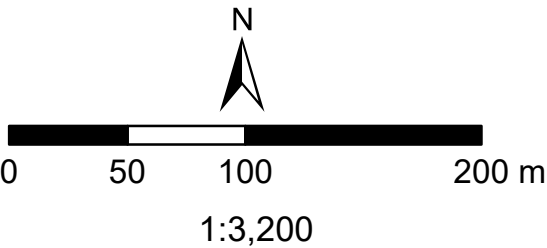
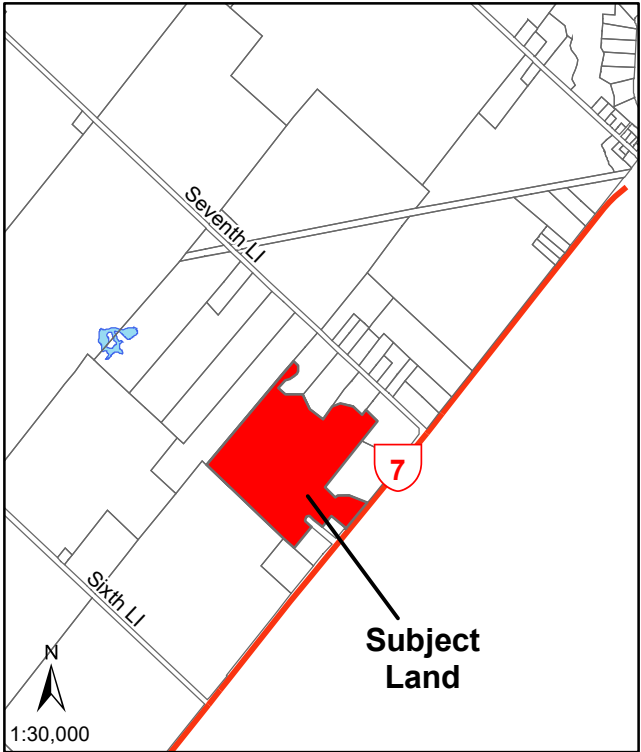


COUNTY OF WELLINGTON
LAND DIVISION

B5-19, B6-19, B7-19 & B8-19

Applicant:
Charlotte Mudge

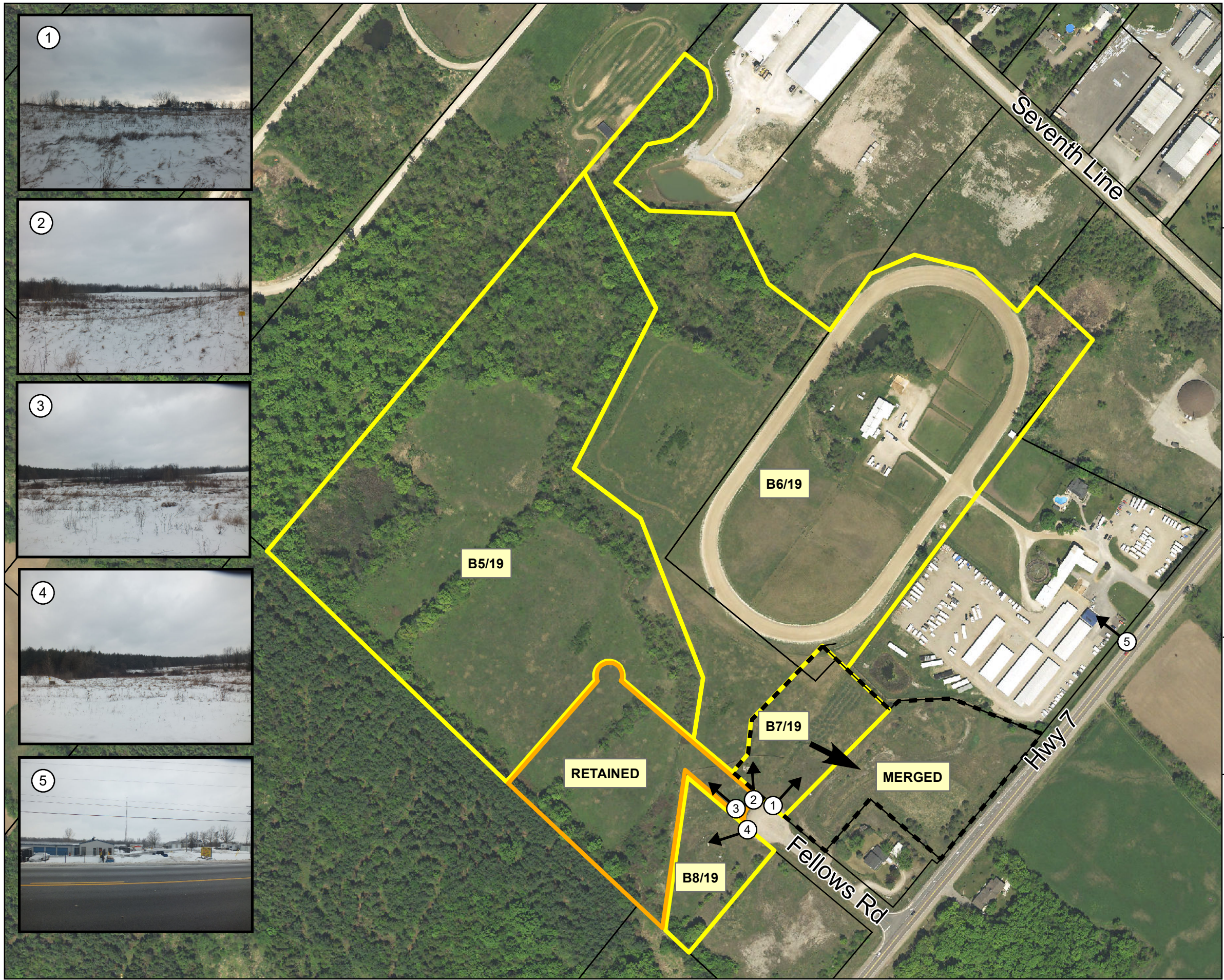
Township of Guelph/Eramosa
(Eramosa)



Date: February 2019
File: F:\LIS\Projects_Development Review\Land
Division Committee Maps\2019\3 - March\B5-19, B6-19, B7-19 & B8-19.mxd

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Sources:
County of Wellington Planning and Development
Department 2019. Ministry of Natural Resources,
Grand River Conservation Authority.
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May 25, 2023

NOTICE OF “CHANGE OF CONDITIONS” CONSIDERATION IN PUBLIC FORUM
Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B7-19

APPLICANT

Charlotte Mudge
31 Seneca Avenue
Toronto M5J 2A5

LOCATION OF SUBJECT LANDS

Township of Guelph-Eramosa (Eramosa)
Part Lot 1
Concession 6

Proposed lot line adjustment is 0.89 hectares (Severed 3 on sketch), vacant land to be added to abutting industrial parcel – 26948996 Ontario Inc.

Retained parcel is 2.47 hectares (Severed 4 & Retained on sketch), proposed employment area, rural industrial, conservation easement.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 8, 2023** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
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: Charlotte Mudge c/o Graham Mudge

REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS
YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE PLANNING AND LAND DIVISION
COMMITTEE.
PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: 06/08/2019

File Number: B7-19

Applicant: Charlotte Mudge c/o Graham Mudge

Subject Lands: Township of Guelph-Eramosa (Eramosa) - Part Lot 1, Concession 6

Proposal is a request for consent to convey fee simple for a proposed Lot Line Adjustment of 0.85 ha to abutting industrial parcel – 26948996 Ontario Inc.

Removal of identifying Parts 3 and 4 on reference plan 61R-21635 allows B7-19 lot line adjustment to proceed as this exists as Mudge property (Condition #1 amended). The existing Parts 3 and 4 are tied to application B4-19 as land belonging to Fellows.

Removal of Condition #10 provides an opportunity to proceed and finalize B7-19 and does not affect application B4-19.

REQUEST IS A MODIFICATION OF CHANGE OF CONDITIONS OF APPROVAL OF PROVISIONAL
CONSENT GRANTED ON JUNE 16, 2021 (lapse date being JUNE 17, 2023)

ISSUES: none

ORIGINAL CONDITION NOS.1 AND 10 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".

10) THAT application B4/19, if granted, is dealt with by issuance of Certificate of Official before B7/19 Certificate of Official is issued and 2648996 Ontario Inc. parcel consolidated.

PROPOSED MODIFIED CONDITION NO. 1 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" described as - Part Lot 1, Concession 6, geographic Township of Eramosa; Parts 5 and 6, Reference Plan 61R-21635 Township of Guelph-Eramosa;

Subject:

FW: B7-19 Change of Conditions

Attachments:

B4-19.pdf; B7-19 Change of Conditions Map.pdf

Ms. Turchet Re: B7-19 Change of Conditions

We have not been able to locate a "Change of Conditions" application on the County website. If you or a member of staff could provide one to me early Tuesday I will fill it in and return it during the day. Unfortunately I have to leave at 9AM on Tuesday morning for medical appointments in the City and won't be returning until approximately 12:45.

Here is the information gathered so far:

The Change of Conditions application involves 2 requests:

1. That the area of the B7-19 Lot Line Adjustment be reduced by 4.5% by the elimination of Parts 3 and 4 of Registered Plan 61R-21635.
2. That the County Land Division Committee waive Condition #10 of Application B7-19

With respect to (1) above:

- The areas to be left in: Part 5 (8,249m²) and Part 6 (257m²) for a total of 8,506m² (Mudge Property) 95.5%
- The areas to be removed: Part 4 (342m²) and Part Part 3 (59m²) for a total of 401m² (Fellows Property) 4.5%
- Attached "B7-19 Change of Conditions Map" should clarify the areas involved in the reduction of area.

With respect to (2) above ... the Condition states:

"THAT application B4/19, if granted, is dealt with by issuance of Certificate of Official before B7/19 Certificate of Official is issued and 2648996 Ontario Inc. parcel consolidated.

The reason for the change request is as follows:

The original plan was to merge, via B4/19, the Fellows property into the Mudge property prior to completion of B7/19 then, using B7/19, complete a Lot Line Adjustment of 2.2 acres to the owners of the 'highway parcel' immediately to the south of the

B7/19 parcel. However an ongoing Court Case is likely going to lead to substantial delays with respect to the Fellows/Mudge merger (B4/19) and the sale of the B6/19 parcel. The Change of Conditions Application is therefore necessary to allow us to complete the Conditions of B7/19 before the June 16, 2023 deadline so that we are in the position to close on the sale of the (reduced) B7/19 parcel.

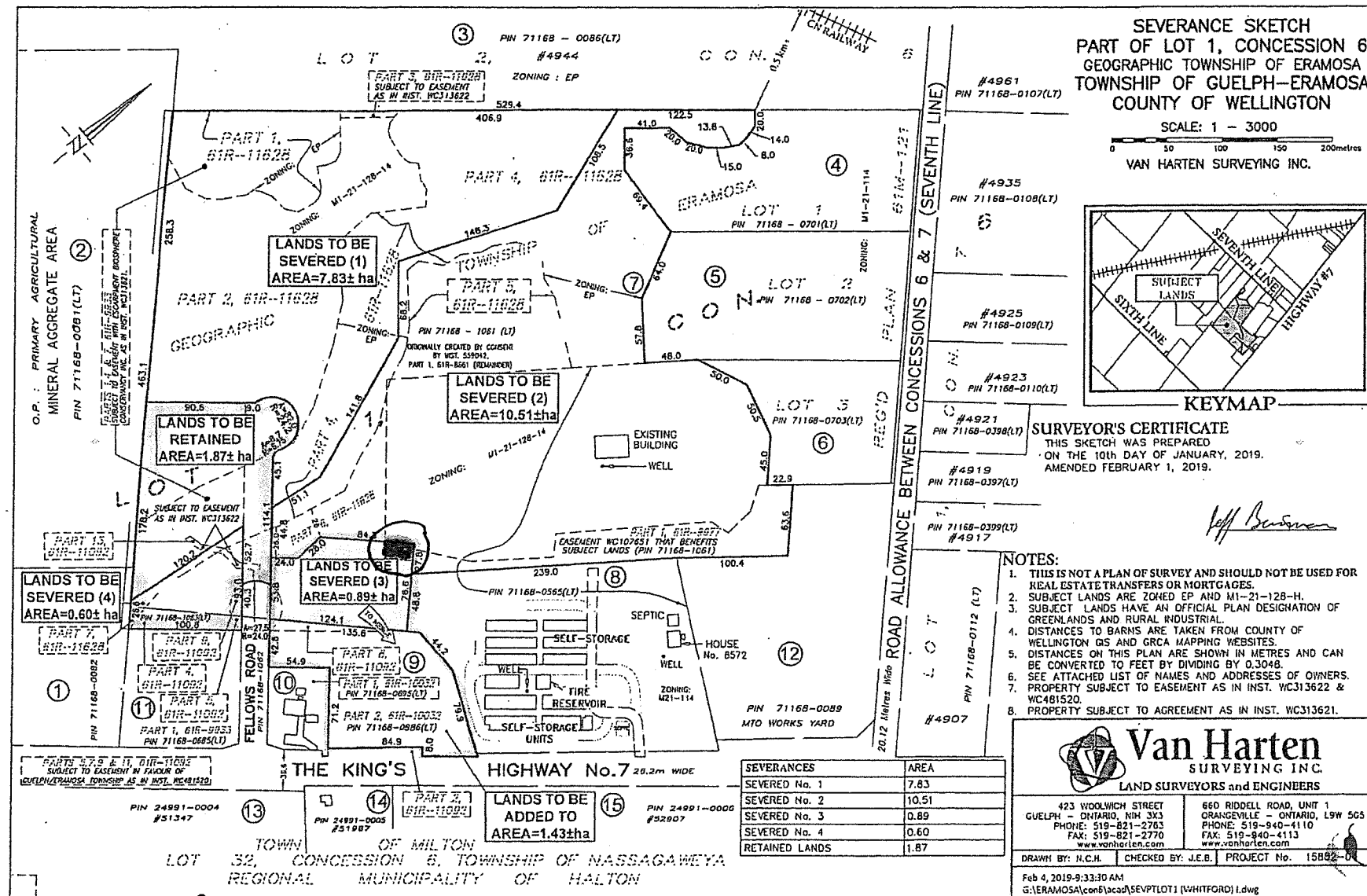
Attached please find:

- "B4-19". This is the original map showing the proposed merger of the Fellows property and the Mudge property.
- "B7-19 Change of Conditions Map" which shows the 401m2 reduction in area of the B7-19 parcel.

I will pay the \$1,760 "Change of Conditions Fee" in the early afternoon of Tuesday May 23 via Jana Poechman.

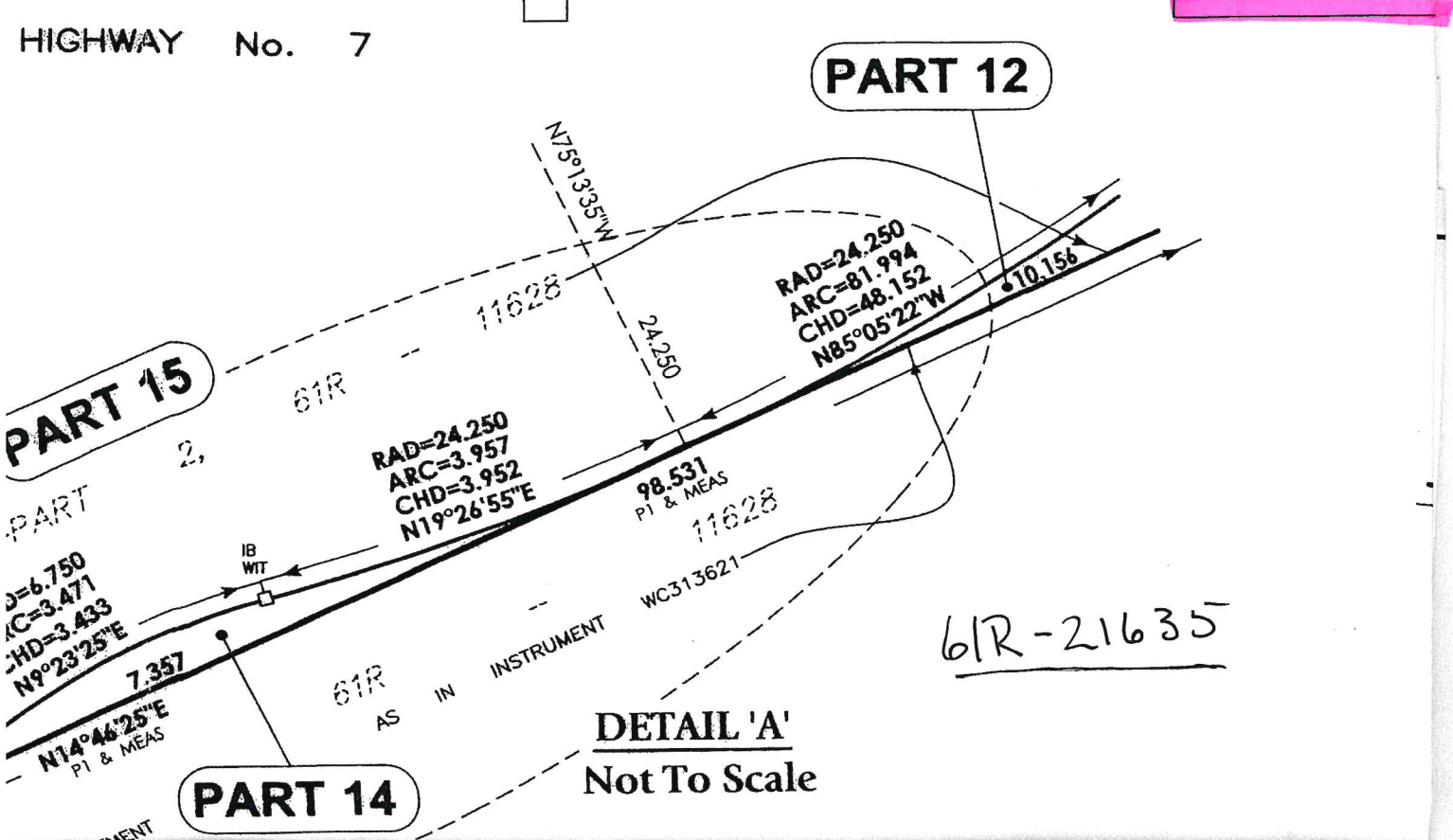
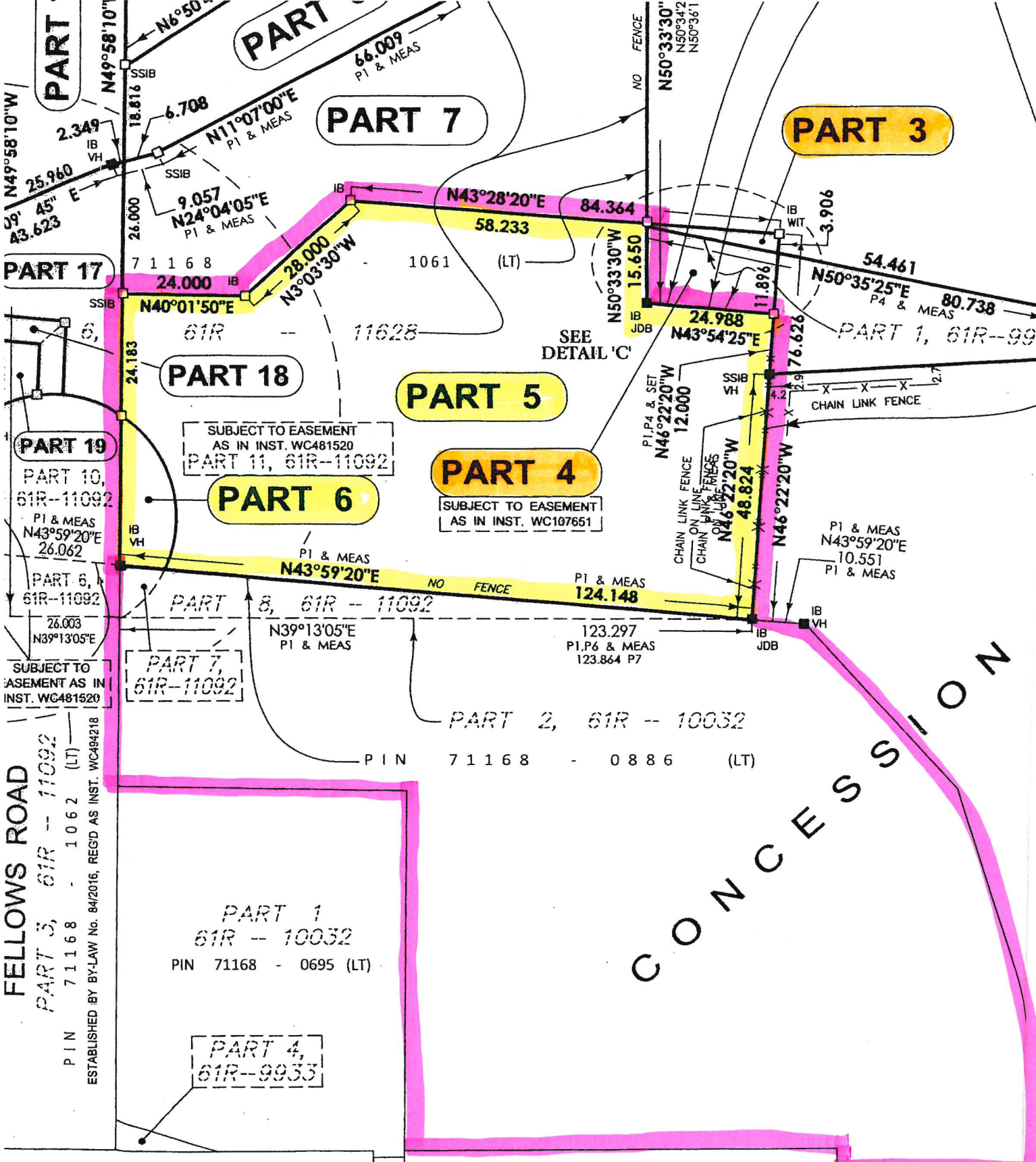
Regards
Graham Mudge

B7-19 Change of Conditions Map



B7-19
WINCHESTER PARK RESIDENTS' ASSOCIATION

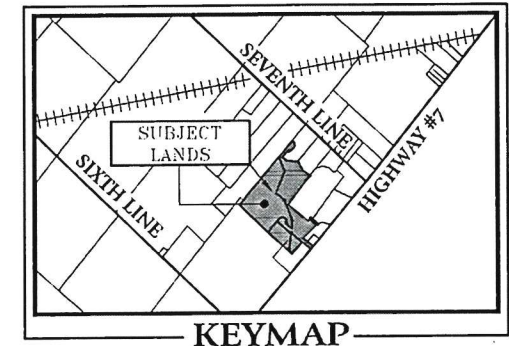
Re Consent Application B7-19 (Lot Line Adjustment)
Area Remaining in B7-19
Area (circled) to be removed from B7-19



B7-19

SEVERANCE SKETCH
PART OF LOT 1, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF ERAMOSA
TOWNSHIP OF GUELPH-ERAMOSA
COUNTY OF WELLINGTON

SCALE: 1 - 3000
0 50 100 150 200metres
VAN HARTEN SURVEYING INC.



SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 10th DAY OF JANUARY, 2019.
AMENDED FEBRUARY 1, 2019.

Jeff Busman

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED EP AND M1-21-128-H.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANDS AND RURAL INDUSTRIAL.
4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS AND GRCA MAPPING WEBSITES.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. PROPERTY SUBJECT TO EASEMENT AS IN INST. WC313622 & WC481520.
8. PROPERTY SUBJECT TO AGREEMENT AS IN INST. WC313621.



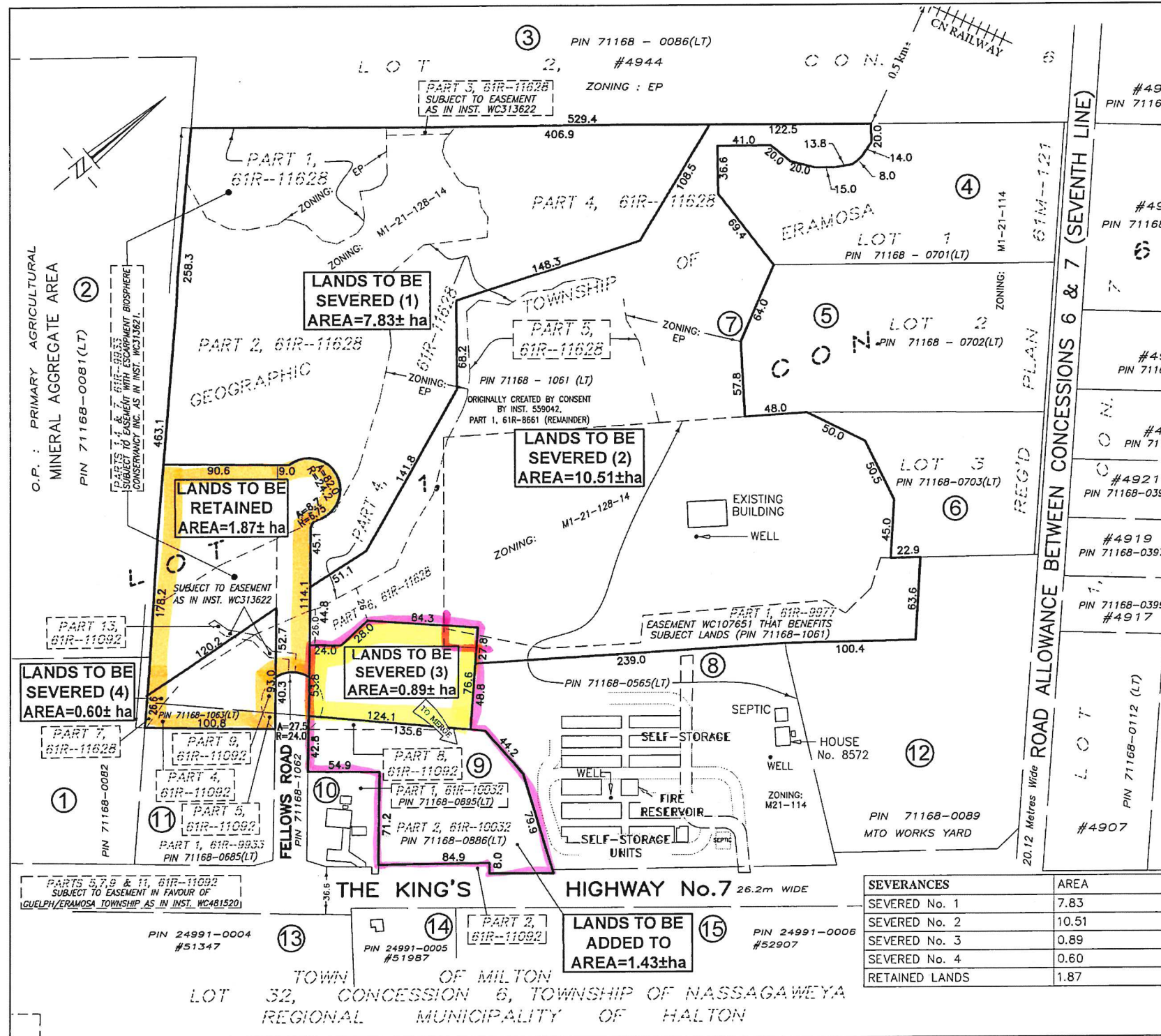
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

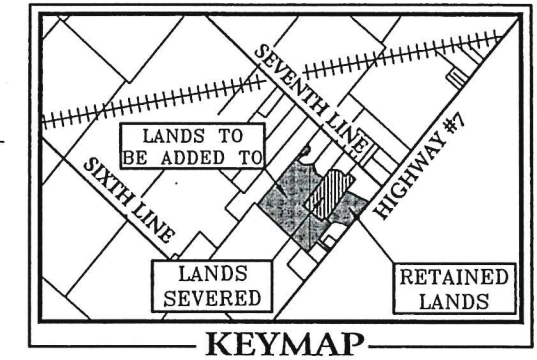
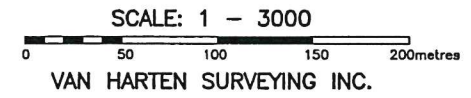
DRAWN BY: N.C.H. CHECKED BY: J.E.B. PROJECT No. 15882-04

Feb 4, 2019-9:33:30 AM
G:\ERAMOSA\con6\acad\SEVPTLOT1 (WHITFORD) I.dwg



B4-19

LOT LINE ADJUSTMENT SKETCH
PART OF LOT 1, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF ERAMOSA
TOWNSHIP OF GUELPH-ERAMOSA
COUNTY OF WELLINGTON



SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 8th DAY OF MAY, 2014.
THIS SKETCH WAS AMENDED
ON THE 11th DAY OF OCTOBER, 2016.

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED HAZARD, M1-H(21.128), AGRICULTURE (H)21.148 & AGRICULTURE.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF GREENLANDS AND RURAL INDUSTRIAL.
4. DISTANCES TO BARNS ARE TAKEN FROM COUNTY OF WELLINGTON GIS AND GRCA MAPPING WEBSITES.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
7. ① ② ③ DENOTES ROAD WIDENINGS TO MTO.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: 519-821-2763 FAX: 519-821-2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: 519-940-4110 FAX: 519-940-4113 www.vanharten.com
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DRAWN BY: N.C.H. CHECKED BY: J.E.B. PROJECT No. 15882-04

Oct 11, 2016-10:16am
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