



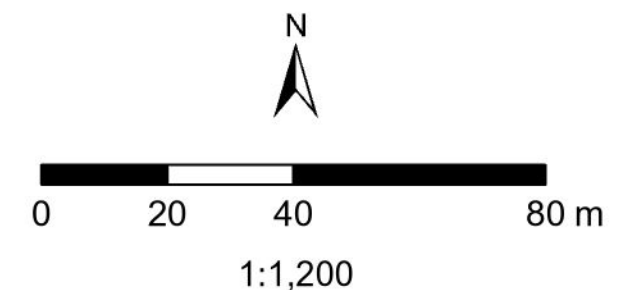
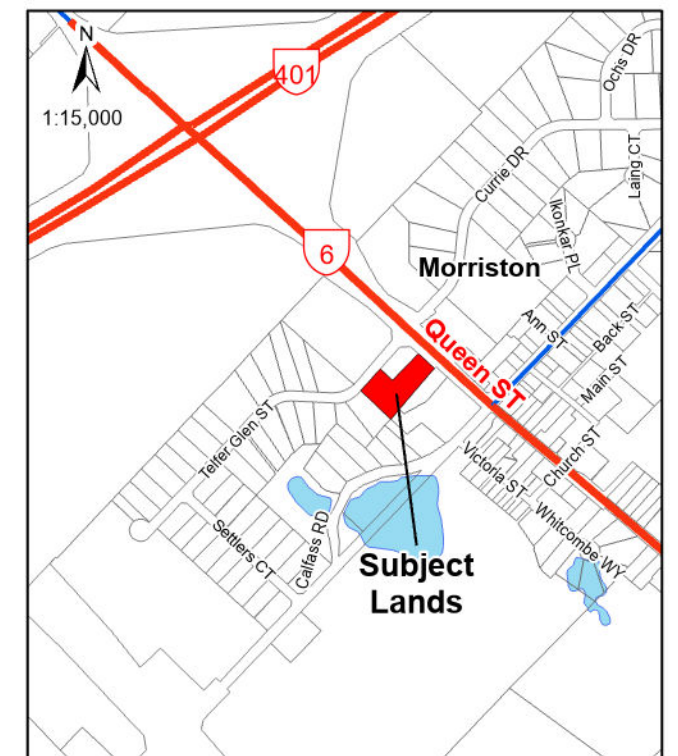
COUNTY OF WELLINGTON LAND DIVISION

B65-23

Picard Peanuts Ltd

Township of Puslinch

22 Queen Street
(Morriston)



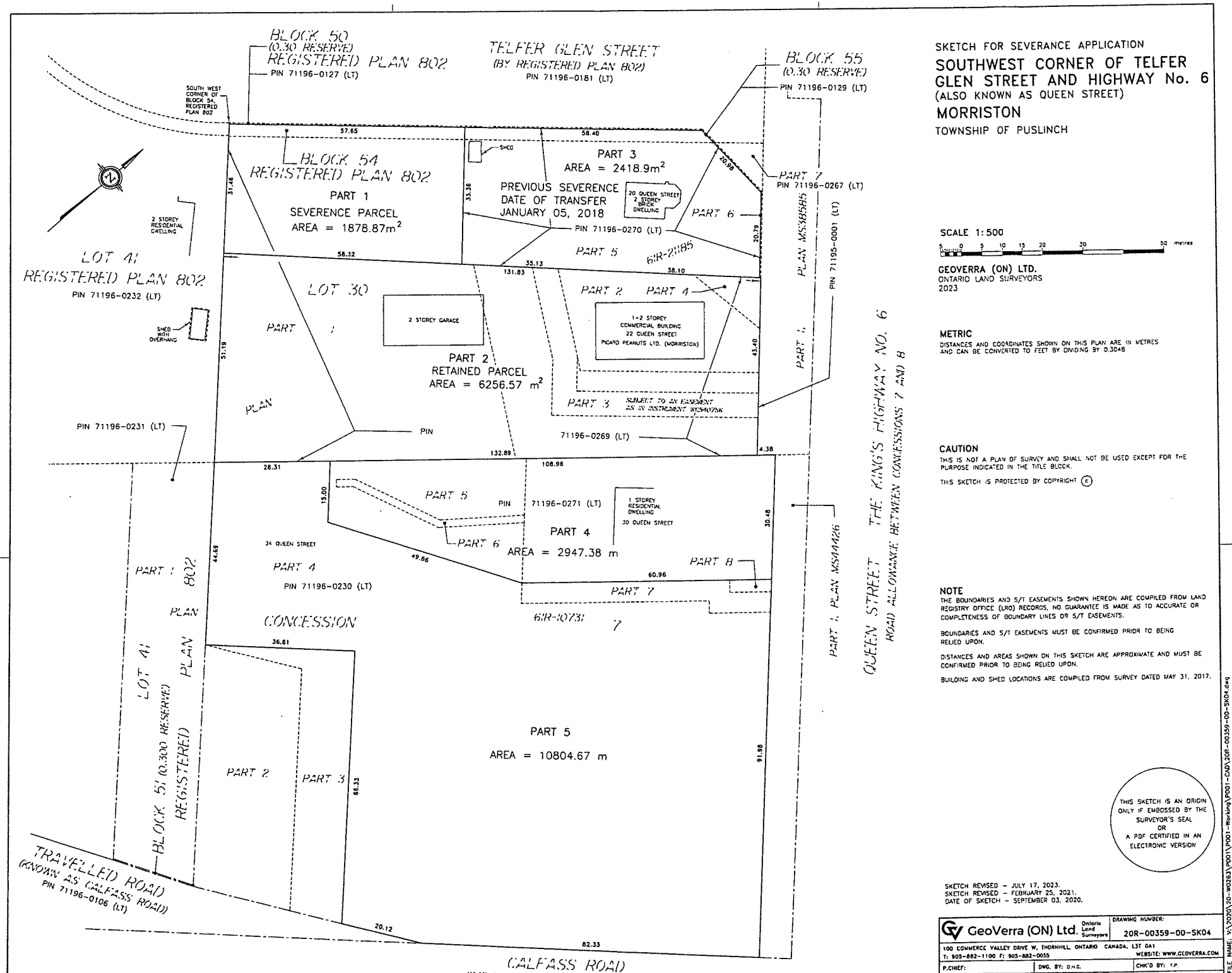
Date: December 2023

Produced by: County of Wellington Planning & Development Department 2023

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Sources:
County of Wellington
Teranet 2002
Ministry of Natural Resources and Forestry,
Grand River Conservation Authority.
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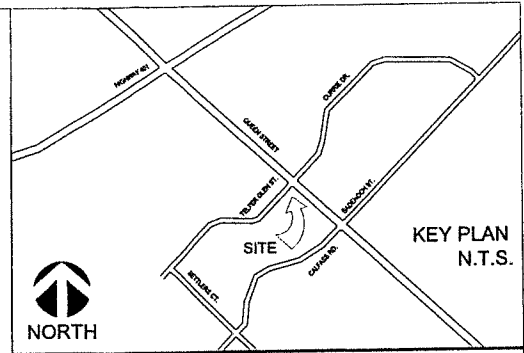
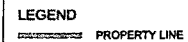


NOTE
THE BOUNDARIES AND 5/T EASEMENTS SHOWN HEREON ARE COMPILED FROM LAND
REGISTRY OFFICE (LRO) RECORDS, NO GUARANTEE IS MADE AS TO ACCURATE OR
COMPLETENESS OF BOUNDARY LINES OR 5/T EASEMENTS.
BOUNDARIES AND 5/T EASEMENTS MUST BE CONFIRMED PRIOR TO BEING
RELIED UPON.
DISTANCES AND AREAS SHOWN ON THIS SKETCH ARE APPROXIMATE AND MUST BE
CONFIRMED PRIOR TO BEING RELIED UPON.
BUILDING AND SHEED LOCATIONS ARE COMPILED FROM SURVEY DATED MAY 31, 2017.

THIS SKETCH IS AN ORIGIN
ONLY IF EMBOSSED BY THE
SURVEYOR'S SEAL
OR
A PDF CERTIFIED IN AN
ELECTRONIC VERSION

SKETCH REVISED - JULY 17, 2023.
SKETCH REVISED - FEBRUARY 25, 2021.
DATE OF SKETCH - SEPTEMBER 03, 2020.

 GeoVerra (ON) Ltd. Ontario Land Surveyors	DRAWING NUMBER: 20R-00359-00-SK04	
	100 GOMERAC VALLEY DRIVE W, THORNHILL, ONTARIO CANADA, L3T 6A1 T: 905-882-1100 F: 905-882-0055 WEBSITE: WWW.GEOVERRA.COM	
P.CHEF:	DWG. BY: D.N.G.	CHK'D BY: T.P.



SP-1

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: 12/07/2023 EXPEDITED
File Number: B65-23
Applicant: Picard Peanuts Ltd - c/o James Picard
Subject Lands: Township of Puslinch (Morriston) - Part Lot 30, Concession 7
Block 54, Plan 802

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of 1878.87 sqm, no frontage (Pt 1 on sketch), vacant to abutting commercial property (20 Queen Street) Pang-Yu Holding Company Inc. (Pt 3 on sketch); retained being 6256.75 sq.m, 43.4,m fr. Existing and proposed commercial use with retail store (Pt 2 on sketch)

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan - Secondary Urban Centre of Morriston, designated Central Business District. the proposed adjustment would bring the existing lot in to compliance with the Township's zoning by-law and allow for a separate entrance from Telfer Glen Street, removing the need for the existing shared access and easement from Queen Street (Highway 6); no concerns
Township of Puslinch	in support of application; severed and retained comply with zoning; condition to apply
Halton CA	no concerns; note - future development at 22 Queen Street may require our approval and request circulation if this occurs.
MTO	in support of application subject to condition; Comments: Upon registration - MTO requirements to be met.
Source Water	application can be screened out and does not require a Section 59 notice under the Clean Water Act. Note that we may provide comments on any future planning applications subject to this property given the vulnerable areas.
Miscellaneous	Natalie Boodram, WSP Canada 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 copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2) THAT the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B65-23 as a single parcel ("the consolidation ") and THAT the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and THAT Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7) THAT the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (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. Any fees incurred by the Township for the review of this application

will be the responsibility of the applicant; 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.

8) **THAT** the Owner satisfy all the requirements of the Ministry of Transportation Ontario:

- that the proposed severed parcel (Part 1 on sketch) be consolidated with Part 3 on sketch.
- that the submission of a draft reference plan be submitted for review and approval prior to being deposited on title.
- that the access easement (PART 3, 61 R21185 IN FAVOUR OF PART LOT 30 CON 7 ANI PART BLK 54, PL 802 PART 5, 61 R21185 AS IN WC540756), be released and abandoned. MTO will require a copy of the draft instrument releasing and abandoning the easement for review and approval prior to registration;

and further that the Ministry of Transportation Ontario 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*****

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

November 23, 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 B65-23

APPLICANT

Picard Peanuts Ltd - c/o James Picard
1867 Windham Rd #10
Waterford Norfolk N0E 1Y0

LOCATION OF SUBJECT LANDS

Township of Puslinch (Morriston)
Part Lot 30, Concession 7
Block 54, Plan 802

Proposed lot line adjustment is 1878.87 square metres with no frontage (Part 1 on sketch), vacant land to be added to abutting commercial property – 20 Queen St. ; Pang-Yu Holding Company Inc. (Part 3 on sketch)

Retained parcel is 6256.57 square metres with 43.4m frontage, existing and proposed commercial use with existing retail store. (Part 2 on sketch)

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, DECEMBER 07, 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: Picard Peanuts Ltd - c/o James Picard
WSP Canada Inc. - c/o Natalie Boodram



Application Location	B65/23 Part Lot 30, Concession 7 TOWNSHIP OF PUSLINCH (Morrison)
Applicant/Owner	Picard Peanuts Ltd.

PLANNING OPINION: This application for a proposed lot line adjustment would sever 0.188 ha (0.46 ac) of vacant land and merge it with the abutting lot which contains a veterinary clinic. A 0.626 ha (1.55 ac) parcel with an existing commercial business and shed would be retained. The merged lot would be 0.43 ha (1.06 ac).

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

- That access to the merged lot can be provided to the satisfaction of the appropriate road authority;
- That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located in the Secondary Urban Centre of Morrison and designated Central Business District.

Within the Official Plan, lot line adjustments may be permitted for legal or technical reasons, including minor boundary adjustments. Section 10.6.2 of the County Official Plan further states that:

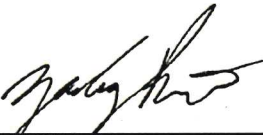
Lot line adjustments may be permitted where there is no adverse effect, provided that basic lot patterns in an area are not unreasonably altered. The proposed adjustment would bring the existing lot in to compliance with the Township's zoning by-law and allow for a separate entrance from Telfer Glen Street, removing the need for the existing shared access and easement from Queen Street (Highway 6).

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is located within a well protection zone Q1 and Q2.

LOCAL ZONING BY-LAW: The subject property is zoned Commercial Mixed Use (CMU). The proposed merged lot and the retained lot would meet the minimum lot area and frontage requirements. A site plan has been filed for this property and an amendment would be required to extend the parking area to the merged lands.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 27th, 2023. Notice Cards were posted and the survey sketch appears to meet the application requirements.


Zach Prince MCIP RPP
Senior Planner
November 15th, 2023

RECEIVED
NOV 14 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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 NO. B65-23

APPLICANT

Picard Peanuts Ltd. – c/o James Picard
1867 Wyndham Rd #10
Waterford Norfolk NOE 1Y0

LOCATION OF SUBJECT LANDS

Township of Puslinch
Part Lot 30
Concession 7

Proposed lot line adjustment is 1878.87 square meters with no frontage (Part 1 on sketch), vacant land to be added to abutting commercial property – 20 Queen St.; Pang-Yu Holding Company Inc. (Part 3 on sketch).

Retained parcel is 6256.57 square meters with 43.4 meters frontage, existing and proposed commercial use with existing retail store (Part 2 on sketch).

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-005-15305-0000

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

(Please Specify)

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

Is proposal on an opened maintained year-round public road? YES (☒) 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 (☒)

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?

RECEIVED

NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B65-23

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)


That the Planning and Land Division support the application subject to the conditions listed below.

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. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant; and further that the Township of Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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

SIGNATURE 
TITLE Development & Legislative Coordinator
ADDRESS 7404 Wellington Road 34, Puslinch N0B 2J0
DATE November 14, 2023

Jana Poechman

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Sent: Thursday, November 16, 2023 12:13 PM
To: Jana Poechman
Subject: RE: Notice of Application for Consent - B65-23

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

Good afternoon Jana,

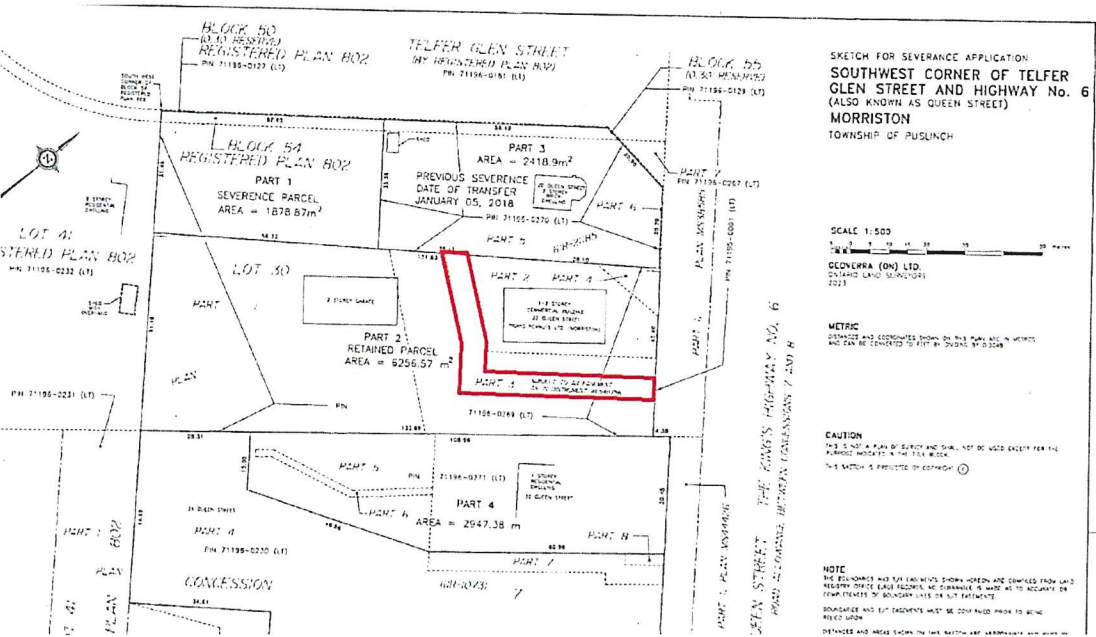
MTO has reviewed the proposed consent (B65-23) application for a lot line adjustment of 1878. 87 square metres with no frontage (Part 1 on sketch), vacant land to be added to abutting commercial property - 20 Queen St. ; Pang-Yu Holding Company Inc. (Part 3 on sketch). Retained parcel is 6256.57 square metres with 43.4m frontage, existing and proposed commercial use with existing retail store (Part 2 on sketch).

MTO are supportive of the proposed consent subject to the following:

The subject property is located adjacent to Highway 6, within MTO's Permit Control Area (PCA), and as such, MTO review, approval and permits are required before any development activities take place on-site (demolition, grading, construction or alteration to the site).

MTO Conditions

- 1. MTO require that the proposed severed parcel (Part 1 on sketch) be consolidated with Part 3 on sketch.
- 2. MTO require the submission of a draft reference plan for review and approval prior to being deposited on title.
- 3. MTO require that the access easement (PART 3, 61 R21185 IN FAVOUR OF PART LOT 30 CON 7 ANI PART BLK 54, PL 802 PART 5, 61 R21185 AS IN WC540756), depicted below, be released and abandoned. MTO will require a copy of the draft instrument releasing and abandoning the easement for review and approval prior to registration.



MTO Comments

- Upon registration of the consent and merger/amalgamation of Part 1 and Part 3 on the sketch included in the application, an MTO Building and Land Use Permit will be required to construct an access off of Telfer Glen Street. MTO require that the access be located directly across from the existing access to 6 Telfer Glen Street.
- Upon registration of the consent and release and abandonment of the easement (PART 3, 61 R21185 IN FAVOUR OF PART LOT 30 CON 7 ANI PART BLK 54, PL 802 PART 5, 61 R21185 AS IN WC540756) on Part 2 on sketch, an MTO Entrance Permit will be required to identify ownership and permitted uses on-site at 22 Highway 6 (Queen St).

- MTO anticipate receiving a future site plan application once Part 1 and Part 3 on the sketch are consolidated. MTO encourage pre-consultation.

If there are any questions, please let me know.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca



From: Jana Poechman <janap@wellington.ca>
Sent: October 5, 2023 11:56 AM
To: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Subject: Notice of Application for Consent - B65-23

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi Jessica.

Please see the attached consent for your review.

Thanks.

Jana

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

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Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Tuesday, September 5, 2023 9:30 AM
To: Jana Poechman; Source Water
Subject: RE: B65-23 - SW Screening Form
Attachments: WHPA_Map_Queen_20_22_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.

Good Morning Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*. Please note that we may provide comments on any future planning applications subject to this property, given the vulnerable areas.

I have attached a map 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.

Thanks,

Kim

Kim Funk | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x283 | kfunk@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

From: Jana Poechman <janap@wellington.ca>
Sent: Thursday, August 31, 2023 11:24 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B65-23 - SW Screening Form

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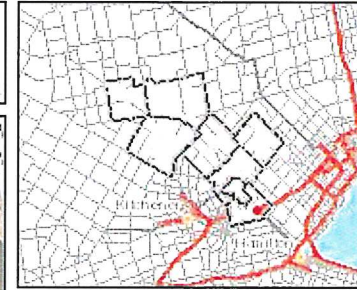
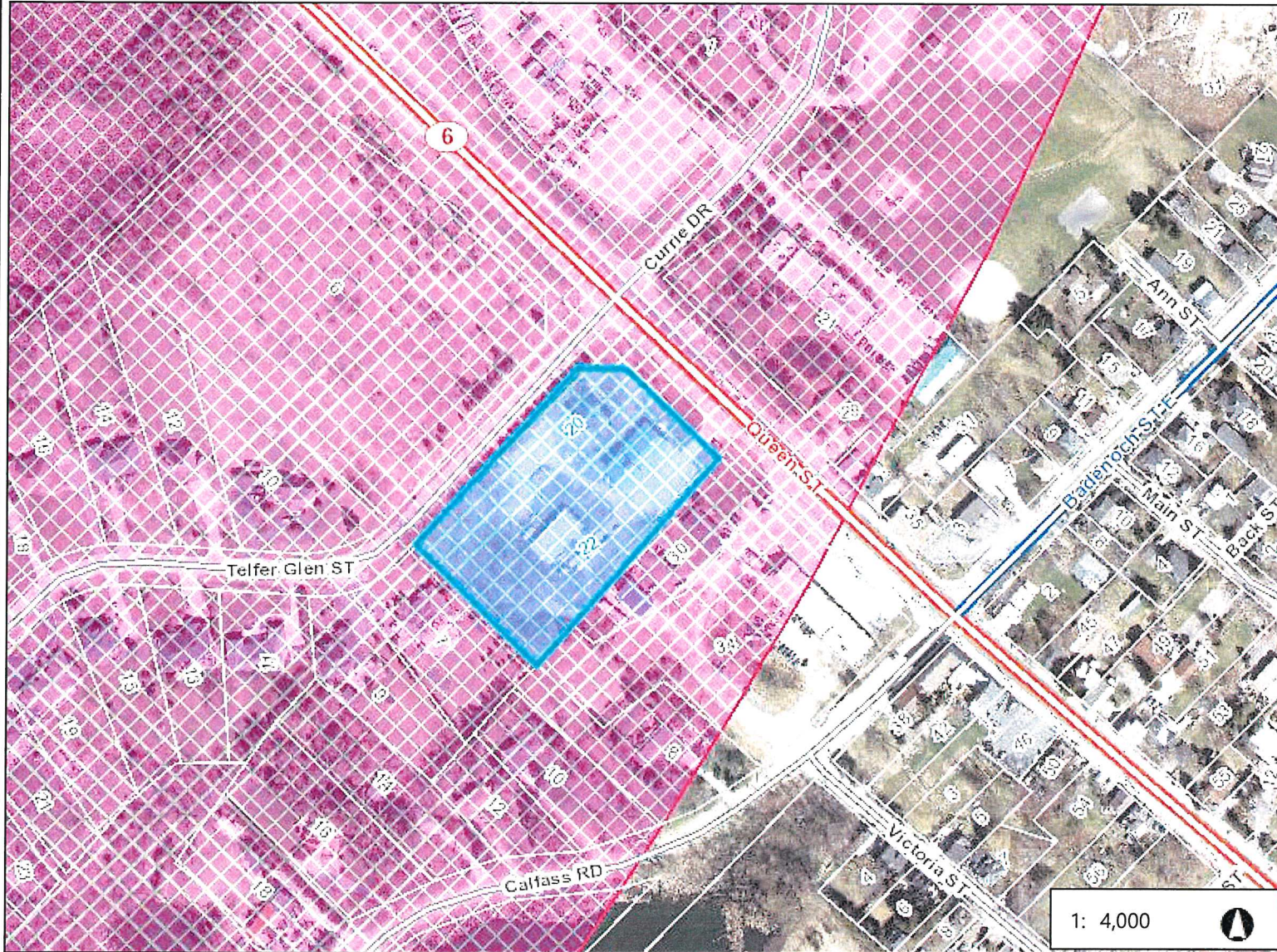
Good Morning!

Please see the attached consent application for your review.

We hope to circulate September 7th.

Thanks.
Jana

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



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Well Locations

- Existing
- Proposed

WHPA Q1_Q2_Boundary

WHPA Q1_Q2

- Approved
- Draft

SGRA

RoadsLookup

1: 4,000



0.2 0 0.10 0.2 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



B6S-25



August 11, 2023

Deborah Turchet
Supervisor, Secretary-Treasurer Land Division
Development and Administration, Planning Department
County of Wellington
74 Woolwich Street, 3rd Floor
Guelph, ON N1H 3T9

Dear Ms. Turchet:

**Application for Consent – Boundary Lot Line Adjustment
22 Queen Street, Township of Puslinch (Hamlet of Morriston)**

WSP Canada Inc. (WSP) is pleased to provide the enclosed Application for Consent – Boundary Lot Line Adjustment (herein referenced as the “Lot Line Adjustment”) on behalf of our client, Picard Peanuts Limited, with respect to their property at 22 Queen Street (herein referenced as the “Subject Lands”) within the Hamlet of Morriston in the Township of Puslinch, County of Wellington. The adjacent landowner, Pang-Yu Holding Company Inc., has confirmed support for this application.

1.0 PROPOSAL


The proposed Lot Line Adjustment is shown on the enclosed Legal Severance Sketch. The Lot Line Adjustment is proposed to legally separate lands with an area of 1,878.87 m² (herein referenced as “Part 1”) from the current rear/side yard of 22 Queen Street (“the retained parcel” - 6,256.57 square metres) which includes a retail store. Part 1 is to be conveyed and transferred to 20 Queen Street, which contains an existing building at 20 Queen Street.

The existing parking lot at 20 Queen Street provides for 13 parking spaces, which was approved through Site Plan Approval (Municipal File A-101). It is currently accessed via a private driveway with an easement over 22 Queen Street to gain public road access to Queen Street. It is intended that this easement will be discontinued.

The severed lands are intended to be developed into a parking lot expansion for 20 Queen Street with private driveway access directly from Telfer Glen Road:

Unit 500
119 Spadina Avenue
Toronto, ON, Canada M5V 2L1

T: +1 416 260-0387
F: +1 416 260-3028
wsp.com

- 
1. It is intended to provide 46 parking spaces in total.
 2. A private driveway is intended to provide a direct connection to Telfer Glen Road. MTO has provided written confirmation (enclosed) that they will support this proposed driveway.
 3. A pedestrian walkway is intended along the south end of the parking lot to the building at 20 Queen Street.
 4. It is anticipated that Site Plan Approval will be required for 20 Queen Street.

2.0 PLANNING JUSTIFICATION

The proposed Lot Line Adjustment is subject to Section 53 of the *Planning Act*. The following planning justification provides that the Lot Line Adjustment will not impact the proper and orderly development of the municipality (Hamlet of Morriston, Township of Puslinch) so as to not require a Plan of Subdivision, as stipulated as a requirement for the approval of consents in Section 53(1) of the *Planning Act*. As such, it is WSP's that the Lot Line Adjustment should be approved for the following reasons.

2.1 Provincial Policy Statement (2020)

The Subject Lands are designated within "Settlement Areas". Part 1 is currently surplus land to Picard Peanuts Limited at 22 Queen Street. As the Lot Line Adjustment is proposed to facilitate the future expansion of the parking lot associated with the veterinarian clinic (20 Queen Street), approval of the Lot Line Adjustment will contribute to land use patterns within settlement areas which efficiently use land and resources (Policy 1.1.3.2. a)). The Lot Line Adjustment will also support the veterinarian clinic business, which promotes economic development in Morriston (Policy 1.7.1 a)).

The Subject Lands are outside of Conservation Halton Regulation Limit and do not contain features associated with the Morriston Pond Provincially Significant Wetland. Township Ecology stated that the subject properties are not anticipated to provide habitat for wildlife beyond species that have adapted to urban area (including urban woodlots) and human-made structures. However, it was noted that there is a potential for Species at Risk (SAR) to occur on the subject properties. Policy 2.1.7 states that Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. A Species at Risk (SAR) assessment will be undertaken to support the forthcoming Site Plan Application, and the appropriate approach will be taken at that time, as needed.

Accordingly, the proposed Lot Line Adjustment is consistent with the Provincial Policy Statement.

2.2 A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020 Office Consolidation)

The Provincial Growth Plan designates the Subject Lands as within “Rural Settlements”, as the Hamlet of Morriston is in the Greenbelt Plan Area (Protected Countryside). Limited growth is permitted in these areas (Policy 2.2.12.b)). The Lot Line Adjustment will facilitate a modest expansion of an existing parking lot, requiring no significant increase to water or wastewater systems.

Policy 4.2.4.4 a) states a natural heritage or hydrological evaluation will not be required for a proposal for development or site alteration on a site where the only key natural heritage feature is the habitat of endangered species and threatened species. It is noted that the Subject Lands are outside of Conservation Halton Regulation Limit and do not contain features associated with the Morriston Pond Provincially Significant Wetland. As such, it is not intended that a SAR evaluation be completed to support the Lot Line Adjustment. Although it is intended that a SAR evaluation will be conducted to support the future Site Plan Application in response to the comment from Township Ecology, any existence of SAR habitat is anticipated not to hinder any future development on the property.

Accordingly, the proposed Lot Line Adjustment conforms with the Provincial Growth Plan.

2.3 Greenbelt Plan (2017)

The Subject Lands are designated as “Town and Villages” within the Protected Countryside. The Lot Line Adjustment to facilitate the parking lot expansion conforms with Policy 1.2.2.3, which supports a strong rural economy by allowing for the economic and service functions of an existing commercial use within the existing settlement area. Furthermore, the Lot Line Adjustment does not propose to cause an expansion or extension to the Town/Village, which conforms with Policy 3.4.3.

Policy 3.2.5.6 states that a proposal for new development or site alteration within the Natural Heritage System is not subject to Policy 3.2.5.5, which requires a natural heritage evaluation or hydrological evaluation, where the only key natural heritage feature is the habitat of endangered species and threatened species. It is noted that the Subject Lands are outside of the Conservation Halton Regulation Limit and do not contain features associated with the Morriston Pond Provincially Significant Wetland. Although it is intended that a SAR evaluation will be conducted to support the future Site Plan Application in response to the comment from Township Ecology, any existence of SAR habitat is anticipated not to hinder any future development on the property or the approval of the Lot Line Adjustment.

Accordingly, the proposed Lot Line Adjustment conforms with the Greenbelt Plan.

2.4 County of Wellington Official Plan (June 2022 Office Consolidation)

The Official Plan designates the Subject Lands as “Central Business District” and identifies it within the “Hamlet” of Morriston on Schedule A7-2. Permitted uses include a wide variety of retail, office, and service uses among other commercial and institutional uses (Policy 8.4.3). The existing veterinarian clinic at 20 Queen Street and retail store at 22 Queen Street are examples of such permitted uses. Policy 8.4.5 states that adequate and well-located off-street parking facilities are required to be provided to meet the demands generated by development in the downtown. The Lot Line Adjustment is being proposed to facilitate an expansion to an existing parking lot to meet the demands generated by the veterinarian clinic. The parking lot expansion is located at the rear of 20 Queen Street, which supports maintaining the continuous building facades along Queen Street conforming with this policy.

The Subject Lands are located within the “Paris Galt Moraine Policy Area” on Schedule B7 and are identified by the County as being located within a draft Wellhead Protection Area Q (WHPA-Q) with a significant risk level. Though, it should also be noted that the Subject Lands are not located in a Wellhead Protection Area for Quality, a High Vulnerable Aquifer (HVA), a Significant Groundwater Recharge Area (SGRA), or Issue Contributing Area (ICA). The County of Wellington Source Water Protection adds that “When or if a site plan is required to be submitted, groundwater recharge policies may apply to the submission and detailed recharge studies may be required. Although not proposed in this application, if development is proposed in the future, it is recommended design measures are incorporated that will ensure recharge to the aquifer is maintained, and that the recharge is as contaminant-free as possible”. Accordingly, these materials will be provided to support the Site Plan Application.

The grouping of trees on the Subject Lands are not identified or contained within Core Greenlands, Greenlands, or Natural Heritage Systems designations in the Official Plan. Accordingly, these policies do not apply to the Subject Lands.

Furthermore, the grouping of trees on the Subject Lands are estimated to be approximately 65 metres by 90 metres (5,850 square metres or 0.6 hectares) in area, which is less than one hectare. Ben Vander Veen, MLA, OALA, CLSA, ISA, Landscape Architect, WSP Canada Inc., provided an opinion that, due to the size of the grouping, a County permit will not be required to remove a portion and/or the entire treed area. Additionally, the Subject Lands are not located within 120-meters of the Morriston Marsh Provincially Significant Wetland. Accordingly, the proposed severance parcel is in



compliance with Policy 5.6.3 of the Official Plan and does not require a permit from Conservation Halton.

Accordingly, the proposed Lot Line adjustment conforms with the County of Wellington Official Plan.

2.5 Township of Puslinch Zoning By-law 023-18 (2021 Consolidation)

The Subject Lands are zoned as “Core Mixed-Use (CMU) Zone” in the Township of Puslinch Zoning By-law. The Lot Line Adjustment will facilitate a parking lot expansion that has been designed to conform with the applicable zoning.

3.0 SUBMISSION MATERIALS

The following materials have been submitted to support the Application for Consent – Lot Line Adjustment:

1. One (1) copy of the Planning Cover Letter, as prepared by WSP (dated: August 10, 2023)
2. One (1) copy of the Consent Application Form – Lot Line Adjustment
3. Property Deeds:
 - a. 20 Queen Street, Township of Morriston
 - b. 22 Queen Street, Township of Morriston
4. Legal Severance Sketch, as prepared by GeoVerra (dated: July 17, 2023)
5. Consent Letter from 20 Queen Street, Township of Morriston (dated: June 13, 2023)
6. One (1) copy of the Site Plan, as prepared by WSP (dated: August 8, 2023)
7. Pre-Consultation Comment Response Table, as prepared by WSP (dated: August 10, 2023)
8. Ministry of Transportation comments per email correspondence (dated: February 1, 2023).

4.0 NOTICE & CIRCULATION

We note that Lynne Banks, Development and Legislative Coordinator, confirmed via email correspondence (dated: August 10, 2023) that the Township of Puslinch received WSP’s ownership list request on behalf of our client and that it has been sent to Deborah Turchet at the County of Wellington.



We kindly request that you mail the Yellow "Notice Cards" directly to the Owner for posting on their property at 22 Queen Street. Please see the Owner's contact information below:

Mackenzie Picard
Picard Peanuts Ltd.
1867 Windham Road 10
Windham Centre, Ontario
N0E 2A0

We appreciate your attention to this file and look forward to the Committee of Adjustment Hearing for the above-noted Consent Application – Lot Line Adjustment. Should you have any questions, please contact me at (289) 982-4352 or by email at Natalie.Boodram@wsp.com.

Yours sincerely,

A handwritten signature in black ink, reading 'Natalie Boodram'.

Natalie Boodram, MCIP, RPP, PMP
Project Manager

Planning, Landscape Architecture and Urban Design

WSP

cc: Mackenzie Picard, Picard Peanuts Limited
Anthony Pu, Pang-Yu Holding Company Inc.