

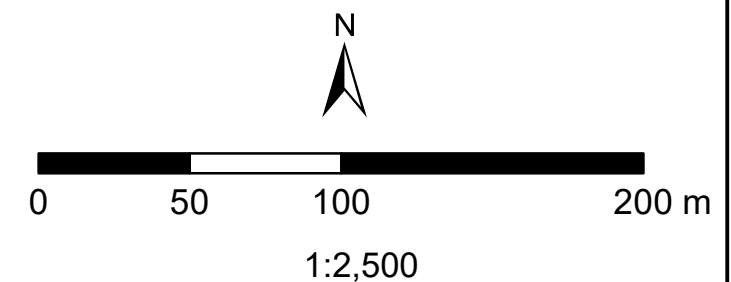
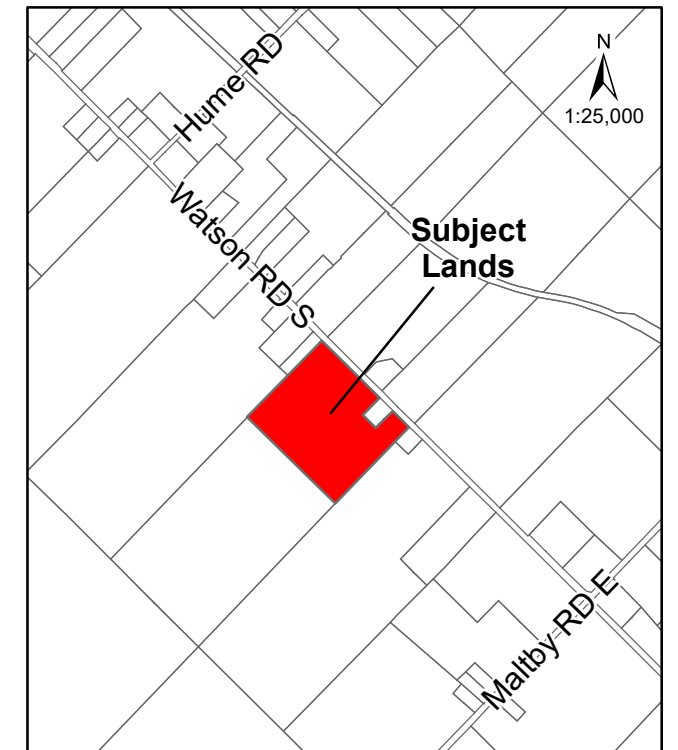
# COUNTY OF WELLINGTON LAND DIVISION

## B37-21 & B38-21

Applicant:  
William & Lisa Hamilton

Township of Puslinch

4674 Watson Rd S



Date: May 2021

Produced by: County of Wellington Planning & Development Department

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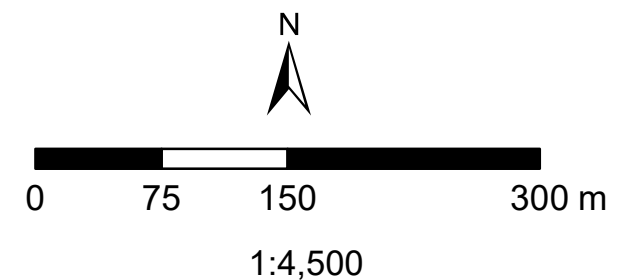
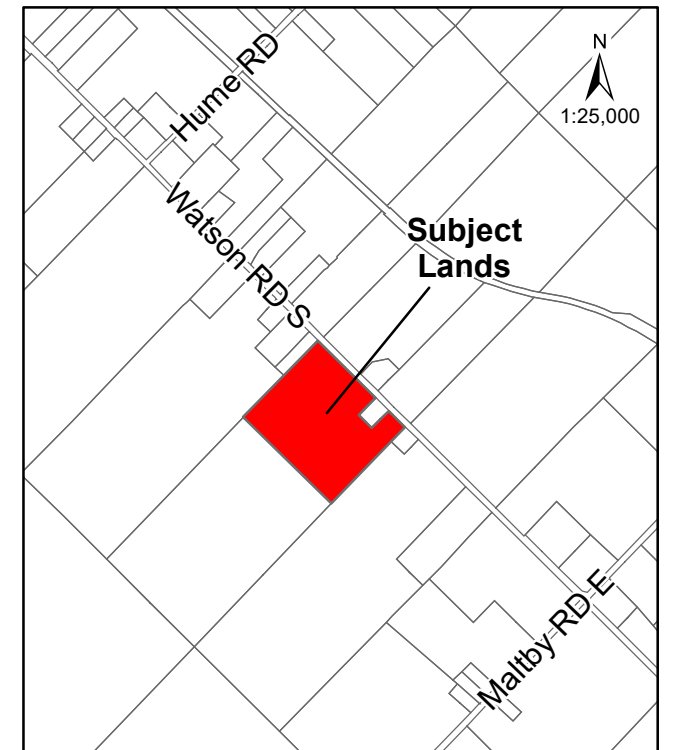
COUNTY OF WELLINGTON  
LAND DIVISION

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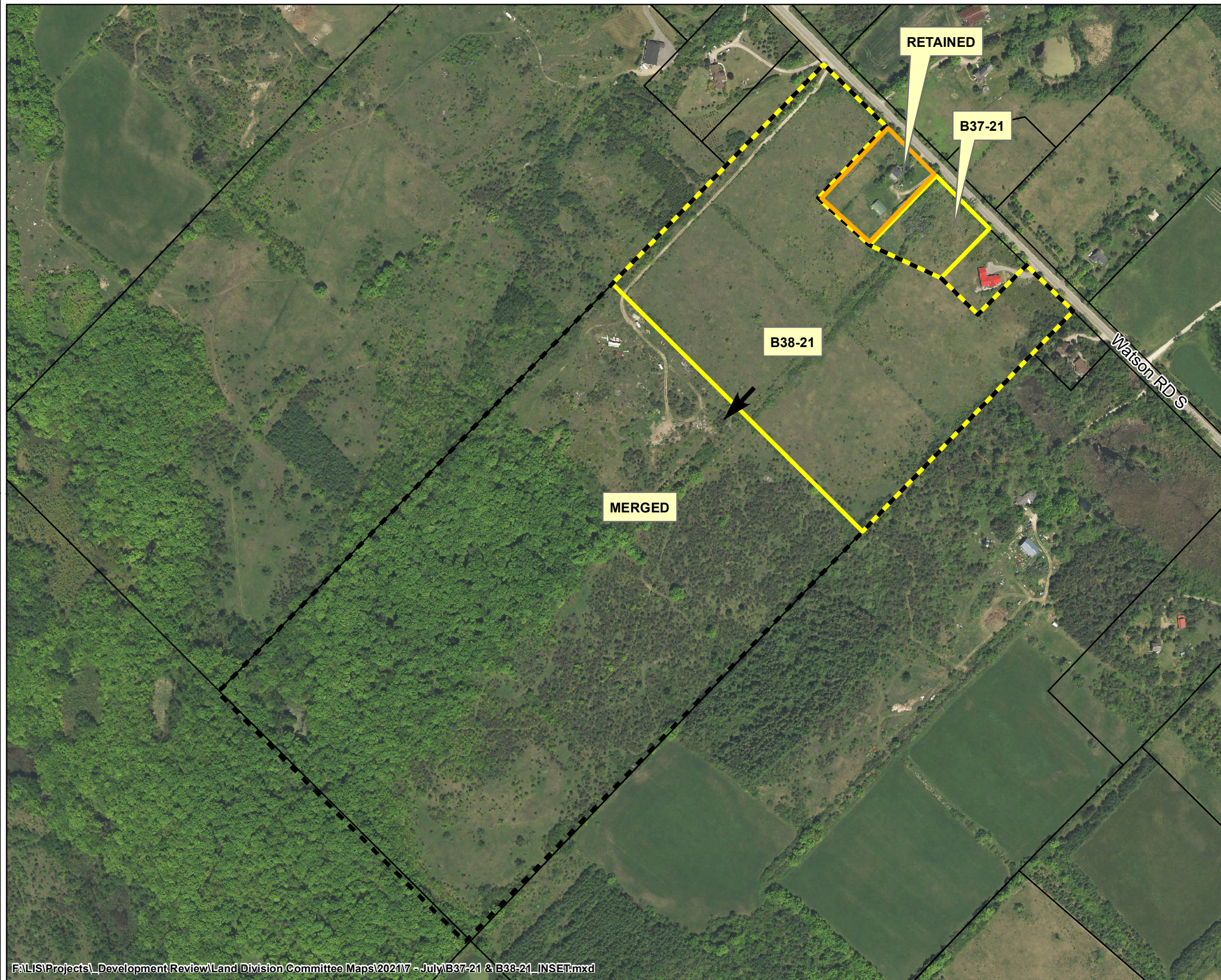


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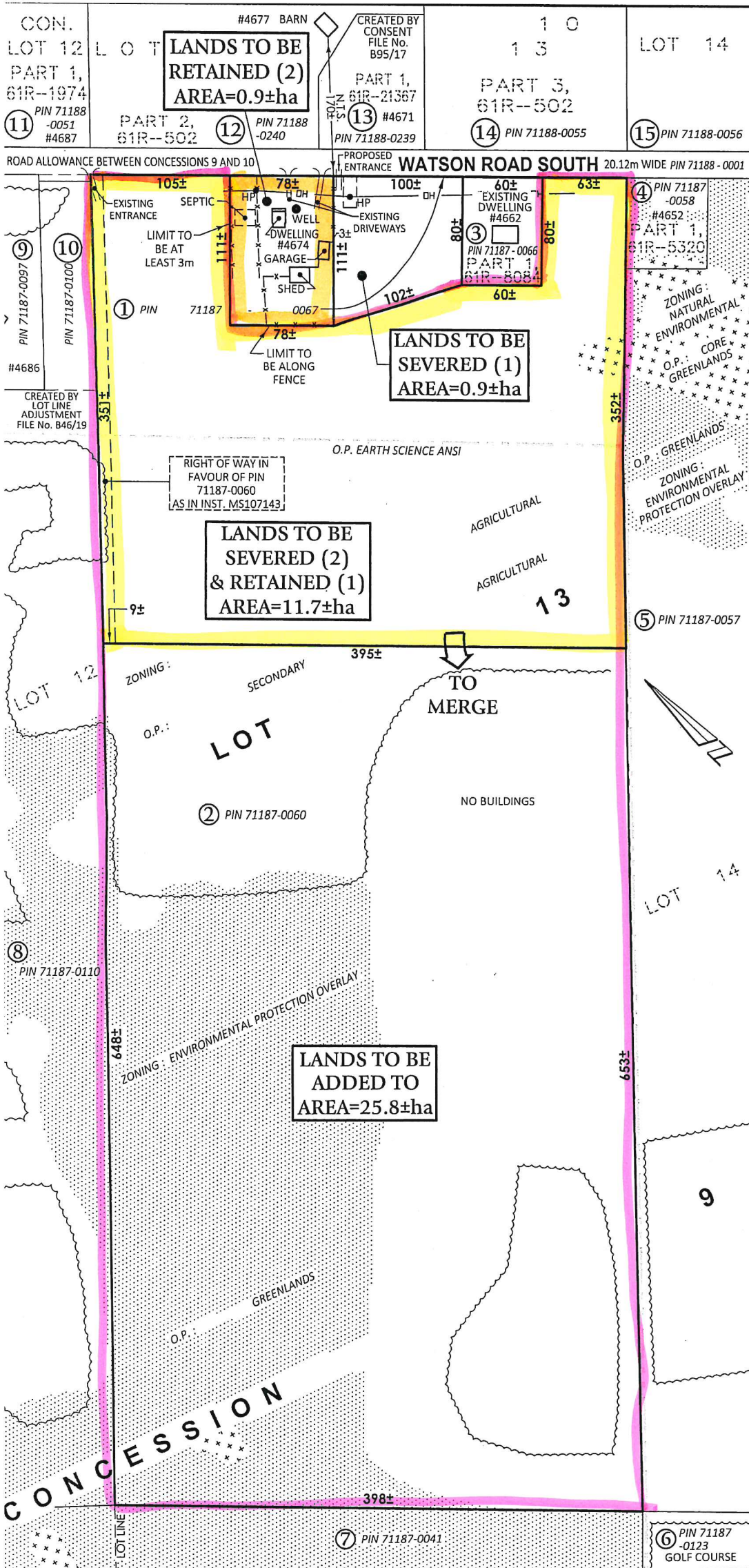
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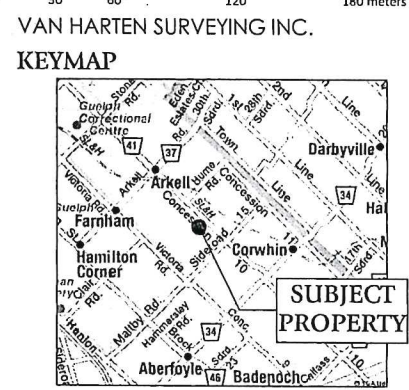
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**SEVERANCE SKETCH**  
**PART OF LOT 13, CONCESSION 9**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**  
SCALE 1 : 3000



- NOTES:**
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
  2. SUBJECT LANDS ARE ZONED AGRICULTURAL, NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
  3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS, CORE GREENLANDS & EARTH SCIENCE ANSI.
  4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
  5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
  6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
  7. N.T.S. DENOTES NOT TO SCALE.
- O.P. : EARTH SCIENCE ANSI

- O.P. : GREENLANDS  
ZONING: ENVIRONMENTAL PROTECTION OVERLAY
- O.P. : CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED  
ON THE 6th DAY OF MAY 2021

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR

	<b>Van Harten</b>	Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110	
	<b>SURVEYING INC.</b>	www.vanharten.com info@vanharten.com			
	<b>LAND SURVEYORS and ENGINEERS</b>	DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 29598-21			
		May 6, 2021 4:03:12 PM G:\PUSLINCH\CON9\ACAD\SEV LOT 13 (HAMILTON) UTM.dwg			

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: B38-21  
Applicant: William & Lisa Hamilton  
Subject Lands: Township of Puslinch - Part Lot 13, Concession 9

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of 11.7 ha to merge with abutting William, Lisa, Nancy Hamilton & Estate of William Hamilton agricultural parcel; retained being 0.9 ha

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 for lot line adjustment - deemed not to create new lots for the purposes of this Plan; conditions to apply

Township of Puslinch in support of application; complies with zoning; condition to address

Grand River CA no objection to consent application; staff do not anticipate any negative impacts to the natural heritage features as a result of the proposed severance or lot line adjustment 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 B38-21.
- 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 Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch 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. 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.
- 6) THAT driveway access can be provided to the severed lands to the satisfaction of the appropriate road authority; and further that the appropriate road authority file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT servicing can be accommodated on the severed lands to the satisfaction of the local municipality; 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 existing 9m easement for access be removed from the merged lands; and further that 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.

\*\*\*\*\*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 B38-21**

**APPLICANT**

William & Lisa Hamilton  
4674 Watson Rd S  
Puslinch N0B 2C0

**LOCATION OF SUBJECT LANDS**

Township of Puslinch  
Part Lot 13  
Concession 9

Proposed lot line adjustment is 11.7 hectares with 168m frontage (severed 2 on sketch), vacant land to be added to abutting agricultural parcel – William, Lisa, Nancy Hamilton & Estate of William Hamilton.

Retained parcel is 78m fr x 111m = 0.9 hectares, existing and proposed rural residential use with existing dwelling, garage and shed (retained 2 on sketch)

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](http://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**

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To: Van Harten Surveying Inc. - c/o Jeff Buisman





RECEIVED

JUN 30 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

<b>Application</b>	B38/21
<b>Location</b>	Part Lot 13, Concession 9 TOWNSHIP OF PUSLINCH
<b>Applicant/Owner</b>	William and Lisa Hamilton

**PLANNING OPINION:** This application would sever a 0.9 ha (2. ac) parcel with an existing dwelling, garage and shed and merge it with an abutting vacant parcel. A 11.7 ha (ac) vacant parcel would be retained. This application is in relation to B37/21, after the severance and lot line adjustment a 37.5 ha (92.6 ac) vacant parcel would be created.

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 driveway access can be provided to the severed lands to the satisfaction of the of the appropriate road authority;
- That servicing can be accommodated on the severed lands to the satisfaction of the local municipality; and,
- That the existing 9 m easement for access be removed from the merged lands.

**A PLACE TO GROW:** No concerns.

**PROVINCIAL POLICY STATEMENT (PPS):** No concerns.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated as SECONDARY AGRICULTURAL, GREENLANDS AND CORE GREENLANDS. Identified features include wetlands and provincially significant wetlands. The proposed severed lands are located outside of any environmental features.

Within the Official Plan, lot line adjustments may be permitted for legal or technical reasons, including minor boundary adjustments. Section 10.4.6 of the County Official Plan further states that:

"Lot line adjustments are permitted where no adverse effect on agriculture will occur and encouraged where:

- More viable agricultural operations will result;
- An undersized lot is made more usable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this Plan."

**WELL HEAD PROTECTION AREA:** The subject property is located within a Wellhead Protection Area B with Vulnerability Score 8.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A). The merged lands has frontage on Watson Road S in 2 locations, one being 105 m and the other 63 m. Based on the definition of lot frontage in the Puslinch zoning by-law the lot frontage of the property could be considered as 163 m which would meet the frontage requirements of the By-law.

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

Zach Prince, RPP MCIP, Senior Planner  
June 30<sup>th</sup>, 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.

### APPLICANT

FILE NO. B38-21

### LOCATION OF SUBJECT LANDS

William & Lisa Hamilton  
4674 Watson Rd. S.  
Township of Puslinch

Part Lot 13, Concession 9  
Puslinch

Proposed lot line adjustment is 11.7 hectares with 168 meters frontage (severed 2 on sketch), vacant land for proposed rural residential use.

Retained parcel is 78 meters frontage x 111 meters = 0.9 hectares, existing and proposed rural residential use with existing dwelling, garage and shed (retained 2 on sketch).

**PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-01-000-008-07400-0000**

Does this description reasonably describe the parcel holdings?  
If answer is NO, please provide new information:

YES ( x ) NO ( )

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 ( x ) NO ( )

**(Please Specify)**

Will the Retained Parcel comply with all requirements of the Zoning By-law?

YES ( x ) 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 ( x ) or **Minor Variance** YES ( ) NO ( ) N/A ( x )

Is proposal on an opened maintained year-round public road?

YES ( x ) 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 ( x )

Is the Retained Lot serviced now by Municipal Water

YES ( ) NO ( x )

Is the Proposed Lot(s) serviced now by Municipal Sewers

YES ( ) NO ( x )

Is the Retained Lot serviced now by Municipal Sewers

YES ( ) NO ( x )

Is there a **Capital Works Project** underway to service these lots in the near future? YES ( ) NO ( x )

**Approximate Time of Servicing Availability:**

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands?

RECEIVED

JUN 09 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

**MUNICIPALITY COMMENTING FORM**

**FILE NO.: B37-21**

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 ( ☐ )

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)

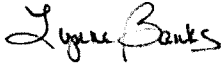
The Committee supports the application.

Is the Municipality in support of this application? YES ( ☒ ) 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 ( ☒ ) NO ( ☐ )

SIGNATURE 

TITLE Development & Legislative Coordinator

ADDRESS 7404 Wellington Road 34, Puslinch N0B 2J0

DATE June 8, 2021