

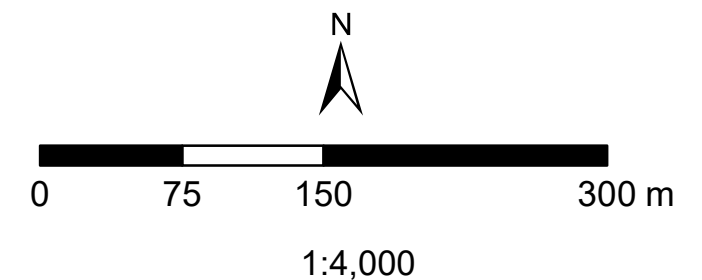
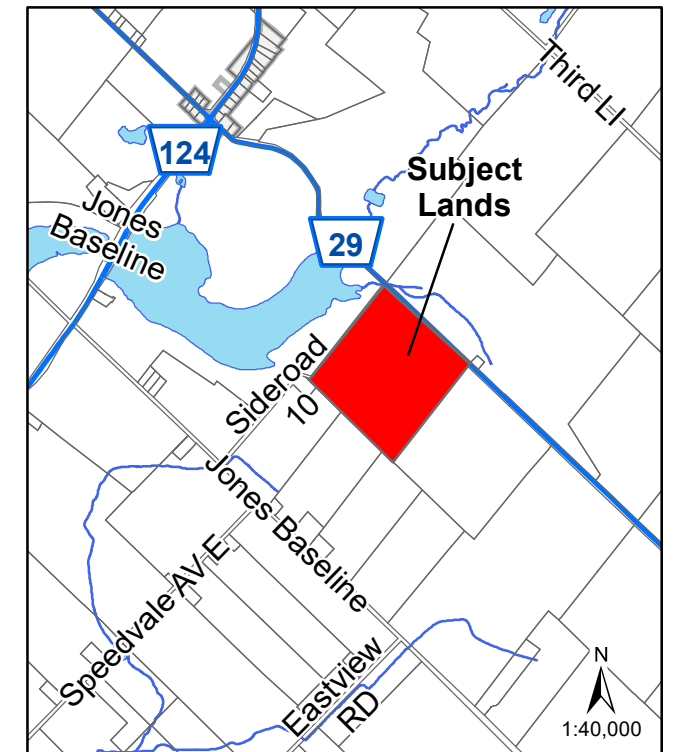
COUNTY OF WELLINGTON LAND DIVISION

B28-21

Applicant:
Donkers Poultry Farms Inc.

Township of Guelph/Eramosa

8069 Sideroad 10
(Eramosa Township)



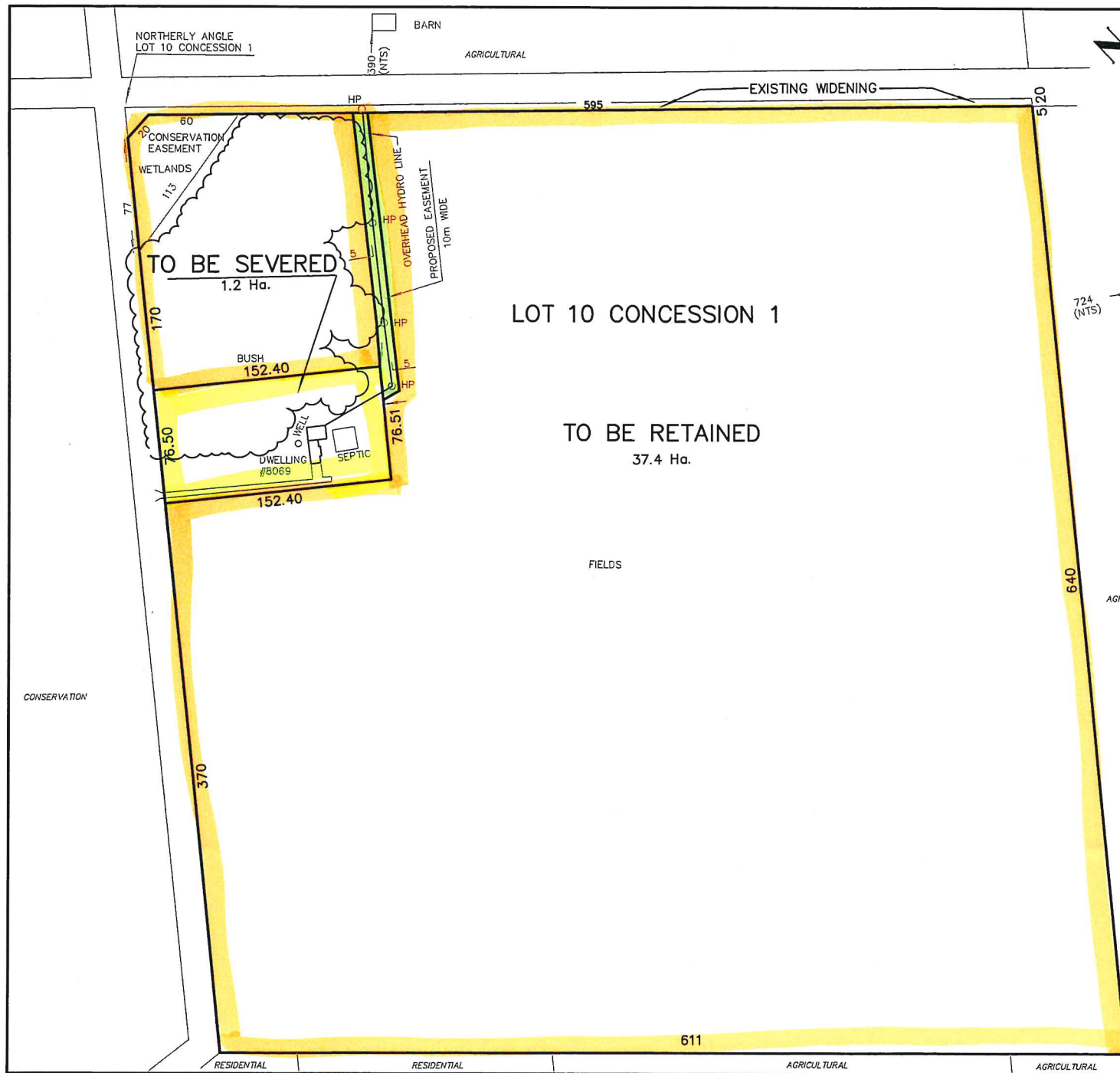
Date: May 2021

Produced by: County of Wellington Planning & Development Department

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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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2015 Ortho imagery.

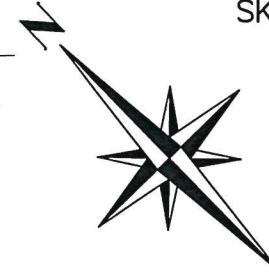




SKETCH FOR SEVERANCE APPLICATION

PART OF LOT 10, CONCESSION 1
GEOGRAPHIC TOWNSHIP OF ERAMOSA
TOWNSHIP OF GUELPH/ERAMOSA
COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.
SCALE 1:3000 METRIC
0 30 60 90 120 METRES



METRIC

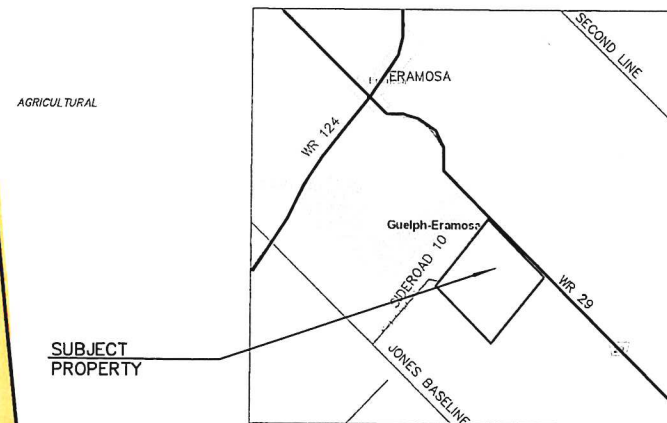
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

HP DENOTES HYDRO POLE
NTS DENOTES NOT TO SCALE

INFORMATION ON THIS PLAN HAS BEEN COMPILED FROM REGISTRY OFFICE INFORMATION, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY AND INFORMATION FROM THE FILES OF J. R. FINNIE O.L.S.

KEY MAP



CAUTION

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

CLIENT: DONKERS POULTRY FARMS INC.

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1T0

PH (519) 833-2380 FAX (519) 833-0208
EMAIL : rfinnie @jrfinnie.com
www.jrfinnie.com

© J. R. FINNIE O.L.S. - 2021

DRAWN BY: jrf

PROJECT: 21-2100SKT-R2

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: 07/22/2021 EXPEDITED
File Number: B28-21
Applicant: Donkers Poultry Farms Inc.
Subject Lands: Township of Guelph-Eramosa (Eramosa Township) - Part Lot 10, Concession 1

Proposal is a request for consent to convey fee simple for a proposed surplus farm dwelling rural residential lot T/W a 10m wide hydro easement over retained - 76. 5m fr x 152.4m = 1.2 ha; retained being 37.4 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application being submitted under surplus farm dwelling policies to sever 1.2 ha rural residential and includes a 10m wide easement for existing overhead hydro line; application is consistent with Provincial Policy and generally conforms to Official Plan - no concerns; conditions to apply
County Roads Department	no objections; an entrance condition is not required
Township of Guelph/Eramosa	Council in support of application; complies with zoning; Public Works Dept - existing field entrance to retained near the severed entrance. This entrance is sufficient, however, any new entrances proposed will be subject to an entrance permit; conditions to apply
Grand River CA	no objections; lands to be severed contain small portion of regulated allowance associated with the wetland on the retained parcel; staff do not anticipate any negative impacts to the natural heritage features as a result of the proposed severance application
Source Water	application can be screened out and does not require a notice under the Clean Water Act

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B28-21.
- 3) **THAT** the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) **THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner satisfy all the requirements of the Township of Guelph/Eramosa, financial and otherwise (included but not limited to fees incurred for review of application) which the Township of Guelph/Eramosa 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 Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** servicing on the severed lands can be accommodated to the satisfaction of the Township; and further that the Township of Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the owner/applicant pay to the Township the required cash-in-lieu contribution for parkland dedication for the creation of one new lot in accordance with By-law 15/2021, to the satisfaction of the Township; and further that the Township of Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** an entrance permit be obtained for the retained parcel to the satisfaction of the appropriate road authority; and further that the Township of Guelph/Eramosa 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*****

July 8, 2021

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B28-21

APPLICANT

Donkers Poultry Farms Inc.
Nichol Poultry Farms Ltd.
6051 Wellington Road 7
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Guelph-Eramosa (Eramosa Township)
Part Lot 10
Concession 1

Proposed severance is 76.5m fr x 152.4m = 1.2 hectares, existing rural residential with existing dwelling. Together with a 10m wide proposed easement for overhead hydro line.

Retained parcel is 37.4 hectares with 370m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JULY 22, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION County of Wellington Administration Centre

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND.** MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the 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: Donkers Poultry Farms Inc. c/o Andrea Donkers
JL Cox Planning Consultants Inc.



Application	B28/21
Location	Part Lot 19, Concession 1 TOWNSHIP OF GUELPH ERAMOSA
Applicant/Owner	Donkers Poultry Farms Inc.

PLANNING OPINION: This application would sever a 1.2 ha (3.0 ac) rural residential parcel with an existing dwelling in the Prime Agriculture Area. A vacant agricultural parcel of 37.4 ha (92.4 ac) would be retained. This application includes a 10 m wide easement for an existing overhead hydro line. This application is being submitted under the surplus farm dwelling policies.

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

- a) That driveway access can be provided to the retained lands to the satisfaction of the local municipality;
- b) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department.

PLACES TO GROW: No concerns.

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

- a) 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;
- b) 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;
- c) a residence surplus to a farming operation...; and
- d) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways.”

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. According to section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- “a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.

WELL HEAD PROTECTION AREA: The subject property is located within a Wellhead Protection Area C with Vulnerability Score 2, 4, 6 and 8.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and the Environmental Protection (EP) Zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural (A) Zone. As part of the surplus farm severance policies a standard condition is required to prohibit future residential uses on the retained lands. Section 4.31 of the By-law would apply to a surplus farm dwelling severance.



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

Planning staff have recommended a condition that requires a dwelling be prohibited on the retained lands.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 11th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Zach Prince RPP MCIP
Senior Planner
June 30th, 2021

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: B28-21

APPLICANT

Donkers Poultry Farms Inc.
Nichol Poultry Farms Ltd.
6051 Wellington Road 7
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Guelph-Eramosa (Eramosa Township)
Part Lot 10
Concession 1

Surplus Farm Dwelling Application

Proposed severance is 76.5m fr x 152.4m = 1.2 hectares, existing rural residential with existing dwelling. Together with a 10m wide proposed easement for overhead hydro line.

Retained parcel is 37.4 hectares with 370m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

2311 000 001 02900

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

If the answer is no, please provide new information: 8069 Sideroad 10, Eramosa Con 1 E Pt Lot 10 RP 61R21840 PARTS 1 & 2

Do you consider this proposal to conform to your Official Plan? YES ☒ NO ()

What sections does it conform to or contravene? (Please specify)
See attached Planning Report 21/16 and Council Resolution.

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

(Please Specify): See attached Planning Report 21/16 and Council Resolution.

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

(Please Specify): See attached Planning Report 21/16 and Council Resolution.

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?

No. See attached Planning Report 21/16 and Council Resolution.

RECEIVED

JUL 05 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B28-21

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES ☒ NO ☐

See attached Planning Report 21/16 and Council Resolution.

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]

See attached Planning Report 21/16 and Council Resolution.

Is the Municipality in support of this application?

YES ☒

NO ☐

What Conditions, if any, are requested by the Municipality if the Consent is granted?

See attached Planning Report 21/16 and Council Resolution.

Does the Municipality request a Notice of the Decision?

YES ☒

NO ☐

SIGNATURE



Amanda Roger

TITLE

Planning Technician and Secretary Treasurer of the Committee of Adjustment

ADDRESS

8348 Wellington Road 124, P.O. Box 700, Rockwood, Ontario N0B 2K0

DATE

July 5, 2021

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

Moved by: Bruce Dickieson

Date: Monday June 7, 2021

Seconded by: Mark Bouwmeester

Resolution Number: 2021-06-07 – 8.2 - CL

8.2

Be it resolved that the Township of Guelph/Eramosa has received Planning Department Report 21-16 regarding Consent Application B28/21; and

That Council support Consent Application B28/21; and

That the following Township conditions be imposed should the application be approved:

1. That the applicant satisfies all the requirements of the Township of Guelph/Eramosa, financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate 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;
2. That servicing on the severed lands can be accommodated to the satisfaction of the Township.
3. That the owner/applicant pay to the Township the required cash-in-lieu contribution for parkland dedication for the creation of one new lot in accordance with By-law 15/2021, to the satisfaction of the Township;
4. That a dwelling be prohibited on the retained lands to the satisfaction of the Township and the County of Wellington;
5. That an entrance permit be obtained for the retained parcel to the satisfaction of the appropriate road authority.

Recorded Vote Requested By:

	Yea	Nay
BOUWMEESTER, M.	___	___
DICKIESON, B.	___	___
MARSHALL, L.	___	___
WOODS, C.	___	___
WHITE, C.	___	___


MAYOR

Tabled ___ Lost ___ Carried ☒

Declaration of Pecuniary Interest:

Disclosed his/her/their interest(s), vacated his/her/their seat(s), abstained from discussion and did not vote.

Copied to:

___ Building
___ By-Law Enforcement
___ Engineer
___ Fire
___ Planning/Planner
___ PLS
___ Public Works



**PLANNING REPORT
for the TOWNSHIP OF GUELPH/ERAMOSA
Report 21/16**

Prepared by the County of Wellington Planning and Development Department in
our capacity as planning consultants for the Township

MEETING DATE: June 21st, 2021
TO: The Mayor and Members of Council
FROM: Joanna Salsberg, Planner
Zach Prince, Senior Planner
SUBJECT: **Consent Application B28/21 (Donkers Poultry Farms Inc.)**
8069 Sideroad 10
Ward 3
ATTACHMENTS: 1 – Application Survey Sketch

PROPOSAL:

The County of Wellington has received a consent application (B28/21) from Donkers Poultry Farms Inc. to sever a surplus farm dwelling lot from 8069 Sideroad 10, legally described as CON 1, PT LOT 10. This application would sever a 1.2 ha lot with an existing dwelling and private on-site services. A vacant agricultural parcel of 37.4 ha would be retained. Access is existing on Sideroad 10 for the proposed severed lot, and proposed on Sideroad 10 for the retained lot. In addition, the applicant has indicated that a Hydro easement is proposed to service the severed lands via an existing Hydro line. An aerial map of the subject lands can be seen in **Figure 1**.

PROVINCIAL POLICY – Provincial Policy Statement (2020) & Provincial Growth Plan (2019):

Within the Provincial Policy Statement (PPS), lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) 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;
- b) Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- c) a residence surplus to a farming operation as a result of farm consolidation...; and
- d) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways.

Section 2.3.4.1 c) further states that “the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farm land created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective”

COUNTY OF WELLINGTON OFFICIAL PLAN:

The subject property is designated as Prime Agricultural and Core Greenlands. The lot proposed to be severed is located fully within the Prime Agricultural designation. The features present on the site are fully within the retained parcel and are setback from the proposed lot to be severed. The features include a provincially significant wetland and wetlands. The County Official Plan permits the severance of a

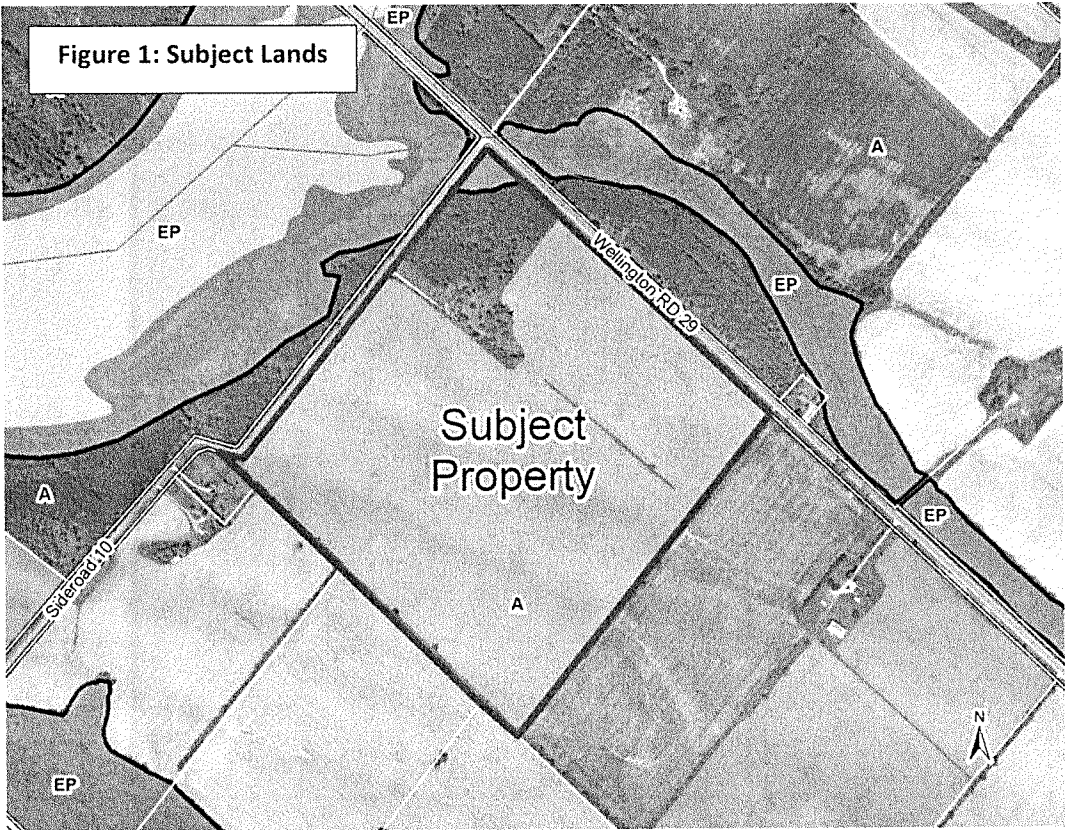
dwelling surplus to a farming operation needs, due to farm consolidation, provided that the following criteria, as per Section 10.3.4 of the County Official Plan, are met:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The applicant has provided a Farm Information Form indicating that the dwelling is surplus to their farming operations needs.

TOWNSHIP OF GUELPH/ERAMOSA ZONING BY-LAW 40/2016:

The subject property is currently zoned Agricultural (A) zone and Environmental Protection (EP) zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural Zone. In accordance with the PPS and the County of Wellington Official Plan, residential uses are to be prohibited on the retained agricultural lands. Section 4.31 of the Township’s Zoning By-law will apply.



COMMENTS:

Township Building Department: No comments

Township Public Works Department: Based on my review of the application and reference sketch, I have

no concerns from a Public Works perspective on the application. The only comments relate to entrances. The sketch did not specifically identify existing field entrances for the retained parcel. There is an existing field entrance to the retained parcel near the severed entrance. This entrance is sufficient; however, any new entrances proposed to access either parcel will be subject to an entrance permit. Based on available mapping at the time of review, a portion of the retained parcel is tributary to the Boles Drainage Works. I can also confirm that there no capital works currently underway or proposed to service the properties in the future.

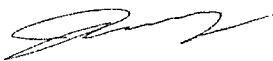
Township Parks and Recreation Department: The consent application will be subject to Parkland Dedication (Cash in Lieu) By-law 15/2021. Cash in lieu payment will be required on newly created lot and is due prior to clearing Township conditions on consent application.

RECOMMENDED CONDITIONS

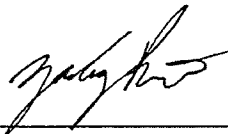
Provided below is a list of conditions for Council's consideration:

1. That the applicant satisfies all the requirements of the Township of Guelph/Eramosa, financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate 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;
2. That servicing on the severed lands can be accommodated to the satisfaction of the Township.
3. That the owner/applicant pay to the Township the required cash-in-lieu contribution for parkland dedication for the creation of one new lot in accordance with By-law 15/2021, to the satisfaction of the Township;
4. That a dwelling be prohibited on the retained lands to the satisfaction of the Township and the County of Wellington;
5. That an entrance permit be obtained for the retained parcel to the satisfaction of the appropriate road authority.

Respectfully submitted by:



Joanna Salsberg
Planner

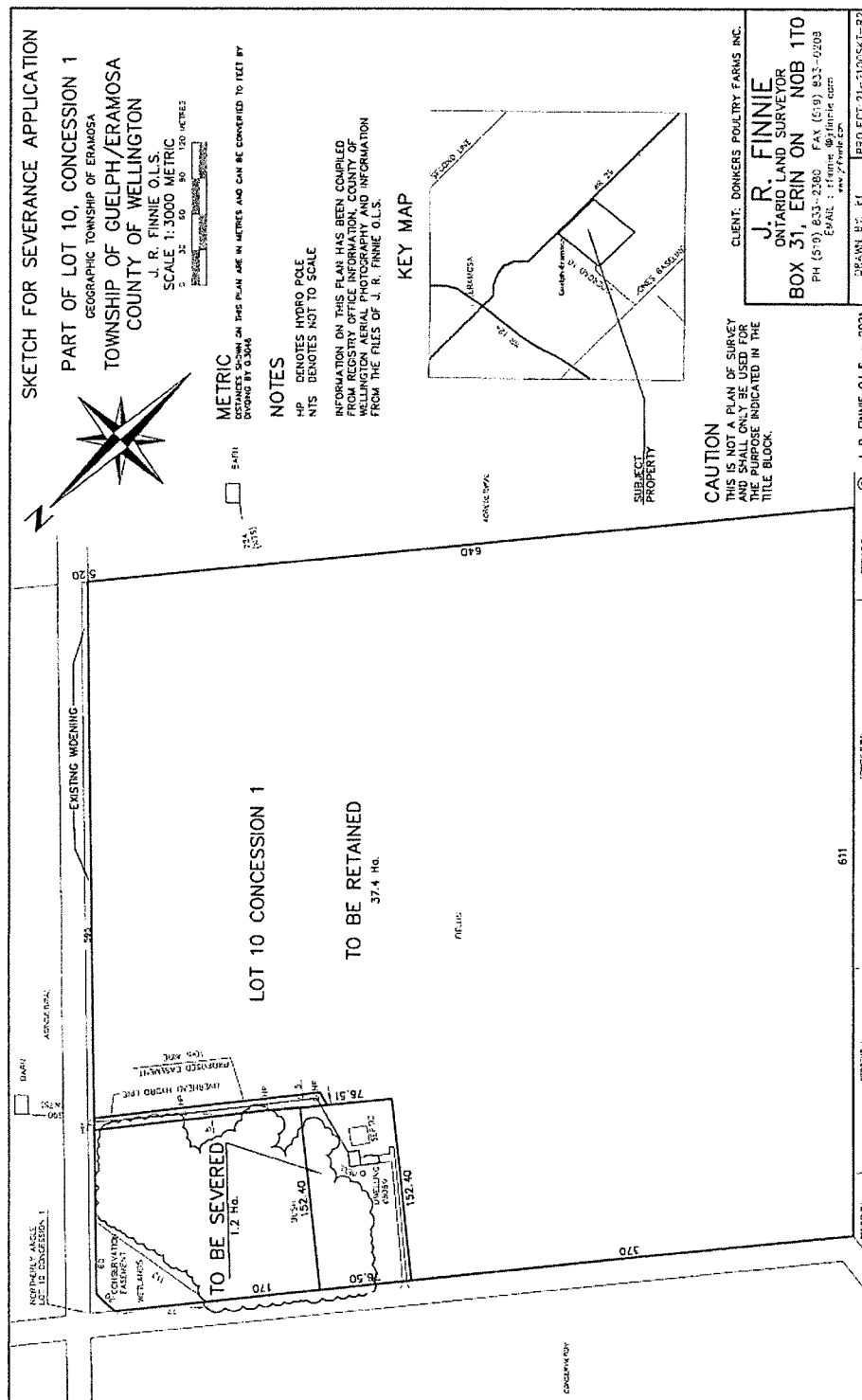


Zach Prince, RPP MCIP
Senior Planner

Reviewed by
Township of Guelph Eramosa CAO

Ian Roger, P.Eng.
CAO

ATTACHMENT 1:
Application Survey Sketch





RECEIVED

JUN 28 2021

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

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer**

DATE: June 28, 2021

YOUR FILE: B28-21

RE: **Application for Consent B28-21**
8069 Sideroad 10, Township of Guelph-Eramosa
Donkers Poultry Farms Inc.

GRCA COMMENT:*

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the retained parcel contains a portion of the Provincially Significant Speed Lutteral Swan Creek Wetland Complex and the regulated allowance associated with this feature.

The lands to be severed contain a small portion of the regulated allowance associated with the wetland on the retained parcel.

2. Legislative/Policy Requirements and Implications:

Portions of the subject lands contain natural heritage features as well as areas adjacent to these features as identified in the Provincial Policy Statement (PPS, 2020). Portions of the subject lands are also identified part of the Greenlands System in the County of Wellington Official Plan.

GRCA staff do not anticipate any negative impacts to the natural heritage features as a result of the proposed severance application. As such, the GRCA has no objection to the proposed consent application.

Due to the presence of the wetland, portions of the retained and severed parcels contain areas 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 the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

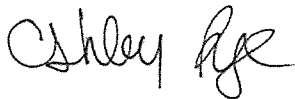
3. Additional Information/Suggestions provided in an advisory capacity:

The Grand River Conservation Authority is party to a Conservation Easement Agreement for the wetland at the corner of Sideroad 10 and Wellington Road 29 (Part 1 of Plan 61R-21840) on the . The GRCA property department has no objection to the proposed severance application. This agreement is registered on title, and remain in place for the retained lands.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2238 or arye@grandriver.ca

Yours truly,



Ashley Rye
Resource Planner
Grand River Conservation Authority

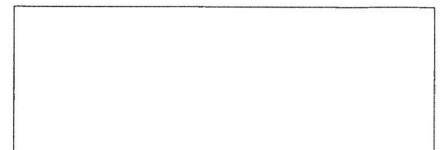
Encl (1)

c.c. Andrea Donkers via email info@donkers.farm
JL Cox Planning Consultants Inc. via email jlcox@coxplan.ca
Township of Guelph-Eramosa via email

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



8069 Sideroad 10

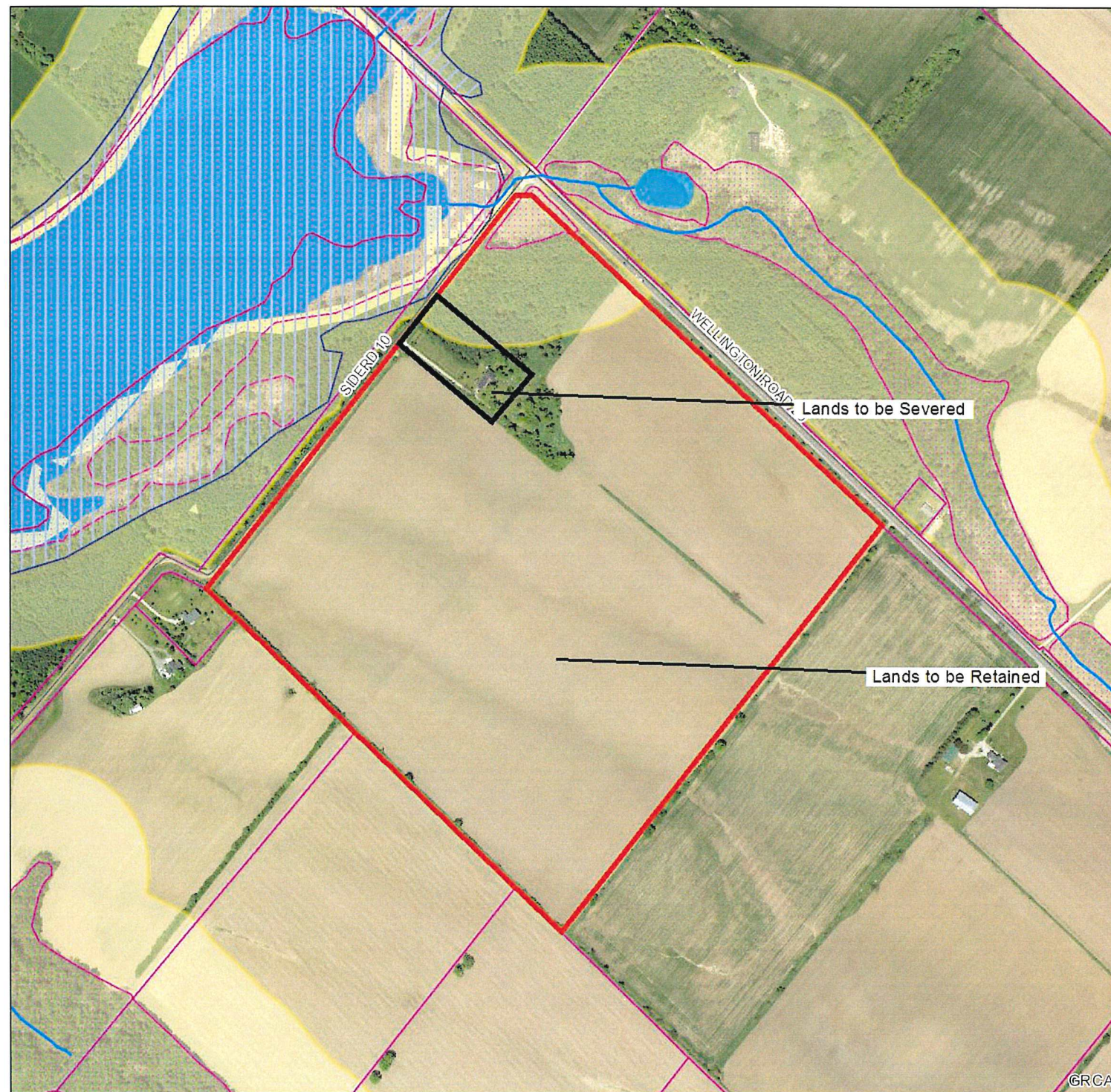
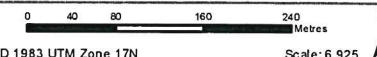


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
- 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 150/06 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): 564,194.95 4,828,331.36

This map is not to be used for navigation | 2015 Ortho (ON)

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

RECEIVED

JUL 05 2021
May 14, 2021

NOTICE OF AN APPLICATION FOR CONSENT

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: May 04, 2021

FILE NO. B28-21

APPLICANT

Donkers Poultry Farms Inc.
Nichol Poultry Farms Ltd.
6051 Wellington Road 7
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Guelph-Eramosa (Eramosa Township)
Part Lot 10
Concession 1

Surplus Farm Dwelling Application

Proposed severance is 76.5m fr x 152.4m = 1.2 hectares, existing rural residential with existing dwelling. Together with a 10m wide proposed easement for overhead hydro line.

Retained parcel is 37.4 hectares with 370m frontage, existing and proposed agricultural use.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

June 30, 2021

Comments can be provided by mail at address above or by email janap@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION of this application - please make your request in writing and provide your email address to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be NOTIFIED OF THE DECISION of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, you must make a request in writing to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality – Guelph-Eramosa County Planning

County Engineering Source Water Protection

Bell Canada (email) County Clerk Roads/Solid Waste

Neighbour - as per list verified by local municipality and filed by applicant with this application

COUNTY OF WELLINGTON
Conservation Authority - GRCA
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
ANGELA PECK
ENGINEERING TECHNOLOGIST
05/27/2021
Date:

An entrance condition is
not required. No objections
AP 06/30/21

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, May 17, 2021 9:35 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B28-21 - SW Screening Form
Attachments: WHPA_Map_Sideroad10_8069.pdf

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

Hi Jana,

Thank you for providing the above referenced application for review. 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*.

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.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

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

Wellington Source Water Protection’s offices are located in the Township of Centre Wellington offices. Centre Wellington has moved to a province wide shutdown. All Township facilities are closed for public use however many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

Phones will continue to be answered between the hours of 8:30 a.m. and 4:30 p.m., Monday-Friday at 519-846-9691, general email inquiries can be sent to clerks@centrewellington.ca and service requests such as purchasing of dog tags and burn permits are available online at www.centrewellington.ca/permits.

This is a rapidly evolving situation; discussions and decisions are ongoing. Any changes in operations will be communicated and posted to the Townships website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: May 5, 2021 10:34 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B28-21 - SW Screening Form

Good Morning.

Please see the attached application for your review.

We plan to circulate May 13th.

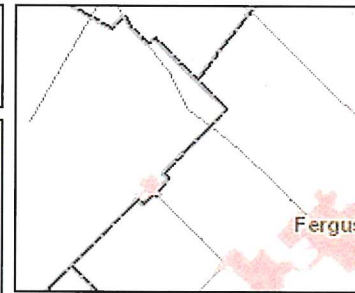
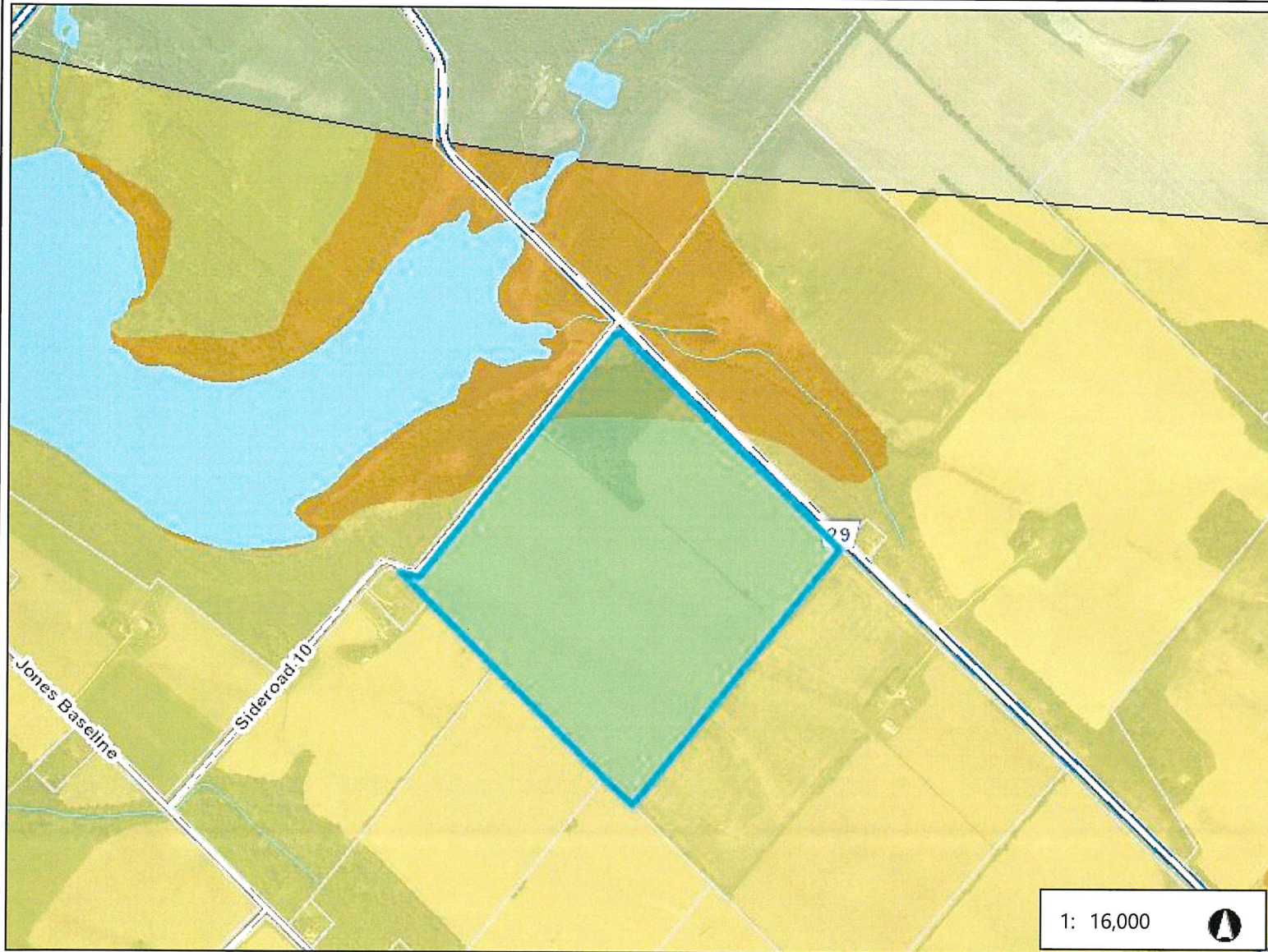
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department



Explore
Wellington

8069 Sideroad 10, Guelph/Eramosa



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup

1: 16,000



0.8 0 0.41 0.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes