sons – don't have problem with this; G. Davidson – two 100 acre agricultural parcels still being farmed; there are a lot of 100 acre farms; two families; good to see families wanting to do this.

(5-0)

4.2.8 B32-21 - Wendy and Paul Levine - Wellington North

Appearing Before the Committee: Wendy & Paul Levine – owners; Parry Levine & Lindsay Ordway – applicants; Jeff Buisman – agent; Matthieu Daoust – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; M. Daoust – land – private services; in urban centre of Arthur; zoned and County Official Plan designated – Future Development; municipal services have not extended to this lot; County of Wellington MCR in process; application considered premature; J. Buisman – applicants want to move into area; application previously deferred; MCR a few years out and want to use now; drainage ditch isolates lots; natural division protected by GRCA; exists in urban centre; across road from prime agricultural; no idea when services will exist out this far; road on left – not public access; unique parcel; inefficient parcel to service – feel this lot have on-site sewage and water; where services are not going to happen – why stop development; lands to south proposed development; this will always be isolated; no services – suggest good urban rural development lot; OP – orderly development is directed to area; environmental piece will be protected; MCR and services (will take generations) rural transitional use – septic/well; Committee decide on merits, ask uniqueness and practicality of use. Parry Levine – family has been in community 50 years; have helped out at farm; want to build for self and kids; Warden Linton – not supported by both levels of staff; assumption of time line – if that is length of time see no reason to hold up; need to know what is the time line for this to happen; goes back to Wellington North – how long for services; G. Davidson – feel understand what family wants; questions need answers on time line; D. McKay – agree – need answers; J. Buisman – prior to submitting spoke to staff; MCR – couple of years; services – no idea; 50 years – triangle will still be isolated lot; request defer – don't want to wait two years; Committee decision or defer for a couple of months; Wellington North – no plans for services; A. Alls – understand applicant; MCR done and complete July next year; G. Davidson – defer to get some questions answered; if 50 years from now, might change mind; Warden – same reasons – get this clarified; defer for reasons or time frame;

Moved by Councilor Davidson
Linton

Seconded by Warden

THAT application B32-21 be deferred to allow time for the applicant/agent to clarify with the County of Wellington the approval of the MCR and with the Township of Wellington North a time-line for services to be available to the proposed residential lot.

Carried.

5. Adjournment

At 10:51 a.m., the Chair adjourned the meeting until Thursday, October 14, 2021

Allan Alls - Chair

Deborah Turchet - Secretary Treasurer