



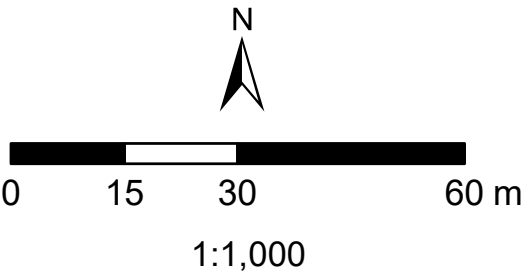
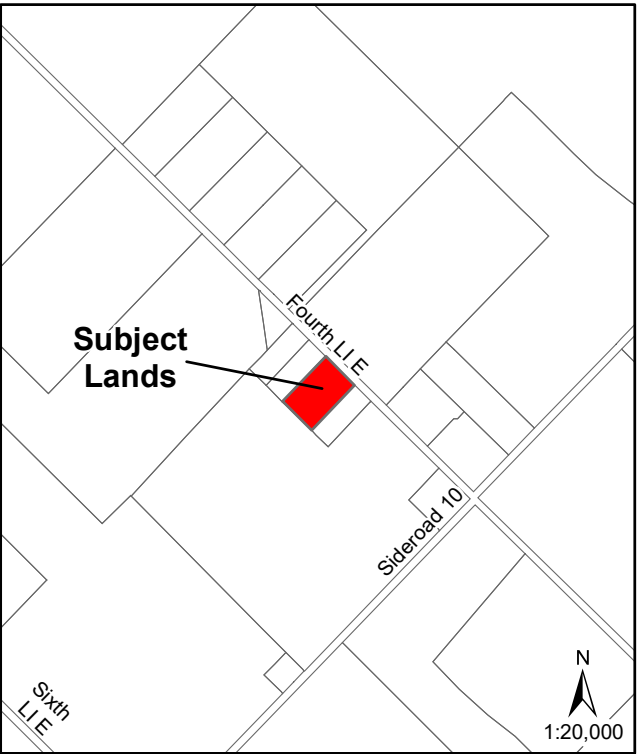
COUNTY OF WELLINGTON
LAND DIVISION

B29-23

Applicant:
Gerald Bakker

Township of Centre Wellington

6106-6108 Fourth Line
(Pilkington)

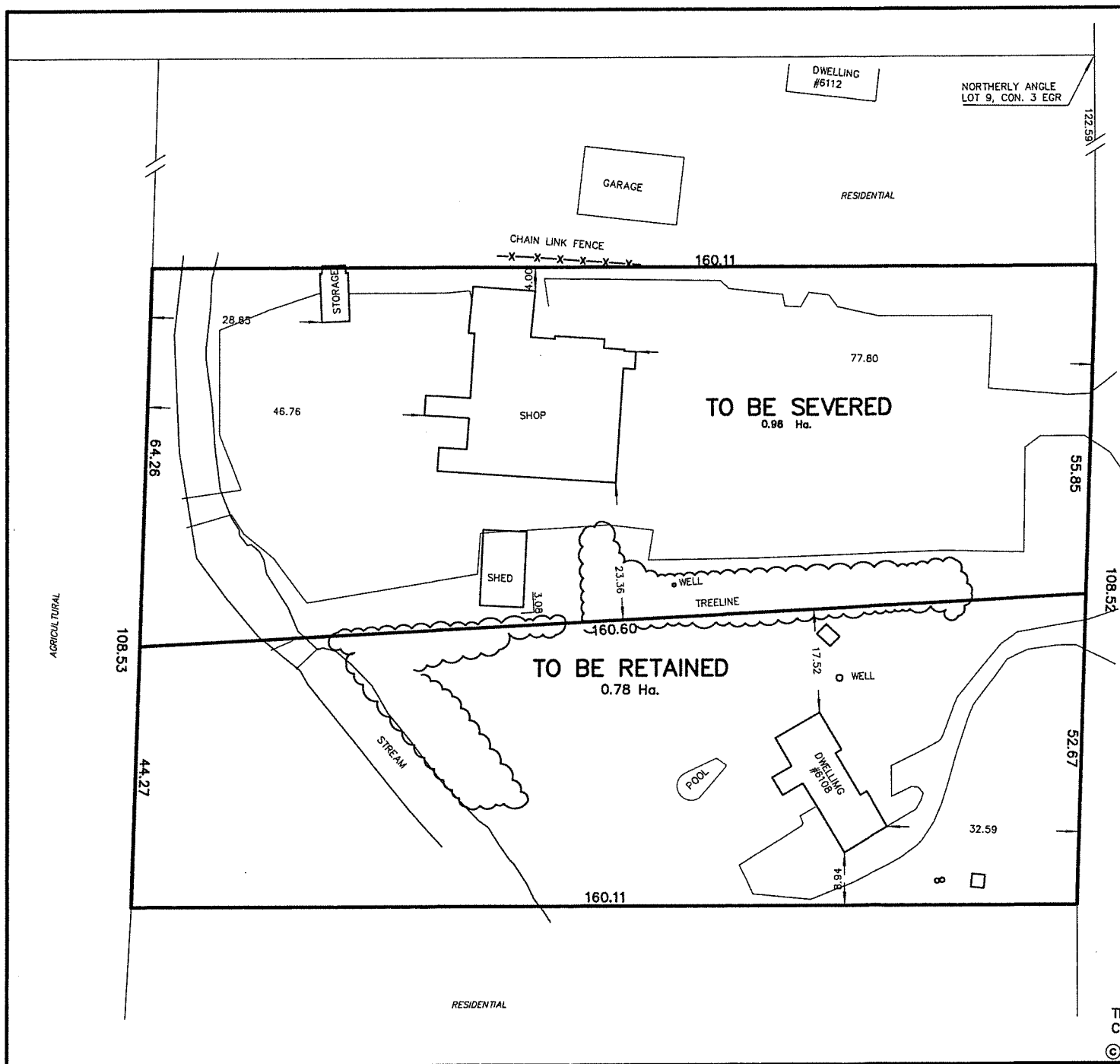


Date: May 2023
Produced by: County of Wellington Planning & Development Department 2023

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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 1:750 METRIC
0 7.5 15 22.5 30 METRES



METRIC

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

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.

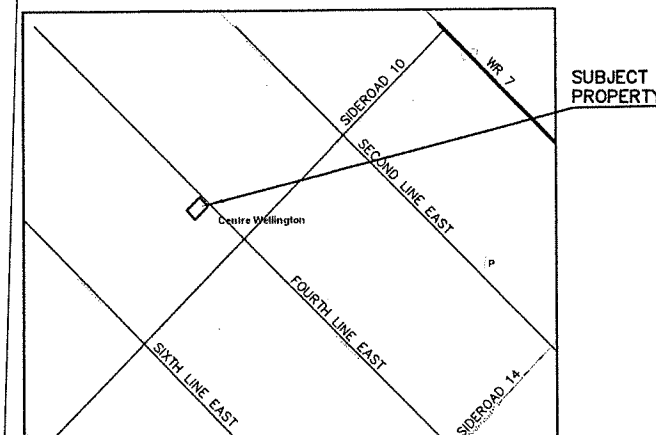
THIS SKETCH IS AN ORIGINAL ONLY IF EMBOSSED WITH SURVEYOR'S SEAL OR PDF CERTIFIED.

NTS DENOTES NOT TO SCALE

LOCATION

PART OF LOT 9, CONCESSION 3 EAST OF THE GRAND RIVER
GEOGRAPHIC TOWNSHIP OF PILKINGTON, TOWNSHIP OF CENTRE WELLINGTON
6108 FOURTH LINE EAST, ARRIS

KEY MAP



CAUTION

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

CLIENT: JERRY BAKKER

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1TO

PH (519) 833-2380 FAX (519) 833-0208

EMAIL : rfinnie@jrfinnie.com
www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 23-2241SKT

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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: 06/08/2023 ITEM #4
File Number: B29-33
Applicant: Gerald Bakker
Subject Lands: Township of Centre Wellington (Pilkington) - Part Lot 9
Concession 3, EOGR

Proposal is a request for consent to convey fee simple for a proposed existing use commercial lot 0.98 ha, 55.85m fr; retained being 0.78 ha with existing dwelling.

ISSUES: Planning Staff not in support – Prime Agricultural; neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; staff do not support application as residential lot creation is not permitted within Prime Agricultural Area; application has been submitted as an Agricultural-Related Use severance; applicant has indicated the business does support some farming operations in the area; Staff are not satisfied the use meets the threshold for an agricultural related use; the existing commercial use - zoning (1993) permits truck repair on property; applicant indicated about 50% of their business is derived from farming in the area; Farm data sheets have not been provided for the barns located at 6130 Forth Line - condition for MDS compliance;
Township of Centre Wellington	in support of application; severed and retained comply with zoning; conditions to address
Grand River CA	retained and severed contain a watercourse, floodplain and associated regulated allowances to these features; there is no additional development or site alteration proposed; staff do not anticipate any negative impacts as a result of application; no objections
Neighbours	Diane & Phil Schilling (6112 4th Line E Ariss) concerns this would make a commercial only property and if sold, new owners wouldn't be living there and not be members of community; stand alone facility would have no incentive to maintain or keep property clean to the same standard as someone living there. Request notification of consideration and decision.
Miscellaneous	J.L. Cox Planning Consultants Inc., 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 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 Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan and Undertaking to advise Township 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 Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the existing septic systems are functioning properly and that it has been pumped if necessary to the satisfaction of the Chief Building Official; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** zoning compliance be achieved to the satisfaction of the local municipality; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

*****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 B29-33

APPLICANT

Gerald Bakker
6106 Fourth Line
Ariss N0B 1B0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Pilkington)
Part Lot 9
Concession 3, EOGR

Proposed severance is 0.98 hectares with 55.85m frontage, existing and proposed commercial use with existing shop and 2 storage sheds.

Retained parcel is 0.78 hectares with 52.67m frontage, existing and proposed rural residential use with existing dwelling.

ITEM #4 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: Gerald Bakker
JL Cox Planning Consultants Inc.

Others: Diane Jones (6112 4th Line East)



RECEIVED

MAY 17 2023

Application | B29/23
Location | Part Lot 9, Concession 3, EOG
TOWNSHIP OF CENTRE WELLINGTON (Pilkington)
Applicant/Owner | Gerald Bakker

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: The application would sever a 0.98 ha (2.4 ac) parcel with an existing commercial use within the Prime Agricultural Area. A 0.78 ha (1.9 ac) parcel with an existing dwelling would be retained.

The application has been submitted as an Agricultural-Related Use severance. While the applicant has indicated the business does support some farming operations in the area. Staff are not satisfied that the use meets the threshold for an agricultural related use.

Planning Staff do not support this application as residential lot creation is not permitted within the Prime Agricultural area. This application is not consistent with the Provincial Policy Statement and does not conform to the County Official Plan. Should the committee approve the application we recommend the following conditions be applied:

- That zoning compliance be achieved to the satisfaction of the local municipality; and,
- That MDS be addressed to the satisfaction of the County of Wellington; and,
- That any concerns by the Conservation Authority be adequately addressed.

PLACES TO GROW (2020): The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. The result of recent changes to the Growth Plan means the natural heritage system policies will continue to apply, however will only apply to the natural heritage systems mapped in the County Official Plan. The Growth Plan requires new development including lot creation to be located 30m from a Key Hydrogeological Feature.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- Agricultural uses, provided lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use an appropriate sewage and water services;
- A residence surplus to a farming operation...; and
- Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways."

Furthermore, Section 2.3.4.3 states, "the creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c)". The proposal is to separate the rural residential lot from the commercial business which is not a permitted form of lot creation under the 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 the Minimum Distance Separation (MDS) Formulae. Farm data sheets have not been provided for the barns located at 6130 Fourth Line. Staff have added a condition that MDS compliance be addressed.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The identified environmental features on the subject property includes a Grand River Conservation Authority regulated Floodplain.

According to section 10.3.1, lot creation in prime agricultural areas will be restricted to the following:

- Agricultural uses;
- Agriculture-related uses;
- A residence surplus to a farming operation;
- Lot line adjustments
- Community service facilities.

Regarding the existing commercial use, the applicant has indicated about 50% of their business is derived from farming in the area. Staff note the existing zoning was applied in 1993 and permits truck repair on the property.

The proposed rural residential consent is not permitted within the Prime Agricultural designation and is not consistent with the lot creation policies in the Prime Agricultural designation.

The matters under section 10.1.3 were also considered including item a) "that any new lots will be consistent with official plan policies and zoning regulations, o) "that the creation of any lot is



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

necessary, timely and in the public interest,” and p) “that provincial legislation and policies are met...”

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The subject property is zoned as Agricultural (A.9.2), and Natural Environment (NE). The proposed severed parcel is located in both zones. The proposed severed and retained lots meet the minimum lot frontage and area requirements of the A Zone. Any future proposed buildings would be subject to the setback requirements to the NE zone.

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, RPP MCIP, Senior Planner
May 17th, 2023

RECEIVED

APR 21 2023

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.

File: B29-33

APPLICANT

Gerald Bakker
6106 Fourth Line
Ariss NOB 1B0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Pikington)
Part Lot 9
Concession 3, EOGR

Proposed severance is 0.98 hectares with 55.85m frontage, existing and proposed commercial use with existing shop and 2 storage sheds.

Retained parcel is 0.78 hectares with 52.67m frontage, existing and proposed rural residential use with existing dwelling.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326000017051100000

Does this description reasonably describe the parcel holdings? YES ☒ NO ☐

If the answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? n/a YES ☐ NO ☐

What sections does it conform to or contravene? (Please specify)

Wellington County Official Plan applies

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES ☒ NO ☐

(Please Specify): Zoned "A.9.2"- Agricultural Exception and "EP" - Environmental Protection; complies

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES ☒ NO ☐

(Please Specify): Zoned "A.9.2"- Agricultural Exception and "EP" - Environmental Protection; complies

If necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES ☐ NO ☐ NA ☒ or **Minor Variance** YES ☐ NO ☐ NA ☒

Is proposal on an opened maintained year-round public road? YES ☒ NO ☐

If answer is NO, is municipality willing to enter into an agreement regarding the use of the seasonal road, or opening up the road?

Please specify _____

Is the Proposed Lot(s) serviced now by Municipal Water? YES ☐ NO ☒

Is the Retained Lot serviced now by Municipal Water? YES ☐ NO ☒

Is the Proposed Lot(s) serviced now by Municipal Sewers? YES ☐ NO ☒

Is the Retained Lot serviced now by Municipal Sewers? YES ☐ NO ☒

Is there a **Capital Works Project** underway to service these lots in the near future? YES ☐ NO ☒

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

n/a

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MAY 16 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B29-33

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [] NO []

Please see list of conditions attached.

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]

n/a

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?

Please see list of conditions attached.

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

SIGNATURE	Clarck Perez
TITLE	Planning Technician
ADDRESS	1 Macdonald Square, Elora, ON, N0B 1S0
DATE	May 12, 2023

FILE NO: B29-23

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☒ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☒ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☐ Zoning Compliance
- ☐ Development Agreement (Lot Grading and Drainage)
- ☒ Copy of deposited Reference Plan
- ☒ Undertaking to advise Township when deed is Registered

Additional Notes:

The Township requires that the existing septic systems are functioning properly and that it have been pumped if necessary to the satisfaction of the Chief Building Official.



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 16, 2023

via email

GRCA File: B29-23 - 6106-6108 Fourth Line East

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

Dear Ms. Turchet,

Re: Application for Consent B29-23
6106-6108 Fourth Line East, Township of Centre Wellington
Gerald Bakker/JL Cox Planning Consultants Inc.

RECEIVED

MAY 16 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application.

Recommendation

The Grand River Conservation Authority (GRCA) has no objection to the proposed consent application.

Documents Reviewed by Staff

GRCA staff have reviewed the following documents submitted with this application, received on April 6, 2023 from County of Wellington:

- Notice of an Application for Consent (County of Wellington, April 6 2023);
- Application for Consent (County of Wellington, March 29 2023);
- Cover Letter (J.L. Cox Planning Consultants Inc.); and
- Sketch for Severance (J.R. Finnie, 2023).

GRCA Comments

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 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 this office indicates that both the proposed retained and proposed severed parcels contain a watercourse, floodplain and the associated regulated allowances to these features. A portion of the proposed severed parcel also contains the regulated allowance to wetland located west of the property. A copy of our resource mapping is attached. Portions of the subject lands are also designated as Core Greenlands, part of the Greenlands System in the County of Wellington Official Plan (2022).

Due to the presence of the features noted above, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed consent application will sever a parcel with existing and proposed commercial use with an existing shop and two storage sheds. The proposed retained parcel contains existing and proposed rural residential use with an existing dwelling.

The County of Wellington Official Plan restricts new lots in the Greenlands System unless the lot has sufficient area outside of the Core Greenland System for all intended functions. Since the proposed severed and retained lots both contain sufficient area outside of the Core Greenland System and there is no additional development or site alteration proposed, GRCA staff do not anticipate any negative impacts as a result of this application. As such, the GRCA has no objection to the approval of this consent application.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for GRCA's 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 ext. 2230 or iconroy@grandriver.ca.

Sincerely,

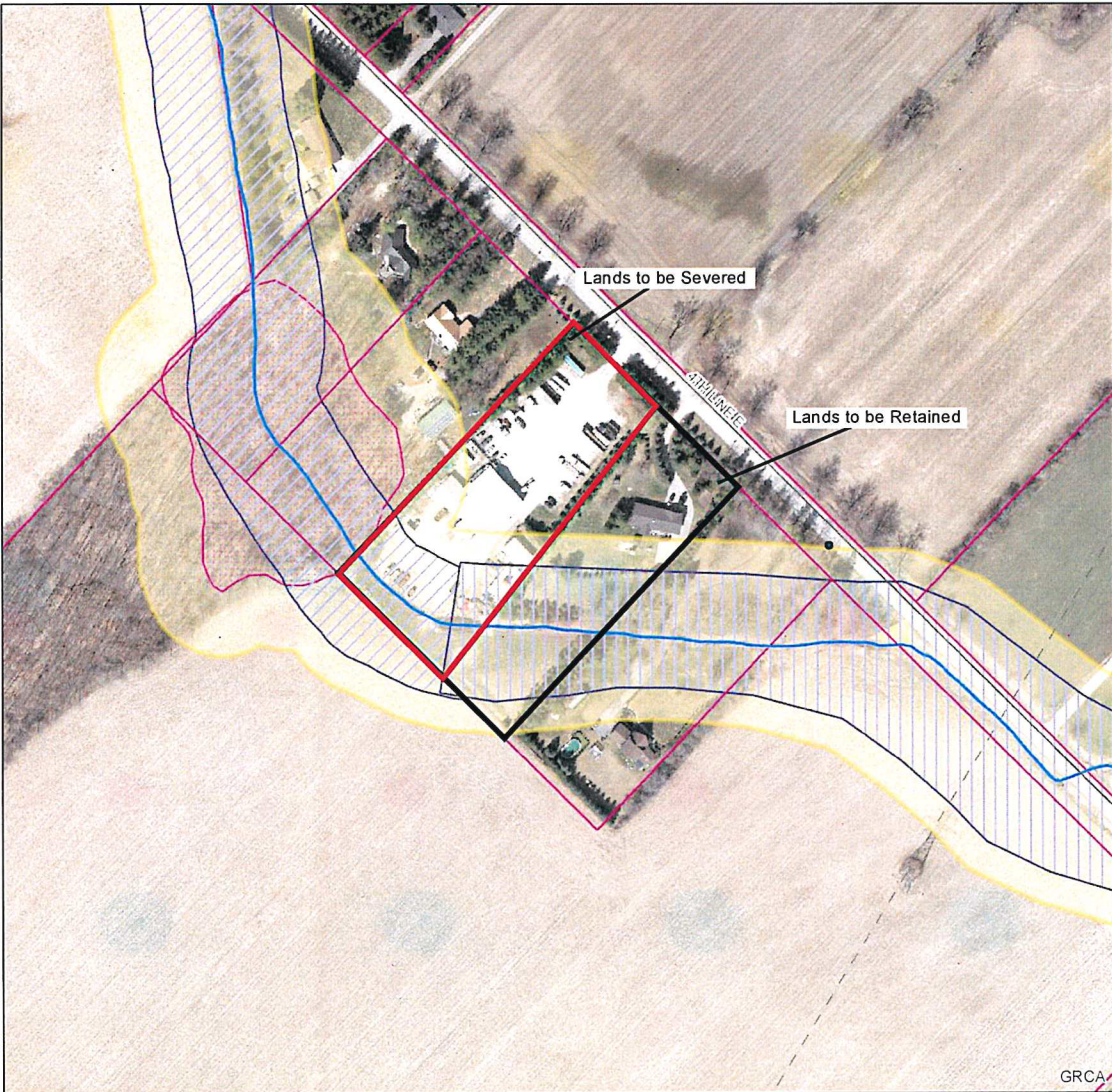


Laura Warner
Assistant Supervisor of Resource Planning
Grand River Conservation Authority
LW/jc

Enclosed: GRCA Mapping

Copy: Gerald Bakker – Owner (via email)
JL Cox Planning Consultants Inc. – Agent (via email)
Township of Centre Wellington (via email)

B29-23 - 6106-6108 Fourth
Line East



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
 - Shallow
- 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 150/05 supercedes the mapping as represented by these layers.

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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
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>



Map Centre (UTM NAD83 z17): 547,950.39 4,830,502.79

This map is not to be used for navigation | 2020 Ortho (ON)

Jana Poechman

From: Diane Jones <dianelaurajones@hotmail.com>
Sent: Wednesday, May 17, 2023 6:11 PM
To: landdivisioninfo
Subject: File No. B29-33

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

To Whom It May Concern,

We live at 6112 4th Line E in Ariss, directly next door to the property in question. We have some significant concerns about severing of 6106 4th Line E in Ariss. If this petition goes through this would make it a commercial only property and if sold the new owners wouldn't be living there and not be members of the community. As a stand alone facility they would have no incentive to maintain or keep the property clean it to the same standard as someone lived there.

They could be working loudly, all hours of the day and all weekend and not keep their property in good condition, affecting both our quality of life and property values. We had a friend who's neighbour severed their property and it became a 'junk yard' affecting their water supply as well.

Thanks,

Diane and Phil Schilling

*Diane called May 23, 2023
and asked to be notified
of date & time of consideration
& decision.

J.L. COX PLANNING CONSULTANTS INC.
URBAN & RURAL PLANNING SERVICES

729-23
17 Spencer Crescent
Guelph, Ontario
N1L 1N1
Tel: (519) 836-5622
jlcox@coxplan.ca

File No. : 2223
April 4, 2023

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

Regarding: Gerald Bakker Severance Application
6106-6108 Fourth Line, Centre Wellington

Dear Ms. Turchet:

This letter is submitted to provide background information to support the above referenced severance application. The application proposes to sever an existing 1.74 ha parcel of land containing a truck sales and repair service and residence into two (2) separate parcels. It is noted that there is no new development intended on the proposed parcels of land.

1. Description of the Proposed Severance

The severance application proposes to divide the subject property into two (2) parcels, a portion of 0.96 ha containing the existing commercial use (6108 Fourth Line) and a residential portion with the existing house (6106 Fourth Line). The above parcels visually appear as two (2) separate parcels and have separate emergency numbers. Each parcel is currently serviced by its own driveway, septic system and well.

a) 6108 Fourth Line

This parcel contains the truck sales and service business known as Waverdale Fleet and Farm Services Ltd. and provides service to the surrounding agricultural community. The agriculture-related business comprises a minimum of 50% of the total business and includes clients such as the Elora Research Station (University of Guelph), Woodrill Farms and Trimstar Farms.

b) 6106 Fourth Line

This portion of the property is proposed to consist of 0.78 ha and includes the existing 185 m² house. The existing hedgerow provide a significant buffer between the home and the adjacent commercial use.



2. Current Official Plan Description and Zoning

The subject lands are currently designated Prime Agricultural in the Wellington County Official Plan. Section 6.4.3 Permitted Uses of the Plan recognizes agricultural-related uses, single detached houses and existing uses as permitted uses in this designation. Agricultural related uses include small scale businesses required to service agriculture and directly related to farm operations. Part 1 a) of this letter provided background on the business operated on the property. Section 10.3 of the Plan further permits for new lots for agriculture-related uses provided they are kept to a minimum size necessary for the use and have appropriate water and sewage systems. Whereas truck sales and service uses serving the agriculture industry are not a specific example noted in Section 6.4.5 it is noted that this Section should not be considered as an inclusive list of all potential uses.

The current zoning of the property is A-9.2 which specifically permits the repair and sale of trucks on the property. It is anticipated that if the severance application is approved by the Land Division Committee then as a condition of approval the A-9.2 zoning will be removed from the residential portion of the property and the underlying A Zoning will be applicable.

3. Provincial Policy Context

The application is consistent with Section 1.3.1 b) of the PPS 2020 which states that planning authorities shall prioritize economic development and competitiveness, including taking into account the needs of existing businesses.

Section 2.3.3 of the PPS states that lot creation may only be permitted for agriculture-related uses provided they are limited to a size needed to accommodate the use and appropriate water and sewage services. Agriculture-related uses are defined in the PPS as:

"Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

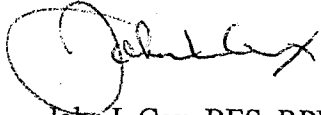
The current business operated at the property is clearly tied to the services it provides to farm operation in the area.

As noted in the application, the application is not in conflict with the Growth Plan for the Greater Golden Horseshoe. It is noted that Section 4.2.6 of the Growth Plan does not set out specific policies applicable to permitted uses and lot creation in the agricultural system.

The foregoing comments are provided for consideration by planning staff and the Land Division Committee.

Respectfully submitted

JL Cox Planning Consultants Inc.

A handwritten signature in black ink, appearing to read "John L. Cox", is written over a circular stamp or seal.

John L Cox, BES, RPP

cc. Jerry Bakker

To County Planning Staff & Council

My name is Jerry Bakker and I have lived @ 6106 4th Line East in Ariss for 33 plus years. I have a 4.29 acre property with a house and repair shop on it. Zoned Rural Commercial and Residential. 6106 is the house and 6108 is the shop. [Waverdale Fleet & Farm Service Ltd] My wife and I are in the works of building a new house across the road from our existing home and business. [6107 4th line, small farm] We would like to sever off the house [6106] from the shop and move across the road to the new house. I have a family member that would like to move into our old house and I will continue to run my business as usual. I'm am not trying to build anything, the property already has 2 fire numbers, separate Hydro, separate wells, separate septic. To look at the property it looks like and is used as two separate lots. The shop / business has run for 32 years with 4 employees plus myself. We service and repair mainly trucks for local farmers, University of Guelph, Milk trucks, County of Wellington Solid Waste trucks, Township of Guelph Eramosa Parks & Recreation and a few Landscaping companies.

When I discussed the severance to my customers they all say I should be able to get it done and that it seems like a reasonable request.

I have discussed the severance with all my neighbours directly around the property in question. All but one neighbour is in support of and have no issues with the severance.

Sincerely

Jerry Bakker

RECEIVED

JUN 01 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Re: Application of severance for 6106 -6108 4th line E Ariss.

We the neighbours of these properties would like to make it clear that we have no concerns with this application going forward.

If the severance is approved the land usage will not change. Both properties will continue to be what they are in their present state. 6106 a residence, family home. (possible future intent is to be purchased by a family member)

6108 a commercial vehicle repair shop. (that has been in existence since 1990 by Mr Bakker.)

A substantial portion of the business is agricultural related.

U of G Research vehicles, Woodrill Farms, Milk trucks & local farmers.

As well as County of Wellington Solid Waste. Township of Guelph Eramosa Parks & Rec. and a number of Landscape company's.

The purpose for severance is because Mr Bakker's family has built a new house direct across from these properties. 6107 4th Line E. Ariss. He will be moving there while continuing to run his business at 6108.

GRCA has no concerns with this severance .

Township has no concerns with this severance.

Mr Bakker's family have been residents of this area the since 1954. They are responsible hardworking and supportive members of this community. The " Ponsonby Recreation Park" sits on land the Bakker family made available for the community over 50 years ago.

Mr Bakker, Waverdale Fleet & Farm Service continues to support local community organizations, Grandriver tractor pulls, Fergus fall far, Wellington county Plowing match, Ponsonby Recreation Park.

Respectively we have no issues with this severance and feel it should go forward.

Mike & Anne von Holstein. 6121 4th Line E



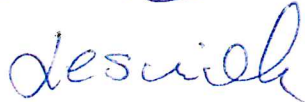
Jordan Mast, Erica. 6123 4th Line E



Steph & Stewart Giles. 6122 4th Line E



Richard & Melia Lesniak. 6102 4th Line E



Lowell Brubacher. 6130. 4th Line E
(farm beside)



Ross Harrison. 7244 10th Srd.

