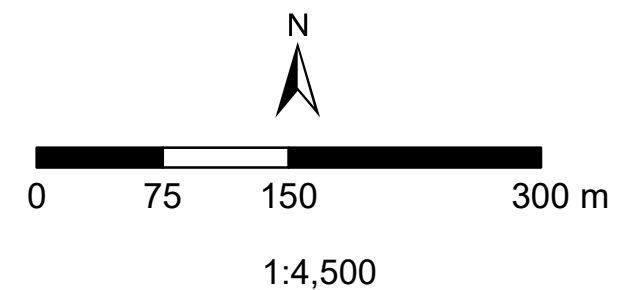
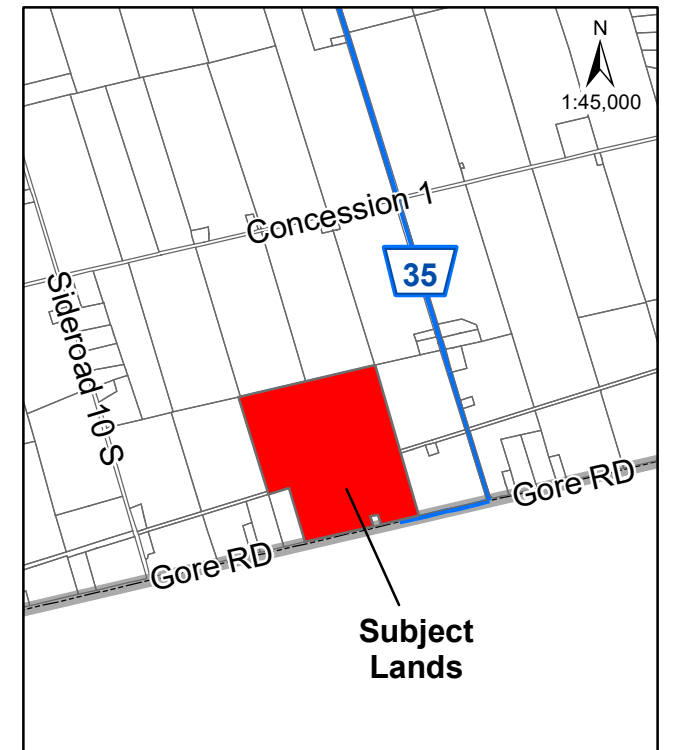


COUNTY OF WELLINGTON LAND DIVISION

B8-21

Applicant:
William Yzerman

Township of Puslinch
6830 Gore Road



Date: March 2021

Produced by: County of Wellington Planning & Development Department

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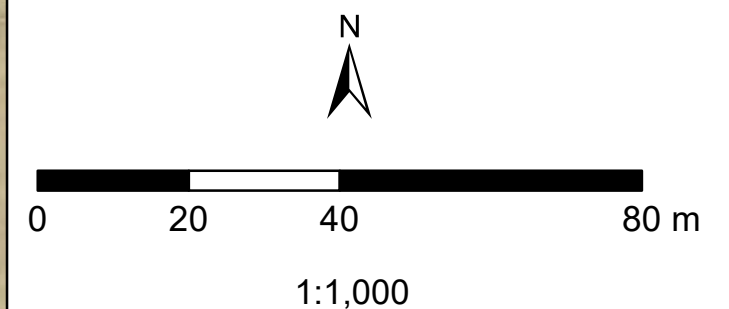
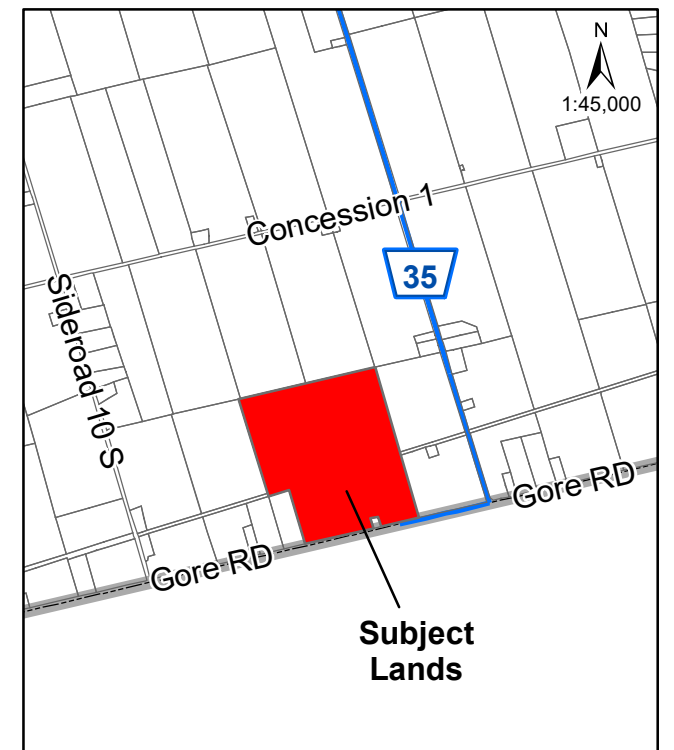
COUNTY OF WELLINGTON
LAND DIVISION

B8-21

Applicant:
William Yzerman

Township of Puslinch

6830 Gore Road



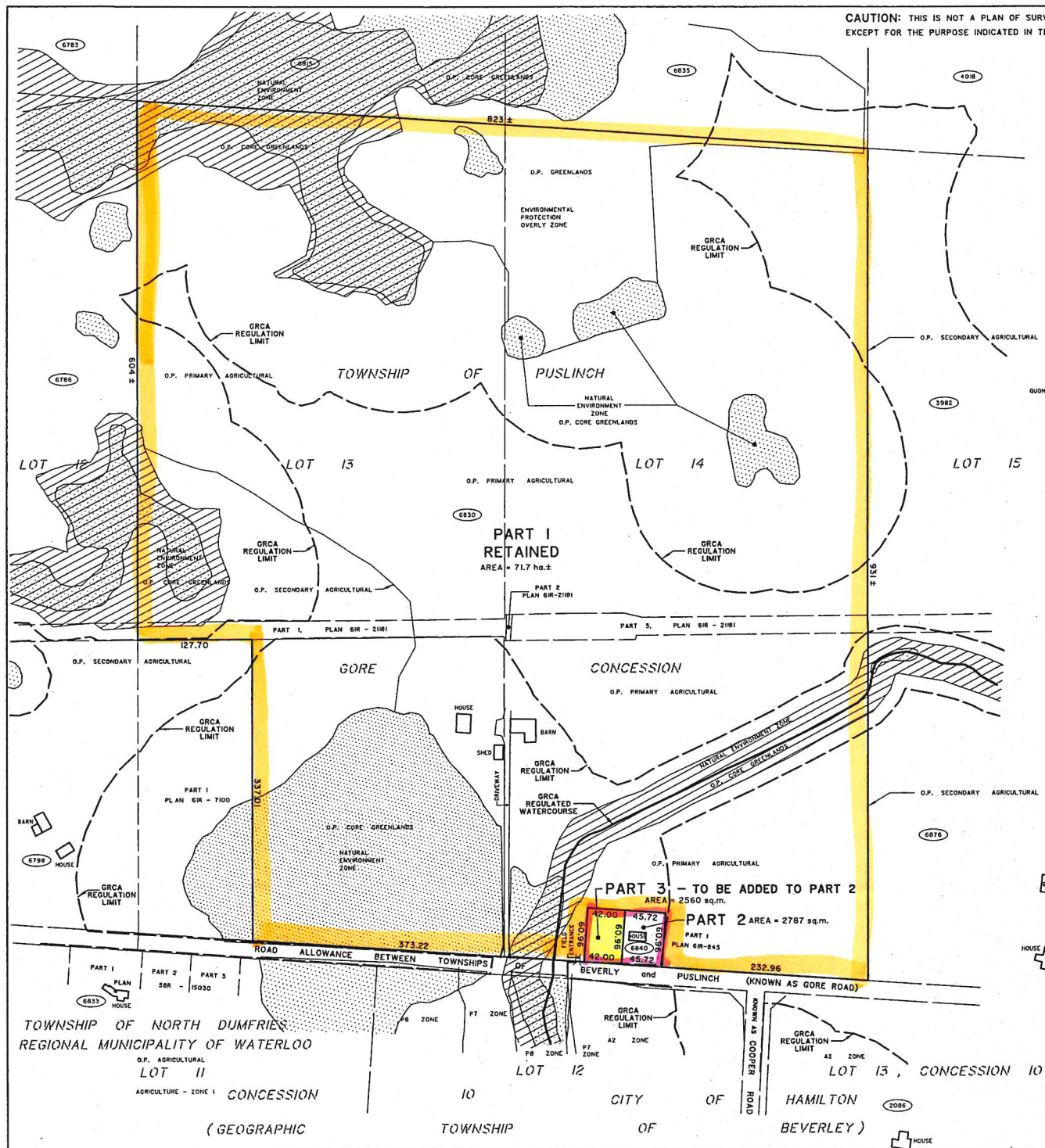
Date: March 2021

Produced by: County of Wellington Planning & Development Department

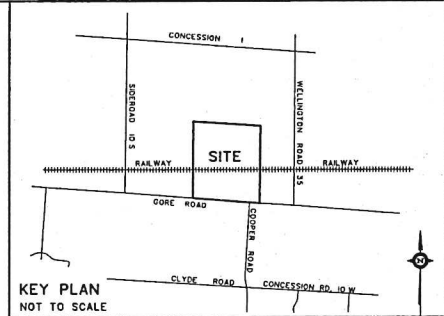
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CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.



PLAN
PREPARED FOR CONSENT APPLICATION
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1:3000

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

NOTES:
1. BOUNDARY INFORMATION AND AREAS SHOWN ON THIS PLAN HAVE BEEN COMPILED FROM A COMBINATION OF REGISTRY OFFICE RECORDS AND OLD SURVEYS AND IS SUBJECT TO VERIFICATION BY A COMPLETE UP-TO-DATE FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

PART 1: PRIME & SECONDARY AGRICULTURAL, CORE GREENLANDS & GREENLANDS
PART 2: PRIME AGRICULTURAL
PART 3: PRIME AGRICULTURAL

THIS PROPERTY IS SITUATED WITHIN THE PARIS GALT MORAINÉ POLICY AREA
THIS PROPERTY IS NOT SITUATED WITHIN A WELLHEAD PROTECTION AREA
THIS PROPERTY IS SITUATED WITHIN THE GRAND RIVER SOURCE PROTECTION AREA

TOWNSHIP ZONING DESIGNATION:

PART 1: AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY ZONE
PART 2: AGRICULTURAL ZONE
PART 3: AGRICULTURAL ZONE

LEGEND:

- 5674 DENOTES MUNICIPAL ADDRESS
- DENOTES WETLANDS (FROM GRCA MAPPING AND O.P. CORE GREENLANDS)
- DENOTES FLOODPLAIN (FROM GRCA MAPPING AND O.P. CORE GREENLANDS)
- DENOTES GRCA REGULATED WATERCOURSE

THIS PLAN WAS PREPARED FOR
WILLIAM YZERMAN
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.

NEW 56THORP
ONTARIO LAND SURVEYOR

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	257 WOODLAWN ROAD WEST #101, GUELPH, ON N1H 6J1 T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com		
	DRAWN BY: KS	CHECKED BY: RJS	REFERENCE NO.: 20-14-315-00-A
FILE: G:\20-14-315\00\Drawing\201431500A.dwg		DATED: MARCH 1, 2021	

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: 05/13/2021 EXPEDITED
File Number: B8-21
Applicant: William Yzerman
Subject Lands: Township of Puslinch - Part Lots 13 & 14, Concession Gore

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 42m fr x 60.96m = 2,560 sq.m to abutting rural residential lot – Correia and Krzewinski; retained being 71.7 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 conforms to Official Plan - lot line adjustments are deemed not to create new lot for the purposes of the plan; the merged lands will be of a size to accommodate individual private services; no MDS1 concerns; conditions to merge
Township of Puslinch	in support of application; complies with zoning; Building Official is satisfied there is sufficient site on the severed for individual well and septic services; condition to apply
Grand River CA	no concerns
Miscellaneous	Nancy Shoemaker - agent cover letter

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 B8-21 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 Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) 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.

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

April 29, 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 B8-21

APPLICANT

William Yzerman
6830 Gore Road
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lots 13 & 14
Concession Gore

Proposed lot line adjustment 42m fr x 60.96m = 2560 square metres (Part 3 on sketch), vacant land to be added to abutting rural residential lot – Correia/Krzewinski (Part 2 on sketch).

Retained parcel is 71.7 hectares with 606.18m frontage, existing and proposed agricultural use with existing house, barn & shed (Part 1 on sketch).

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, MAY 13, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION County of Wellington Administration Centre

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 Local Planning Appeal 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: William Yzerman
BSR&D Limited - c/o Nancy Shoemaker



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APR 21 2021

Application

B08/21

Location

Part of Lots 13 & 14, Concession Gore
TOWNSHIP OF PUSLINCH

Applicant/Owner

William Yzerman

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application for a proposed lot line adjustment would sever 0.25 ha (0.5 ac) of vacant land and merge it with the abutting lot of 0.28 ha (0.5 ac) which contains an existing dwelling creating a lot of approximately 0.5 ha (1.23 ac). Approximately 71.7 ha (14.3 ac) of land would be retained.

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

- That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- 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: The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. The proposed severed lands are located outside of any natural heritage features, but will bring the lot closer to these features. Comments from the Conservation Authority should also be considered by the Committee.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 states "Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons". There is an existing bank barn located on the property. Planning staff have completed preliminary MDS calculations and have no concerns with MDS I.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, SECONDARY AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The features present on the site are Provincially Significant Wetlands, Wetlands, Flood Plain and Significant Wooded Areas. The lot line adjustment would occur within the Prime Agricultural designation.

Within the Official Plan, lot line adjustments may be permitted for legal or technical reasons, including minor boundary adjustments. Section 10.3.5 of the County Official Plan further identifies that:

Lot line adjustments are permitted where no adverse effect on agriculture will occur where:

- Two abutting farms are merged 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 more usable given the requirement for appropriate sewer and water systems.

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

The owner has indicated that the small area between the lot previously created via consent and the Flood Plain on the retained land is difficult to farm. No additional lots are being created as part of this lot line application. The merged lands will be of a size to accommodate individual private services.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a well protection zone.

LOCAL ZONING BY-LAW: The subject property is zoned Agricultural (A) and Natural Environment (NE). The current lot is less than one acre in size, increasing the size to between 1-2 acres would align with the zoning by-law for minimum lot size in the A zone. Both the severed and the retained lands meet the minimum lot area and lot frontage requirements of the by-law. Setbacks from the NE zone for new buildings or structures would apply if new buildings or additions are proposed in the future.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 15th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Asavari Jadhav, Junior Planner
April 21st, 2021

Zach Prince RPP MCIP, Senior Planner

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.

APPLICANT	FILE NO. B8-21	LOCATION OF SUBJECT LANDS
William Yzerman 6830 Gore Road Township of Puslinch		Part Lots 13 & 14, Concession Gore

Proposed lot line adjustment 42m fr x 60.96m = 2560 square metres (Part 3 on sketch), vacant land to be added to abutting rural residential lot - Correia/Krzewinski (Part2 on sketch).

Retained parcel is 71.7 heclares with 606,18m frontage, existing and proposed agricultural use with existing house, barn & shed (Part 1 on sketch).

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-004-025000-0000

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

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) 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 (x) or Minor Variance YES () NO ()
N/A (x)

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

If answer is NO, is municipality willing 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 (x)
Is the Retained Lot serviced now by Municipal Water	YES () NO (x)
Is the Proposed Lot(s) serviced now by Municipal Sewers	YES () NO (x)
Is the Retained Lot serviced now by Municipal Sewers	YES () NO (x)

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

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

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APR 14 2021
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B8-21

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (x) 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)

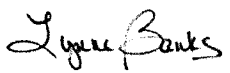
The Committee supports the application.

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

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

1. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee) which the Township may deem to be necessary at the time of issuance of the Certificate of Consent for the property 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.

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

SIGNATURE 

TITLE Development & Legislative Coordinator

ADDRESS 7404 Wellington Road 34, Puslinch N0B 2J0

DATE April 13, 2021



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

DATE: April 21st, 2021

YOUR FILE: B8-21

RE: Application for Consent B8-21
William Yzerman
Part Lots 13 and 14, Gore Concession, Township of Puslinch

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has reviewed the plan completed by BSR&D and has no concerns with the proposed severance.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the proposed severed parcel is completely within the allowance to a watercourse and also the provincially significant wetland.

The retained parcel contains a portion of the Provincially Significant Fairchild Creek Wetland Complex, a watercourse and the lands adjacent to these features.

2. Legislative/Policy Requirements and Implications:

The features noted above are natural heritage features as identified in the Provincial Policy Statement (PPS, 2020) and falls within the Core Greenland in accordance with the County of Wellingtons Official Plan (2021).

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

None.

We trust the above information is of assistance. Should you have any further questions please contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Nathan Garland".

Nathan Garland
Resource Planner

cc: Township of Puslinch
Nancy Shoemaker, BSR&D

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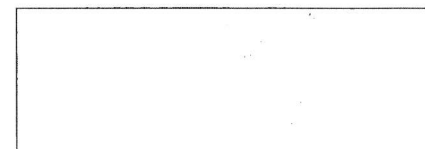
APR 21 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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



6830 Gore Road

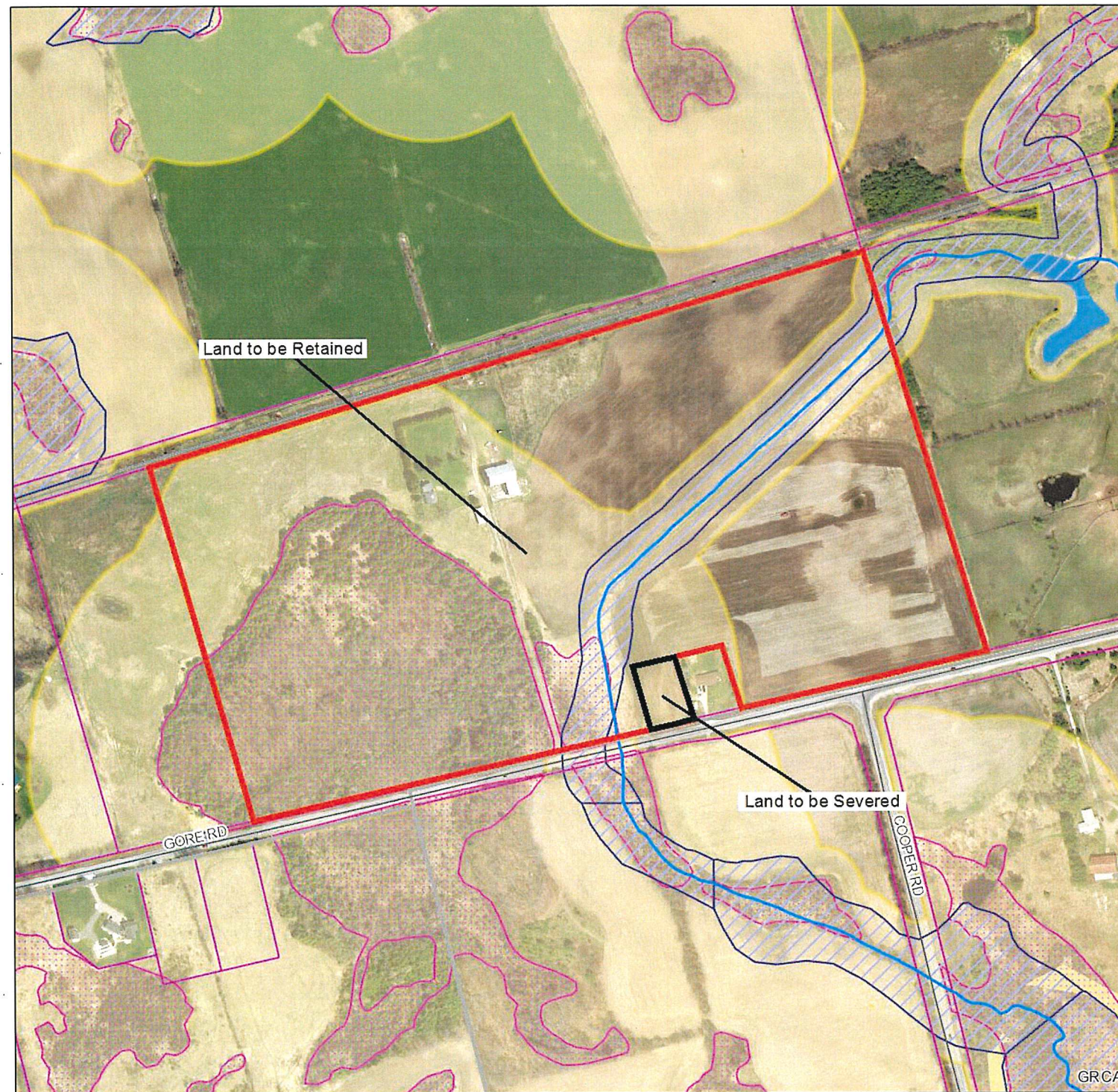
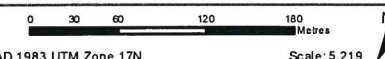


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



38-21



March 1, 2021

Project: 20-14-315

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario N1H 3T9

RECEIVED

MAR 02 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: Proposed Lot Line Adjustment – 6830 & 6840 Gore Road
Part of Lots 7 & 8, Concession 9, Township of Puslinch**

Please find enclosed a completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$4,630.00 payable to the County of Wellington to cover the County's application fee. We have also included a cheque payable to the Grand River Conservation Authority in the amount of \$430.00 to cover their processing fees. William Yzerman is the current owner of the subject lands (6830 Gore Road). A copy of his deed is attached (WC370187). Donny Correia, Maria Correia, Artur Correia and Karolina Krzewinski own the lands to which the proposed consent will be added (6840 Gore Road). A copy of their deed is attached (WC605969).

The parcel to be severed from the Yzerman farm and added to 6840 Gore Road is identified as Part 3 on the attached plan. It will have a frontage on Gore Road of 42 metres and an overall lot area of 2,560 square metres. There are no buildings on this parcel. The property at 6840 Gore Road is an undersized rural residential lot.

The retained parcel (Part 1) contains a house, a septic system, well, barn and shed. It includes 71.7 hectares of land.

These properties are currently zoned Agricultural (A) and will meet the requirements set out in the Township of Puslinch Zoning By-law. The subject lands are designated Secondary Agricultural, Prime Agricultural, Core Greenlands and Greenlands in the County's Official Plan. The area affected by this application is Prime Agricultural. Lot line adjustments may be permitted on Prime Agricultural lands where there is no adverse effect on the agricultural operation. In this case the parcel being added to 6840 Gore Road is sandwiched between the floodplain and the 6840 Gore Road. The removal of this small parcel will not adversely affect the existing agricultural operation at 6830 Gore Road.

I have asked the Township to prepare the list of property owners within 60 metres of the application.

Finally I have attached 1 full size copy of a plan showing the proposed lot line adjustment and a reduction of same.

Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, B.A.A., M.C.I.P., R.P.P.

Attachments

Copy: William Yzerman

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com