



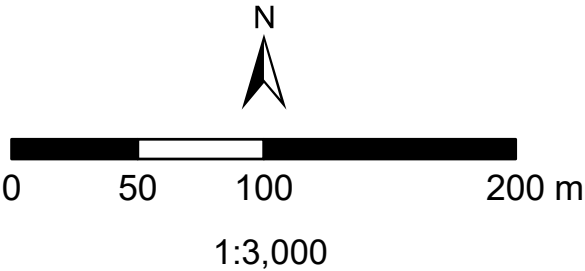
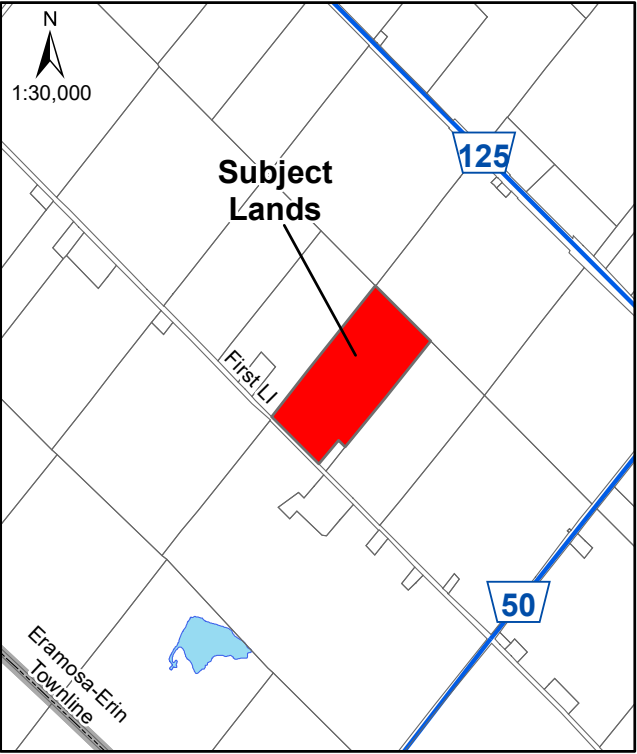
COUNTY OF WELLINGTON
LAND DIVISION

B21-23

Applicant:
Jeffrey & Michelle Oldham

Town of Erin

5171 First Line



Date: May 2023
Produced by: County of Wellington Planning & Development Department 2023

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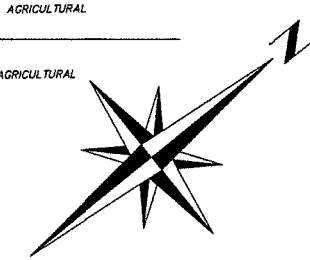
Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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SKETCH FOR SEVERANCE APPLICATION

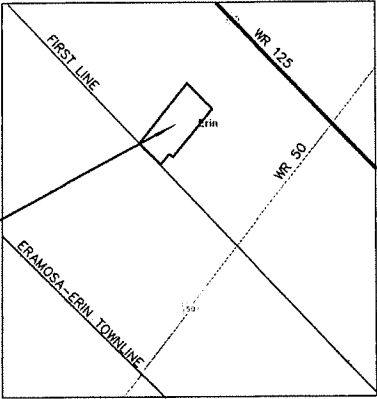
J. R. FINNIE O.L.S.
SCALE 1:2500 METRIC
0 25 50 75 100 METRES

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



LOCATION
PART OF LOT 7, CONCESSION 2, TOWN OF ERIN
5171 FIRST LINE

KEY MAP



CAUTION

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

CLIENTS: JEFF & MICHELLE OLDHAM

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1TO
PH (519) 833-2380 FAX (519) 833-0208
EMAIL : jrfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf PROJECT: 23-2236SKT

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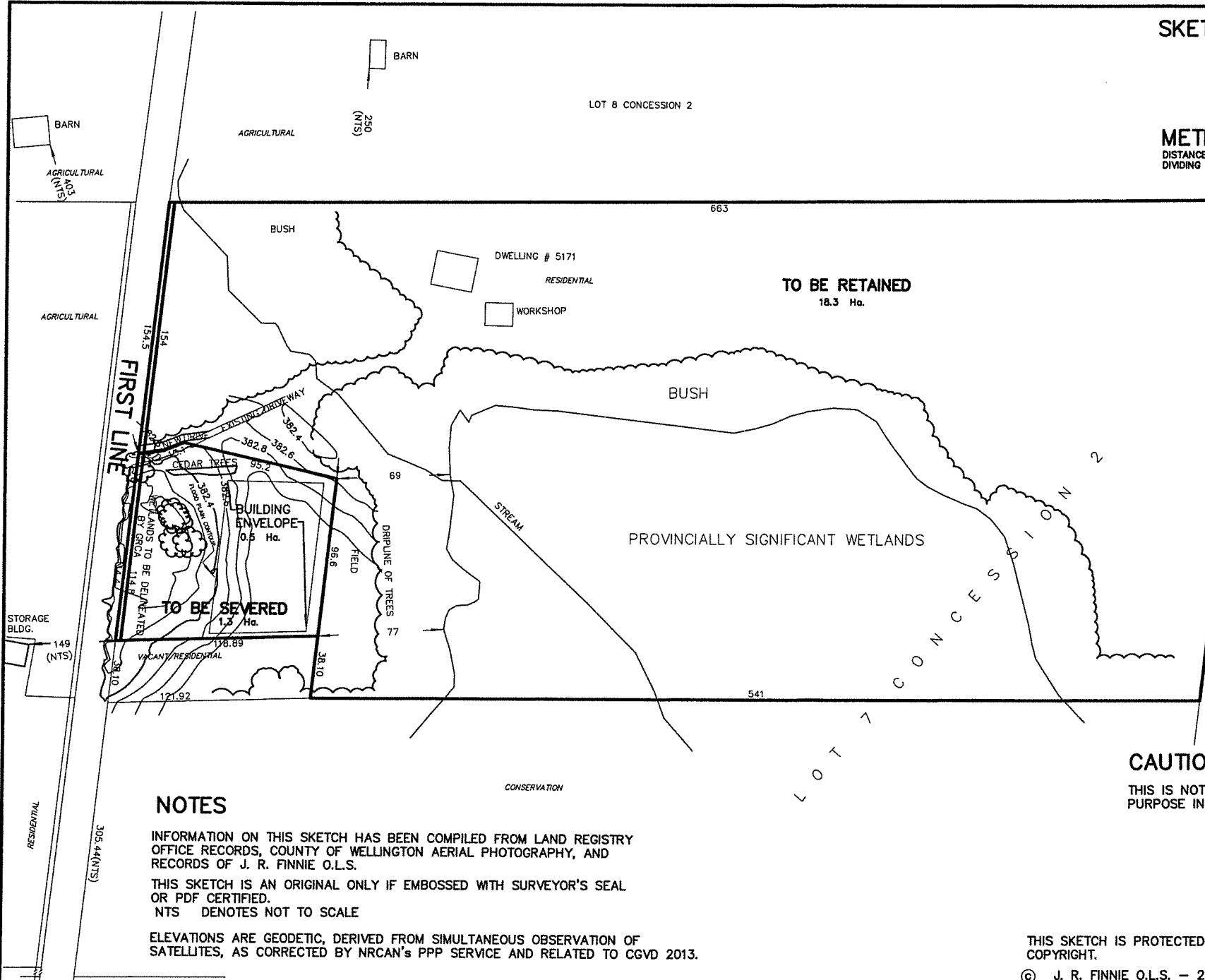
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NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.
NTS DENOTES NOT TO SCALE

ELEVATIONS ARE GEODETIC, DERIVED FROM SIMULTANEOUS OBSERVATION OF SATELLITES, AS CORRECTED BY NRCAN's PPP SERVICE AND RELATED TO CGVD 2013.



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: 06/08/2023 **ITEM #1**
File Number: B21-23
Applicant: Jeffrey & Michelle Oldham
Subject Lands: Town of Erin - Part Lot 7, Concession 2

Proposal is a request for consent to convey fee simple for a proposed rural residential lot 1.3 ha, 114.8m frontage, vacant, proposed dwelling; retained existing rural residential parcel is 18.3 ha, existing house and shop

ISSUES: size of proposed lot and setback from key hydrogeological feature

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is not consistent with Provincial Growth Plan and County Official Plan - do not support proposed creation of a new lot in this location; severed is located less than 30m from identified Key Hydrologic Feature (wetland) on the retained; due to location and size of wetland there likely is no opportunity to meet the minimum 30 metre setback for the new lot; planning staff have no concerns with regards to MDS 1; subject property designated Secondary Agricultural and Core Greenlands; no new lots have been created on the parcel since Mach 1, 2005 and have been owned over 5 years;
Town of Erin	Town Planning recommends the area of property be reduced, as 1.3 ha appears to be larger than required to construct a detached dwelling with necessary setbacks for private servicing; through the review of the pre-development site plan, staff will determine if the entrance meets the requirements of the Town's Entrance By-law. be advised that a shared entrance will not be supported; conditions to apply
Grand River CA	staff review, we believe that the proposed severance would allow for a building envelope that would not negatively impact the existing natural hazards on the property. In addition, it is the opinion of the GRCA that safe access to the severed lot will be achievable during the regulatory flood event. As such, we have no objection to this severance application.
Miscellaneous	Rod Finnie, agent - Supplementary Responses 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 a signed 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
- 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 applicants satisfy all the requirements of the Town of Erin, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Town 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 Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the applicants provide a predevelopment site plan to the satisfaction of the Town of Erin, denoting the existing (if applicable) and proposed driveway buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the applicants provide written confirmation from a qualified septic professional that the existing on-site sewage system(s) is functioning properly as designed and that ALL required clearances for treatment units, distribution piping/leaching chambers and holding tanks are in compliance with the Ontario Building Code Division B, Part 8; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the applicants pay parkland dedication to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 9) **THAT** the applicants submit a tree preservation plan identifying the trees proposed to be protected and removed, in order to construct a dwelling; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) **THAT** the applicants submit an Environmental Impact Assessment to the satisfaction of the Town of Erin and County of Wellington; and further that the Town of Erin and County of 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*****

May 25, 2023

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 B21-23

APPLICANT

Jeffrey & Michelle Oldham
5171 First Line
Acton L7J 2L9

LOCATION OF SUBJECT LANDS

Town of Erin ()
Part Lot 7
Concession 2

Proposed severance is 1.3 hectares with 114.8m frontage, vacant land for proposed rural residential use.

Retained parcel is 18.3 hectares with 154m frontage, existing and proposed rural residential use with existing dwelling & shop.

ITEM #1 ON AGENDA

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 2023 AT 09:00 AM** for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE:

3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

PLEASE NOTE: To avoid application deferral, any **new** information addressing comments presented in the attached Report Summary are to be submitted to the Secretary Treasurer of Land Division **no later than THURSDAY, JUNE 1, 2023 by 1:00 pm.**

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION.** Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

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: Rod Finnie



MAY 16 2023

Application	B21/23
Location	Part Lot 7, Concession 2 TOWN OF ERIN
Applicant/Owner	Jeffery and Michelle Oldman

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application for consent would sever a 1.3 ha (3.2 ac) vacant parcel. A 18.3 ha (45.2 ac) parcel containing an existing dwelling and accessory structure would be retained.

The proposed severed parcel is located less than 30 metres from an identified Key Hydrologic Feature (wetland) on the retained lands. Due to the location and size of the wetland on the subject property there likely is no opportunity to meet the minimum 30 metre setback from the wetland for the new lot.

This application is not consistent with the Provincial Growth Plan and the County of Wellington Official Plan therefore we do not support the proposed creation of a new lot in this location. Should the committee approve the application we ask that the following be added as conditions for approval:

- That any issues raised by the Conservation Authority be adequately addressed;
- That driveway access can be provided to the retained lands to the satisfaction of the of the appropriate road authority; and,
- That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. The result of the changes to the Growth Plan means the natural heritage system policies and the agricultural system mapping will not apply until fully incorporated into the County's Official Plan. All planning decisions are required to conform with the Growth Plan.

The retained lands contain a Key Hydrologic Feature, which is identified on the survey sketch as a wetland and a floodplain. Section 4.2.3 does not permit development within a key hydrogeological feature. Further, per Section 4.2.4, the proposed severed parcel is required to maintain a minimum 30 metre vegetative protection zone from the feature, whereas a 0 metre setback has been provided.

As per section 4.2.4.1 "outside settlement areas, a proposal for new development or site alteration within 120 metres of a key natural feature within the Natural Heritage System for the Growth Plan or a key hydrologic feature will require a natural heritage evaluation or hydrologic evaluation that identifies a vegetative protection zone which:

- is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its functions from the impacts of the proposed change;
- is established to achieve and be maintained as natural self-sustaining vegetation; and
- for key hydrologic features, fish habitat, and significant woodlands, is no less than 30 metres measured from the outside boundary of the key natural heritage feature or key hydrologic feature.

The proposed severed parcel does not maintain the required 30 metre vegetative protection zone and therefore does not conform with the policies of the Growth Plan.

PROVINCIAL POLICY STATEMENT (PPS): With respect to Minimum Distance Separation I (MDS I), there is a barn located at 5154 First Line which has a site specific zoning applied to the property that limits the barn to 5 Nutrient Units. Based on the existing zoning the proposed severance would meet the required MDS setbacks. Planning staff have no concerns with regards to MDS I.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as SECONDARY AGRICULTURAL and CORE GREENLANDS. Identified features include a Wetland and Floodplain, regulated by the Grand River Conservation Authority. A portion of the lands are located in the Everton Water Management Protection Area.

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:

- 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;
- The accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
- The lot has access to an open public road;
- The residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- 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 matters under section 10.1.3 were also considered.

TOWN OFFICIAL PLAN: The property is designated SECONDARY AGRICULTURAL in the Town of Erin's Official Plan. Under Section 4.2.3 "the creation of new lots will be guided by Section 10.4 of the County Official Plan."

WELL HEAD PROTECTION AREA: The subject property is not located in a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) which permits single detached dwellings. The retained severed lands will require zoning relief for the proposed reduced lot frontage.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Zach Prince'.

Zach Prince, MCIP RPP
May 16th, 2023



Corporation of the Town of Erin
5684 Trafalgar Road
RR2 Hillsburgh ON N0B 1Z0
(519) 855-4407 Ext. 242 Fax: (519) 855-4281
EMAIL: tanjot.bal@erin.ca

Sent by Email

5/11/2023

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

Subject: Severance Application B 21-23
Jeffrey & Michelle Oldham
5171 First Line
2316-000-001-06300
Part Lot 7, Concession 2
Town of Erin

RECEIVED

MAY 11 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

The following outlines the Town of Erin comments with respect to Severance Application B 21-23.

- Proposal:

To sever a 1.3 hectare vacant rural residential lot and retain a 18.3 hectare rural residential lot with an existing house and shop.
- Erin Official Plan Designation:

The property is designated Prime Agricultural, Secondary Agricultural and Core Greenlands in Erin’s Official Plan.
- Current Zoning

The subject property is zoned Agricultural (A) and Rural Environmental Protection (EP2) in Erin’s Zoning By-law 07-67, as amended.

	Frontage	Area
Zoning By-law Requirement for lots 10 ha or greater	120 m	10 ha
Zoning By-law Requirement for lots less than 10 ha	30 m	0.4 ha
Retained Parcel	154 m	18.3 ha
Severed Parcel	114.8 m	1.3 ha

The proposed severed and retained parcel comply with the minimum lot area and lot frontage requirements of the zoning by-law.

Additional Information

- Opened maintained year-round public road: ☒ Yes ☐ No
If no, is Erin willing to enter into an agreement regarding the use of the seasonal road, or opening the road? ☐ Yes ☐ No
- Serviced by Municipal Water and Sewer? ☐ Yes ☒ No
- Is there a Capital Works Project underway to service the lots in the near future? If yes, approximate timing? ☐ Yes ☒ No
- Is there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? ☐ Yes ☒ No
- Is Erin's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services? ☐ Yes ☒ No

Comments:

Town Planning recommends that the area of the property be reduced, as 1.3 hectares appears to be larger than required to construct a detached dwelling with necessary setbacks for private servicing.

In addition, through the review of the pre-development site plan, staff will determine if the entrance meets the requirements of the Town's Entrance By-law. Please be advised that a shared entrance will not be supported.

Recommendation: The Town of Erin relies on the County of Wellington to confirm compliance with Minimum Distance Separation Formulae.

The Town of Erin recommends **approval** of Severance Application B 21-23, subject to the applicant fulfilling the following conditions, to the satisfaction of the Town:

1. That the applicants pay **parkland dedication** to the satisfaction of the Town of Erin.
2. That the applicants satisfy all the requirements of the Town of Erin, **financial and otherwise** (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Town 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.
3. That the applicants provide a **predevelopment site plan** to the satisfaction of the Town of Erin, denoting the existing (if applicable) and proposed driveway,

buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.

4. That the applicants provide **written confirmation from a qualified septic professional** that the existing on-site sewage system(s) is functioning properly as designed and that ALL required clearances for treatment units, distribution piping/leaching chambers and holding tanks are in compliance with the Ontario Building Code Division B, Part 8.
5. That the applicants submit a **tree preservation plan** identifying the trees proposed to be protected and removed, in order to construct a dwelling.
6. That the applicants submit an **Environmental Impact Assessment** to the satisfaction of the Town of Erin and County of Wellington.

The Town of Erin will file clearance of these conditions with the Secretary-Treasurer of the Planning and Land Division once the conditions have been fulfilled.

Yours truly,

Tanjot Bal, MCIP, RPP
Senior Planner



May 17, 2023
Via email
B21-23

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

Dear Ms. Turchet,

Re: B21-23 – Application for Consent
5171 First Line, Town of Erin
Applicant: Jeffrey and Michelle Oldham
Agent: Rod Finnie

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MAY 18 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted Consent Application to create a new lot to facilitate the construction of a new rural residential dwelling.

Recommendation

The GRCA has no objection to the proposed consent application.

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (O.R. 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06 and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at our office indicates that the proposed retained parcel contains features regulated by the GRCA, including portions of the Eramosa River Blue Springs Creek Provincially Significant Wetland (PSW) Complex, watercourse, floodplain and the regulated allowance to these features. The lands to be severed contain unevaluated wetland, floodplain and the regulated allowance to these features.

Due to the presence of the features noted above, both the retained and severed parcels are regulated by the GRCA under Ontario Regulation 150/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development and/or site alteration within this regulated area will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

From our review, we believe that the proposed severance would allow for a building envelope that would not negatively impact the existing natural hazards on the property. In addition, it is the opinion of the GRCA that safe access to the severed lot will be achievable during the regulatory flood event. As such, we have no objection to this severance application.

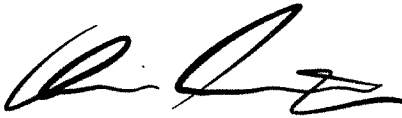
GRCA wishes to acknowledge payment of \$465 for our review of this application.

For municipal consideration

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ex 2236 or clorenz@grandriver.ca.

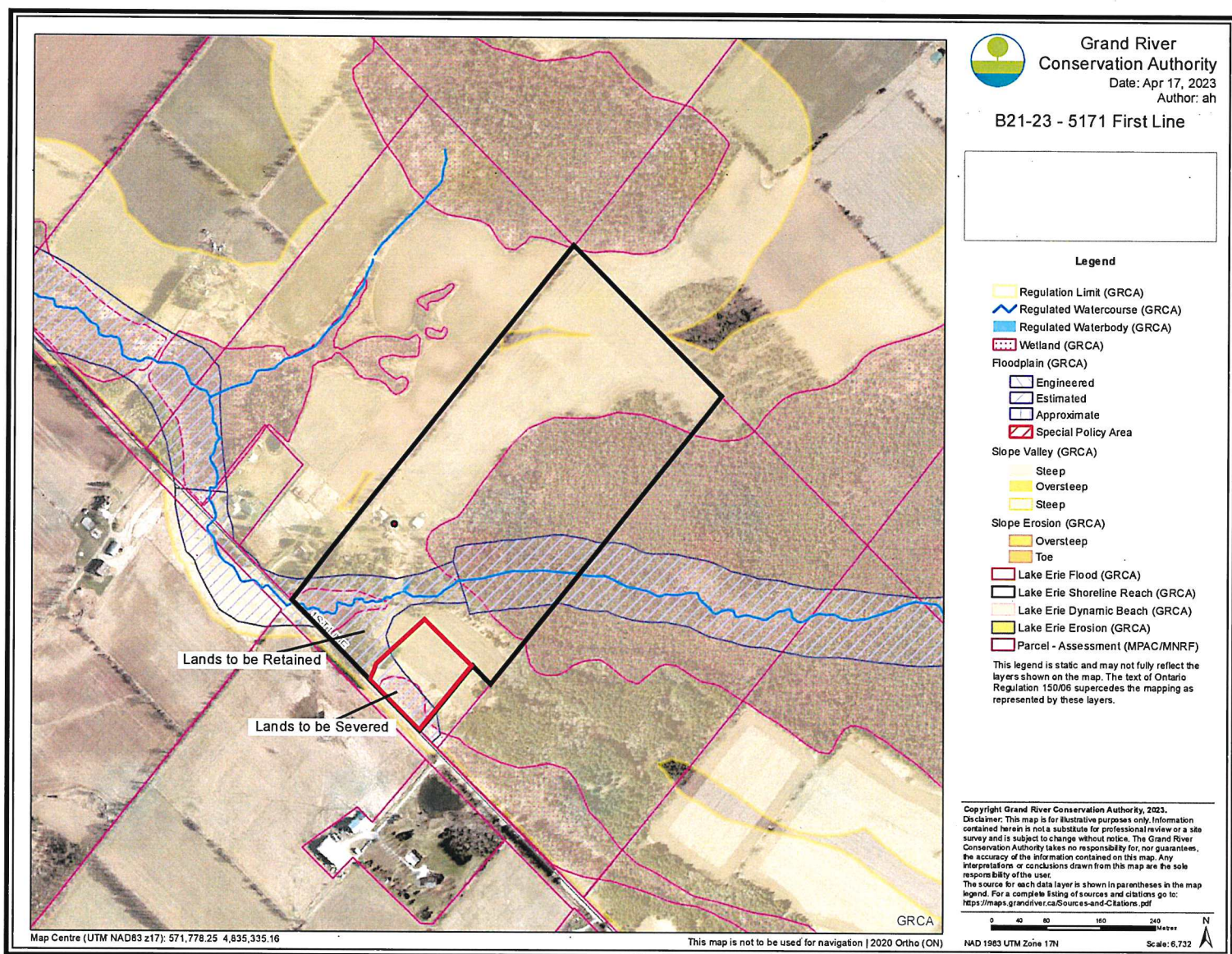
Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Lorenz', with a stylized flourish at the end.

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority

Enclosed: GRCA Resource Mapping

Copy: Tanjot Bal, Town of Erin (via email)
Rod Finnie (via email)



SUPPLEMENTARY RESPONSES

24. Section 1.1.5.2 of the Provincial Policy Statements permits residential development including lot creation, that is locally appropriate. The lands in this original 100-acre parcel were previously divided into 3 lots. There is a residential lot across the road, one immediately to the south and one in lot 8, just to the north. The lands will have to comply with the MDS requirements in s. 1.1.5.8 or request exemption through the minor variance process. The former barn across the road has been severed off and is now part of the residential property and has no agricultural land associated with it to support livestock housing, so the MDS should not be a concern for this building.

25. These lands are not currently within the Greenbelt. A Place to Grow (2019) mapping will come into effect when the changes to the natural heritage system and the agricultural system are incorporated into the County's Official Plan. S. 2.2.9.6 allows for the creation of new multiple lots for residential development subject to the lands being appropriately zoned and designated in the Official Plan as of June 16, 2006. Use of a lot for a single-family dwelling is permitted by s.5.1.1 of the Town's Zoning Bylaw. Lot creation is permitted in secondary agricultural areas subject to the requirements in s. 10.4 of the County's Official Plan.

26. Lot creation for residential purposes is permitted in Secondary Agricultural Areas by s.10.4.1(c). The lot is larger than 0.4 ha., has access to a public road, will not hinder agricultural development or mineral aggregate operations, is compatible with surrounding development, is well removed from settlement boundaries, and has been owned by the applicants for more than 5 years (s. 10.4.4).

37. Lot creation by consent is subject to the policies in s.5.15.2. No extension of any major service is required, the land fronts on an open public road and is consistent with the Planning Act. The lot encompasses a small wetland which will be delineated by the GRCA after May 1. There is a 0.5 Hectare building envelope outside the flood plain. It will be necessary to use the existing driveway for the entrance to the severance, and a new driveway for the retained parcel will be created just northwest of the existing driveway, and will join up with the existing driveway past the severance boundary. It is compatible with adjacent lots, will not contribute to traffic congestion, is on individual servicing, and complies with the environmental protection policies in the Town's Official Plan.

J. R. Finnie O.L.S.~~~~~

Box 31,
Erin, ON N0B 1T0
ph (519) 833-2380
fax (519) 833-0208
email: rfinnie@jrfinnie.com

RECEIVED

MAY 31 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

31 May 2023

Chair and Members of the Land Division Committee
County of Wellington

Re: Application B21-23 (Oldham)

Good morning,

I do not envy the members of the committee or planning staff as they attempt to apply good planning policies in the County of Wellington. The Provincial Government is swinging madly through the china shop with a machete in one hand and a sledgehammer in the other. What was accepted wisdom yesterday is now derided as a scam.

In times of disruption, when the accepted guidelines no longer seem to apply, what is the best way to make decisions? I would suggest a strong dose of common sense, together with a willingness to listen to those with boots on the ground.

Planning staff have correctly identified the provincial policies that would have applied in the recent past to these lands. However, the Province has indicated that they are considering scrapping the natural heritage and agricultural system mapping that they have applied in the past. Part of me says "Hooray!", as I have found it to be very broad brush and not sufficiently tied to ground verification. I do recognize the challenges facing a provincial government trying to produce policy that fits everyone everywhere, which is why local governments can sometimes provide better policy related to actual conditions in their local area.

In this particular case, there is a small wet area at the front of the proposed severance. Is it a significant feature that requires protection, and if so, to what extent? GRCA, who are the local experts in the area, feel that the wetlands can be protected to a sufficient extent by creation of a building envelope on the higher land in the field.

There is no intent to have a mutual driveway here. We have attended on site and measured elevations that indicated that the lands south of the existing driveway were below the anticipated flood line, so we proposed to shift the new driveway to utilize the existing entrance and create a new driveway for the existing residence on lands just north of the existing driveway. Conversations with the GRCA have indicated that they may accept a driveway in the lands south of the existing driveway for the new parcel, but it will depend on a field visit to review the extent of the wetlands.

We may be able to reduce the frontage of the lot somewhat if a new driveway can be created south of the existing driveway. We would then move the boundary to the line of cedars, which will form a natural visual boundary between the two properties. If that is able to be done it will reduce the size of the severance to between 1.1 and 1.2 hectares. Of that, 0.5 hectares is the land currently below the flood plain line, so the actual amount for building will be between 0.6 and 0.7 hectares, which is within the guidelines that the County has established.

With GRCA's comments in mind, I believe that this application deserves to be approved, subject to any conditions that they may feel necessary. The land is a small field separated from the rest of the agricultural lands on the property. The soil is typically coarse sand and gravel and is only used for hay production. There are no active livestock operations in the immediate area.

With this explanation in mind, I would hope that the Committee would agree that a severance of this land would be a good use of the land and therefore approve this application.

If you have any questions, do not hesitate to contact us.

Yours truly,

Rod Finnie O.L.S.