

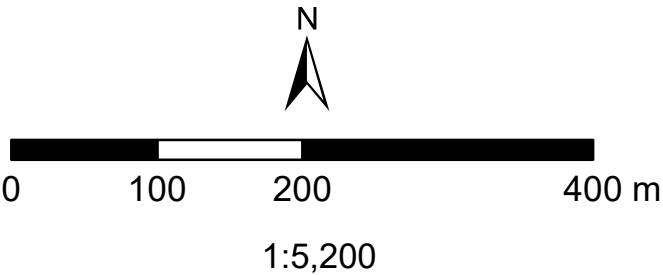
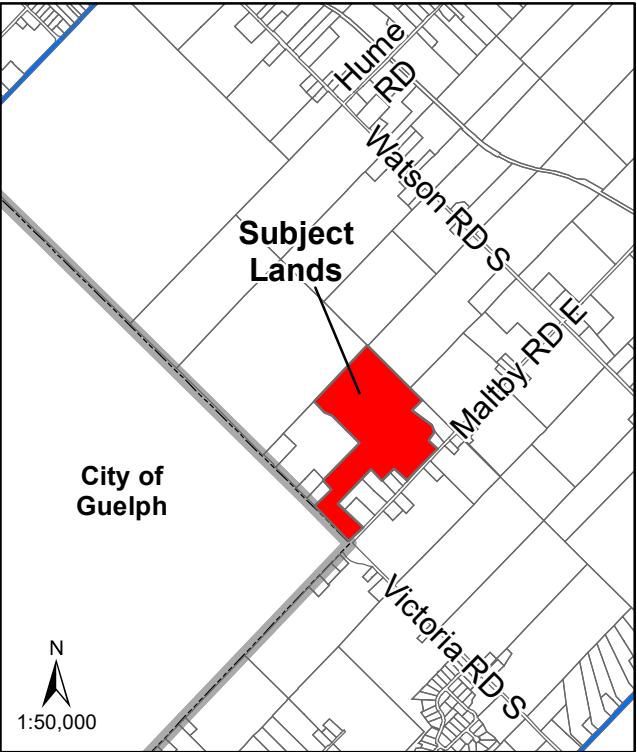
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COUNTY OF WELLINGTON
LAND DIVISION

B9-21

Applicant:
Diodoro Enterprises Limited

Township of Puslinch
7660 Maltby Road



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

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Ministry of Natural Resources,
Grand River Conservation Authority.
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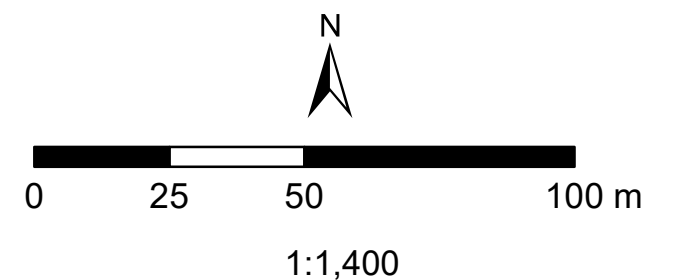
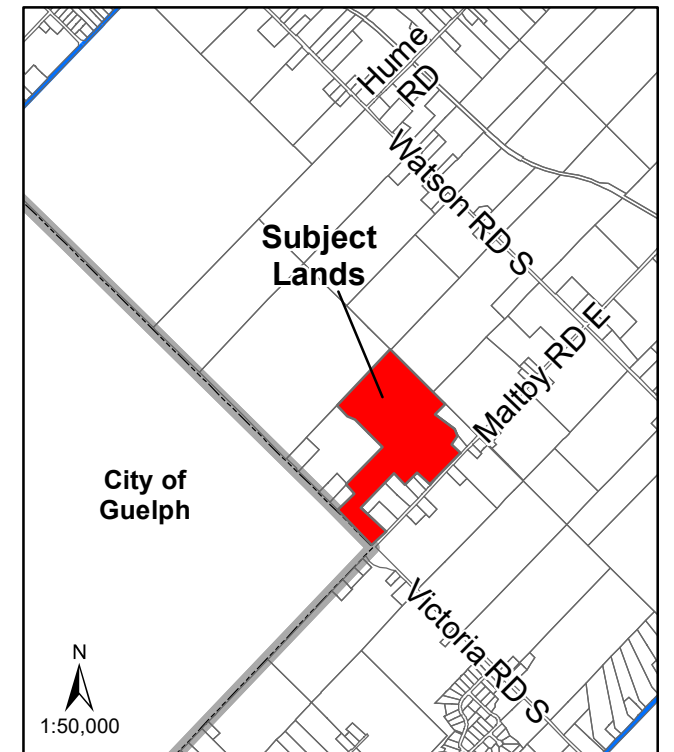


COUNTY OF WELLINGTON LAND DIVISION

B9-21

Applicant:
Diodoro Enterprises Limited

Township of Puslinch
7660 Maltby Road



Date: March 2021

Produced by: County of Wellington Planning & Development Department

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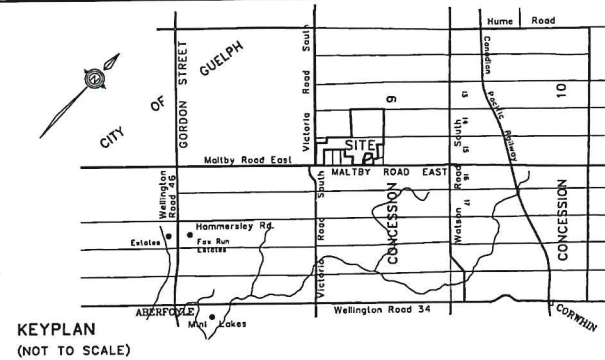
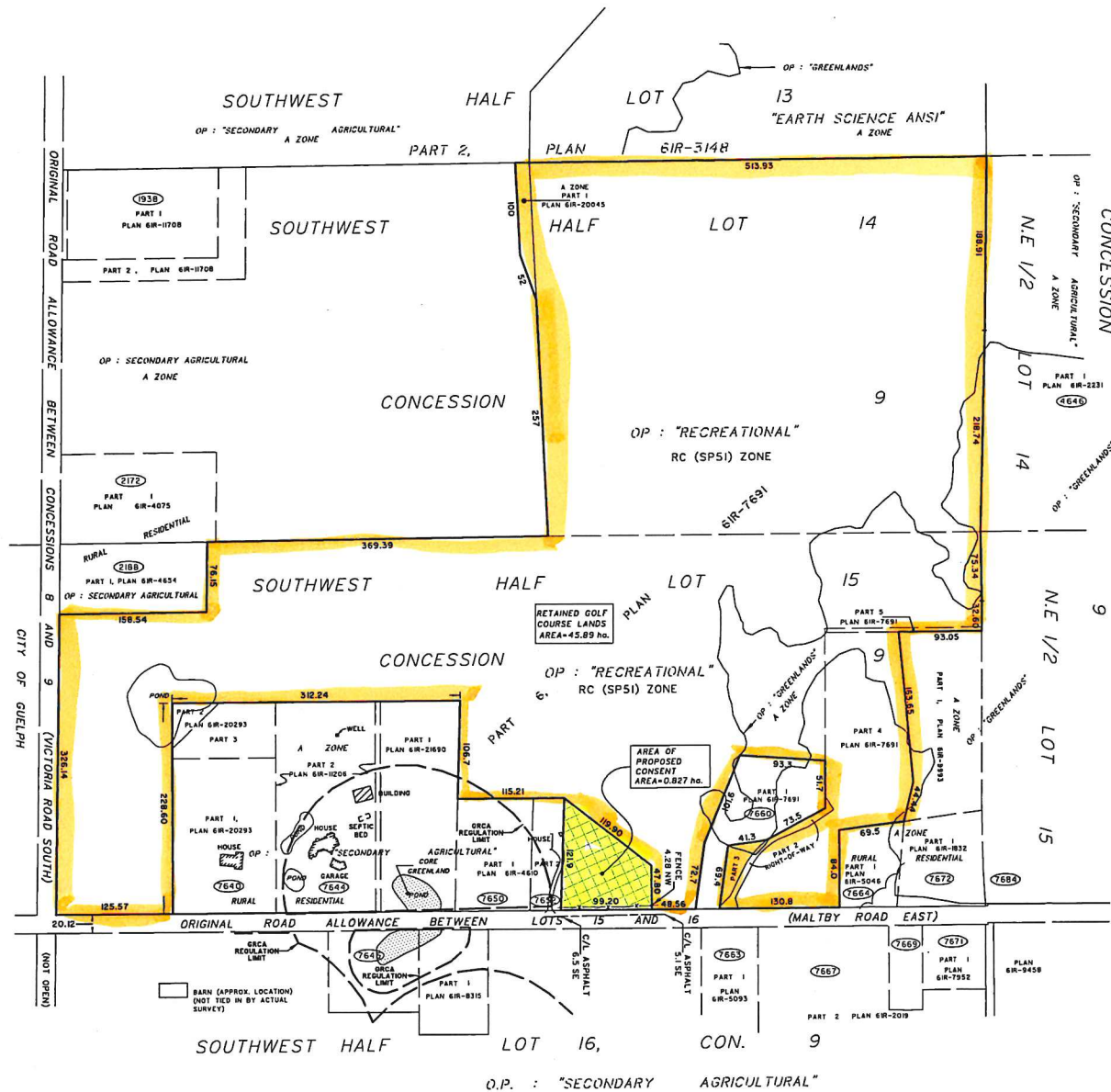
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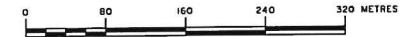


TOWNSHIP OF PUSLINCH



PLAN
PREPARED FOR CONSENT APPLICATION
PART SOUTHWEST HALF LOT 15, CONCESSION 9
TOWNSHIP OF PUSLINCH

SCALE 1 : 4000



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:

1. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND REGISTRY OFFICE RECORDS AND IS SUBJECT TO VERIFICATION BY A CURRENT FIELD SURVEY.

WELLINGTON COUNTY OFFICIAL PLAN DESIGNATION:

GOLF COURSE: RECREATIONAL AND GREENLANDS
CONSENT PARCEL: SECONDARY AGRICULTURAL

TOWNSHIP ZONING DESIGNATION:

GOLF COURSE : RC (SP5I) ZONE
 CONSENT PARCEL : AGRICULTURAL (A)

LEGEND:

5674 DENOTES MUNICIPAL ADDRESS

 DENOTES WETLANDS (FROM GRCA MAPPING) AND CORE GREENLANDS

THIS SKETCH WAS PREPARED FOR DIODORO ENTERPRISES LIMITED
AND THE UNDERSIGNED ACCEPTS NO
RESPONSIBILITY FOR USE BY OTHER PARTIES.


LEO LIU
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners
A wholly owned subsidiary of J.D.Barnes Ltd.

WWW.BSRD.COM

101-257 Woodlawn Rd. W
Guelph, Ontario N1H 8J1

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

DATE: FEBRUARY 23, 2021

KS	DM	PROJECT 19-14-077-00-C
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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 **EXPEDITE**
File Number: B9-21
Applicant: Diodoro Enterprises Limited
Subject Lands: Township of Puslinch - Part Lot 15, Concession 9

Proposal is a request for consent to convey fee simple for a proposed rural residential lot 0.827 ha, 99.2m fr, in the Township of Puslinch; retained being 45.89 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. Official Plan Amendment #116 was adopted by Council February 2021 to redesignate the subject land from Recreational to the Secondary Agricultural; no new lots have been created on parcel since March 1, 2005 and have been owned by applicant over 5 years; lot is heavily forested - planning staff have recommended tree preservation plan as a condition of consent
Township of Puslinch	in support of application; municipal building official is satisfied there is sufficient site on the severed for individual well and septic; complies with zoning; conditions to apply.
Grand River CA	no comments or concerns
Source Water	application can be screened out and no notice is required pursuant to the Clean Water Act.
Neighbouring Municipality	City of Guelph - proposed severance does not conform to the Wellington County Official Plan - policy 4.77.1 and 10.4.4 f); is inconsistent with PPS policy 1.1.1 d); should Committee decide to grant consent - conditions to apply
Miscellaneous	Nancy Shoemaker, agent cover letter attached

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 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 including the Form 2 Certificate for Consent B9-21.
- 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** a Tree Preservation Plan be provided for the severed lands to the satisfaction of the Township of Puslinch and the County of Wellington Planning and Development Department; and further that the Township of Puslinch and the County of Wellington Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **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.
- 7) **THAT** the Owner receive an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; 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.
- 8) **THAT** servicing can be accommodated on the retained land to the satisfaction of the local municipality; 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.
- 9) **THAT** prior to the issuance of Certificate of Official, the Owner(s) shall deed to the City of Guelph, free of encumbrances and at no expense to the City, a five-metre wide parcel of land for a road widening across the entire frontage along Victoria Road of the severed and retained lands of Consent Application B9-21; and further that the City of Guelph file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) **THAT** the Owner(s) agree to obtain an entrance permit from the City of Guelph for any new proposed entrances that require service from the City roads; 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 B9-21

APPLICANT

Diodoro Enterprises Limited
47 Old Ruby Lane
Puslinch N0B 2J0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 15
Concession 9

Proposed severance is 0.827 hectares with 99.2m frontage, vacant land for proposed rural residential use.

Retained parcel is 45.89 hectares with 429m frontage, existing and proposed golf course & clubhouse with existing clubhouse & storage buildings.

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: Diodoro Enterprises Limited
BSR&D Limited - c/o Nancy Shoemaker



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APR 21 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B09/21
Location	Part Lot 15, Concession 9 TOWNSHIP OF PUSLINCH
Applicant/Owner	Diodoro Enterprises Limited.

PLANNING OPINION: This application would sever a vacant 0.827 ha (2.04 ac) parcel as a rural residential lot. A 45.89 ha (113.39 ac) parcel would be retained with 27-hole Golf course, pro shop and associated storage buildings.

This application is in relation to Official Plan Amendment #116 which was approved by County Council in February 2021. The related amendment redesignated a portion of the subject lands from the Recreational to the Secondary Agricultural designation in order to facilitate the subject consent proposal.

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:

- a) That driveway access can be provided to the severed lands to the satisfaction of the of the appropriate road authority;
- b) That servicing can be accommodated on the retained lands to the satisfaction of the local municipality; and
- c) That a Tree Preservation Plan be provided for the severed lands to the satisfaction of the Township of Puslinch and the County of Wellington Planning and Development Department

A PLACE TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.3.3 of the PPS states new land uses, including the creation of lots, and new or expanding livestock facilities shall comply with minimum distance separation formulae. A farm data sheet was provided through a related Zoning By-law Amendment application for the neighbouring livestock barn at 7667 Maltby Road East. The staff are satisfied that MDS I is met.

GREENBELT PLAN: No concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as RECREATIONAL, GREENLANDS and SECONDARY AGRICULTURAL. The proposed severed lands is designated entirely as Secondary Agricultural.

According to Section 10.4.4, one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the following criteria:

- a) The lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;
- b) The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
- c) The lot has access to an open public road;
- d) The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- e) The residential use is compatible with surrounding development;
- f) The use is well removed from any settlement boundary;
- g) The lands have been owned by the applicant for at least five years.

No new lots have been created on the parcel since March 1, 2005 and the lands have been owned by the applicant for over 5 years. The matter in Section 10.1.3 were also considered, including item g). As the lot is heavily forested, planning staff have recommended a tree preservation plan as a condition of consent.

WELL HEAD PROTECTION AREA: The subject property is located within a Wellhead Protection Area D with Vulnerability Score 2.

LOCAL ZONING BY-LAW: The subject property is currently zoned as a site specific Resort Commercial (RC SP51) and Agriculture (A) Zone, and subject to the Environmental Protection Overlay. The lands proposed to be severed were recently rezoned to the Agriculture (A) Zone by the Township. The proposed severed lands meet the minimum lot area and lot frontage requirements of the A Zone.



Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

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
Dated: 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. B9-21	LOCATION OF SUBJECT LANDS
Diodoro Enterprises Limited 47 Old Ruby Lane Township of Puslinch		Part Lot 15, Concession 9

Proposed severance is 0.827 hectares with 99.2m frontage, vacant land for proposed rural residential use.

Retained parcel is 45.89 hectares with 429m frontage, existing and proposed golf course & clubhouse with existing clubhouse & storage buildings.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-008-18580-0000

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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WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B9-21

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)

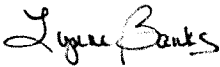
The Committee supports the application.

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.
2. That the Owner obtain an approved Entrance Permit verifying safe access and site lines on the severed parcel from the Township of Puslinch; and further that the Township 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

Jana Poechman

From: Nathan Garland <ngarland@grandriver.ca>
Sent: Thursday, April 22, 2021 10:52 AM
To: Jana Poechman
Subject: RE: B9-21 - Diodoro

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Good morning Jana,

The GRCA has no comments or concerns on the application submitted.

Regards,

Nathan Garland
519.621.2763 x 2237

From: Jana Poechman <janap@wellington.ca>
Sent: Thursday, April 22, 2021 10:28 AM
To: Nathan Garland <ngarland@grandriver.ca>
Cc: Planning <planning@grandriver.ca>
Subject: B9-21 - Diodoro

Good Morning.

Can you please advise when we will receive comments for B9-21?

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, March 11, 2021 11:20 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B9-21 - SW Screening Form
Attachments: WHPA_Map_MaltbyE_7660.pdf; WHPA_Map_MaltbyE_7660_Q.PDF

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

Further, the owners of the retained parcel should be aware that the property is located in the Guelph/Guelph-Eramosa WHPA-Q or IPZ-Q (quantity). The WHPA-Q and IPZ-Q are not currently in legal effect, and therefore do not require a Section 59 notice under the *Clean Water Act* at this time. The applicant should be made aware that policy requirements are being developed for inclusion in the applicable Source Protection Plan and those policies may apply to this property in the future. Further information can be found at <http://www.wellingtonwater.ca/en/how-does-this-affect-me/tier-3-water-budget-studies.aspx>

I have attached maps showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

Wellington Source Water Protection’s offices are located in the Township of Centre Wellington offices. Centre Wellington is in the Red-Control level of the Province’s COVID-19 response framework. The Elora Municipal Office remains closed to the public, however many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township’s website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

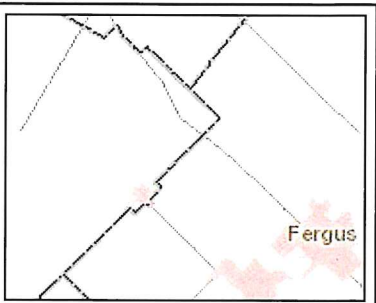
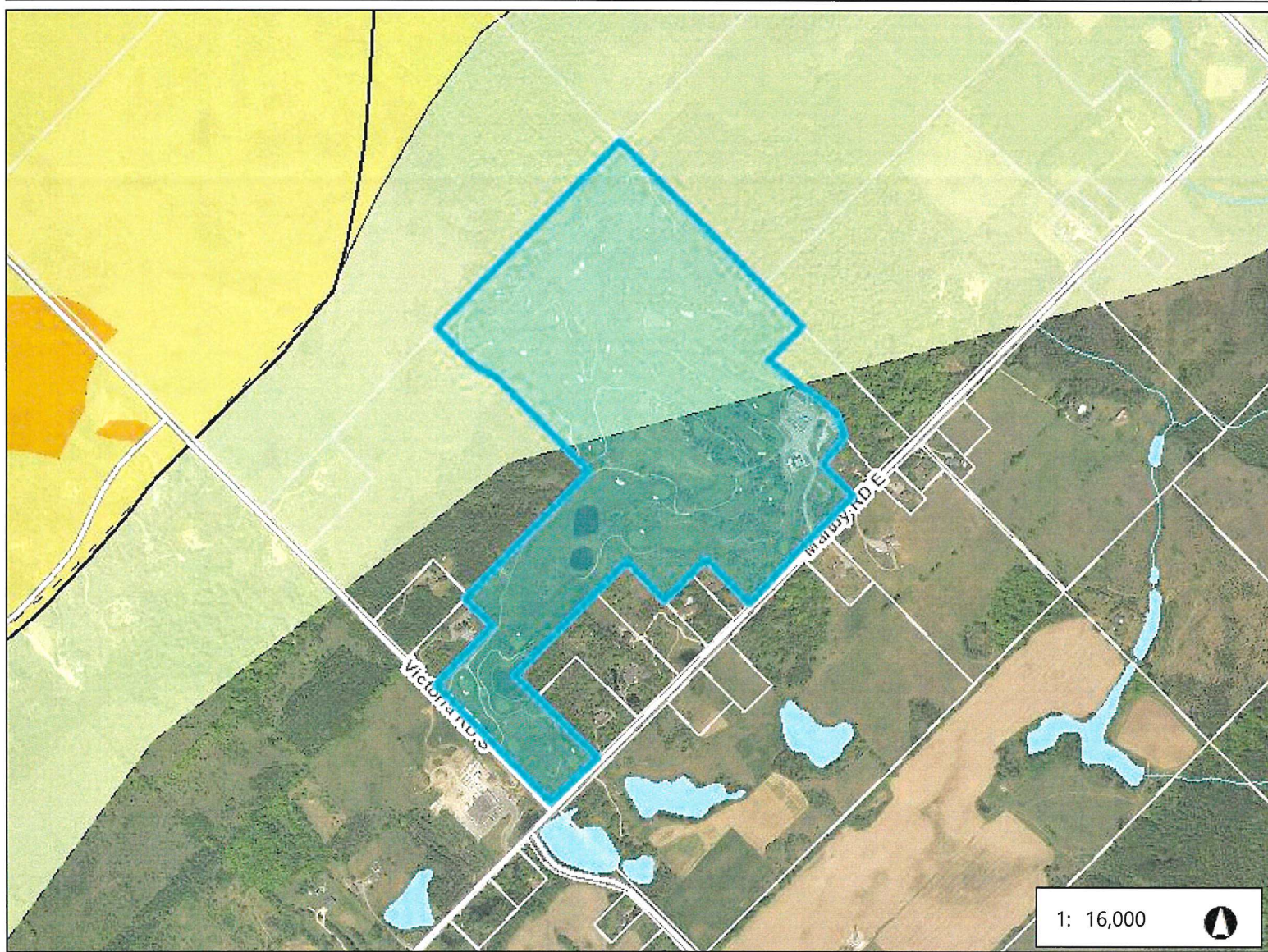
From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: March 3, 2021 11:57 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B9-21 - SW Screening Form

Good Morning.


Please see the attached application for your review. We plan to circulation March 11th.

Thanks.
Jana


Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street





Legend


 Parcels


Roads


 Local Road

 County Road


 Highway


 Waterbodies


 Watercourses


 Well Locations

Wellhead Protection Area Boui


 A


 B


 C


 D

Vulnerability Score

 10

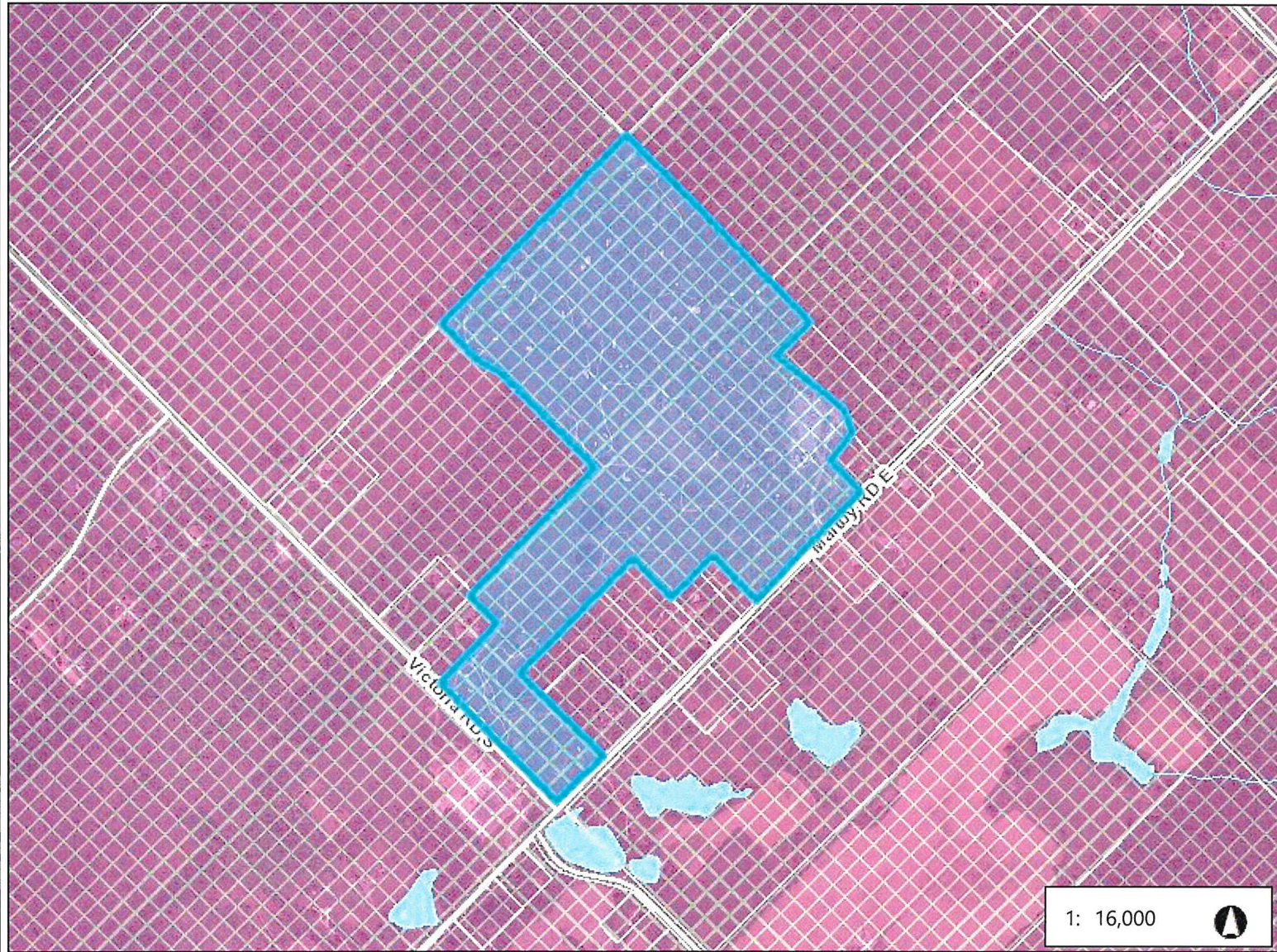
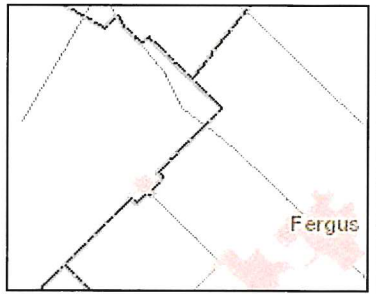
 8

 2, 4, 6 (A, B or C)

 2, 4, 6 (D)

RoadsLookup

Notes



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- Q1 and Q2 Boundary
- Q1 and Q2
 - Approved
 - Draft
- RoadsLookup

Notes

April 21, 2021

Via email only to janap@wellington.ca

Planning and Land Division Committee
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

RECEIVED

APR 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: County of Wellington Planning and Land Division Committee
Consent Application B 9-21 (7660 Maltby Road)

Thank you for circulating the above referenced application to the City for review and comment.

The proposed consent would create a 0.827 hectare lot with frontage on Maltby Road from an existing 46.7 hectare parcel for residential purposes with a private well and septic system. The subject property is located adjacent to the City's municipal boundary with frontage on both Victoria Road and Maltby Road and is therefore subject to urban area protection policies of the County of Wellington Official Plan.

Wellington County Official Plan

Wellington County's Official Plan establishes a 1 kilometre urban protection area within which development, including the creation of new lots, is discouraged.

4.7.1 Distinct Urban-Rural Boundary

In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);*
- b) prohibits intensive livestock operations adjacent to existing urban boundaries in accordance with the Minimum Distance Separation formula.*

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally the expansion of existing developments may be considered if the overall intent of this section is met.

The proposed development would fragment the parcels creating a land

City Hall
1 Carden St
Guelph, ON
Canada
N1H 3A1

T 519-822-1260
TTY 519-826-9771

guelph.ca

use pattern that is less suitable for urban expansion.

The subject property is located in the Secondary Agriculture Area designation of the County's Official Plan. Section 10.4.4 contemplates the creation of new residential lots in the Secondary Agricultural Area provided that, among other matters, the lot is well removed from any settlement area boundary. The proposed severance is in proximity to the Guelph settlement area boundary and does not conform with Policy 10.4.4 f) of the Official Plan.

The proposed severance does not conform with applicable policies in the Wellington County Official Plan, specifically policy 4.7.1 as it does not constitute previously approved development or logical infilling and policy 10.4.4 f) as it is not well removed from any settlement area boundary.

Provincial Policy Statement

Section 1.1.1 d) of the Provincial Policy Statement (2020) addresses "avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas."

The proposed severance is inconsistent with the PPS policy 1.1.1 d).

Recommendation

In considering the foregoing, City staff request that the Committee refuse the proposed severance.

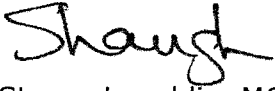
The subject property has frontage on Victoria Road which is within the City's municipal boundary. Should the Committee decide to grant consent, the following conditions should be imposed to implement the road widening of Victoria Road South described within the City's Official Plan.

1. Prior to the issuance of Certificate of Official, the Owner(s) shall deed to the City of Guelph, free of encumbrances and at no expense to the City, a five-metre wide parcel of land for a road widening across the entire frontage along Victoria Road of the severed and retained lands of Consent Application B 9-21.
2. The Owner(s) agree to obtain an entrance permit from the City of Guelph for any new proposed entrances that require service from the City roads.

The City requests to be notified of the Committee's decision on this matter. Thank you for your consideration of these comments.

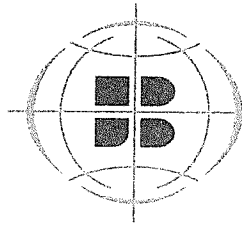
Planning and Land Division Committee
County of Wellington
April 21, 2021
RE: Consent Application B9-21 (7660 Maltby Road)
Page 3 of 3

Sincerely,

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

Stacey Laughlin, MCIP, RPP
Senior Policy Planner
Policy Planning and Urban Design
Planning and Building Services
Infrastructure, Development and Enterprise

T 519-822-1260 x 2327
E stacey.laughlin@guelph.camelissa.aldunate@guelph.ca



BSR&D

ONTARIO LAND SURVEYORS
URBAN & RURAL PLANNERS
A wholly owned subsidiary of J.D. Barnes Ltd.

29-21

March 1, 2021

Project: 19-14-077

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

RECEIVED

MAR 02 2021

Dear Ms. Turchet:

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**Re: Proposed Consent– 7660 Maltby Road East
Southwest Half of Lot 15, 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. I have not included a cheque to the Conservation Authority as the property is not within their Regulated Area. Diodoro Enterprises Limited is the current owner of the subject lands. A copy of their deed is attached (WC114822, WC357685, WC370586 & WC370587). A Farm Data sheet for the property at 7667 Maltby Road East has been included with this application, as well as a completed Drinking Water Source Protection Screening Form. Finally I have attached 1 copy of the sketch, plus a reduction to 11 x 17 of same and a detail plan.

The parcel to be severed from this property will have a frontage of 99.2 metres along the north side of Maltby Road East and an overall lot area of 0.827 hectares. This parcel is currently vacant and has been deemed to be surplus land to the existing golf course operation at 7660 Maltby Road. The retained parcel contains the 27-hole golf course, pro shop & associated storage buildings and an overall lot area of 45.89 hectares.

This property is the subject of an Official Plan Amendment and Zone change to designate the property subject to the consent, Secondary Agricultural and rezone to Agricultural. The severed parcel will meet the requirements set out in the Township of Puslinch Zoning By-law. The application satisfies Official Plan policies regarding consent as follows:

- No severance has occurred on the property since March 1, 2005;
- The lot generally meets a 0.4 ha minimum lot size and is adequate size to accommodate residential dwelling, well and septic;
- The lot has access to an open public road and the Supervisor of Public Works and Parks from the Township has confirmed there is no issue with respect to sightlines;
- The residential use is compatible with surrounding development;
- The lands have been owned by the applicant for at least 5 years.

I have asked the Township to prepare the list of property owners within 60 metres of the application. Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Nancy Shoemaker, BAA, RPP.

Attachments

Copy: David DeCorso

Surveying | Mapping | GIS
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