



## Corporation of the County of Wellington

### Land Division Committee

#### Minutes

June 10, 2021

9:00 am

Zoom Meeting

Present: Warden Kelly Linton  
Councillor Allan Ails (Chair)  
Councillor Gregg Davidson  
Councillor Mary Lloyd

Regrets: Councillor Don McKay

Staff: Meagan Ferris, Manager of Planning and Environment  
Zachary Prince, Senior Development Planner  
Deborah Turchet, Coordinator, Secretary-Treasurer, Land Division  
Matthieu Daoust, Planner

Also Present: Jeff Buisman, Van Harten Surveying Inc.  
Greg Ford, Wilson Ford Surveying Inc.

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#### 1. Call to Order

At 9:00 am, the Chair called the meeting to order.

#### 2. Declaration of Pecuniary Interest

There were no declarations of Pecuniary Interest.

#### 3. Approval of Minutes of Land Division Proceedings

**Moved by:** Councillor Lloyd

**Seconded by:** Warden Linton

THAT the minutes of May 13, 2021 be approved as circulated.

**Carried**

**4. Considerations of Applications**

**4.1 Applications recommended to be Expedited**

**Moved by:** Councillor Davidson

**Seconded by:** Warden Linton

That the following Expedited files be approved;

- 4.1.1 B12-21 - Bill and Wilda Burke - Minto
- 4.1.2 B13-21 - Harland Brubacher - Wellington North
- 4.1.3 B14-21 - Garnet and Barbara Troyer - Wellington North
- 4.1.4 B16-21 - Little-Rest Farms Inc. - Wellington North
- 4.1.5 B18-21 - Douglas Miller - Puslinch
- 4.1.6 B19-21 - Jordan Lisso and Emily Harper - Puslinch
- 4.1.7 B21-21 - Mary Chantler - Erin
- 4.1.8 B15-20 - A and A Family Farms Ltd. - Erin
- 4.1.9 B82-20 - Alec and Norma Clyde - Centre Wellington
- 4.1.10 B83-20 - Alec and Norma Clyde - Centre Wellington
- 4.1.11 B84-20 - Alec and Norma Clyde - Centre Wellington
- 4.1.12 B4-19-B8-19 - Fellows-Mudge - Guelph-Eramosa

**Carried**

**4.2 Applications to be Considered**

**4.2.1 B15-21 - Phares and Mary Martin - Wellington North**

**Appearing Before the Committee:** Phares Martin – owner; Greg Ford – agent; Matt Daoust – P&D Staff

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports;

M. Daoust – application proposed undersized agricultural parcel – 86.5 acres in size is advised; Township – barn located on north require zoning condition; G. Ford; zoning relief – not sure what that is; M. Daoust – the retained barn on the north piece does not meet required set back; G. Ford – minor variance? M. Daoust - yes; G. Ford - generally in agreement with conditions;

(4-0)

## 4.2.2 B17-21 - Corey Speers - Puslinch

**Appearing Before the Committee:** Corey & Joanna Speers – owner; Jeff Buisman – agent; Zach Prince – P&D Staff

Others: Alison MacNeill (neighbour) Grant Worten (builder)

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports;

Z. Prince – minor variance for reduced frontage; flagged shaped lot – dwelling at back; lot frontage is for driveway; not uncommon in Puslinch Township – however usually a larger parcel; neighbour concerns; J. Buisman – both parcels meet minimum area requirements; proposed to have mom in house at front; driveway between the trees to reach the back – proposed one story dwelling; neighbour reached out to applicants; concern regarding privacy, well; house is for Speer's – have control to protect trees; meets requirements – secondary agricultural; recognize need for minor variance for frontage; homes in area; application supported by County staff and Township; A. MacNeill (19 Farnham Rd) grew up in area; not a subdivision just a bunch of properties; have a garden and trees at the back; when first heard about application didn't think it could happen; but in speaking with the County – flag shaped lots do happen; don't understand need for severance – could apply to have two homes on lot; realize don't own the view – just want to express concerns; I am the only neighbour impacted; had a conversation with Speers – trees, driveway, to cover issues of concerns; fear is selling lot before completion; can this be built into conditions? A. Alls – compliment both parties for communication; M. Lloyd – condition for MDS? How addressed? Z. Prince – included as a condition – may not be an issue – few barns quite set back; M. Lloyd – site plan review – taken care of at Township level; flag shaped lots – intensification and value of land – happens throughout the County.

(4-0)

## 4.2.3 B20-21 - John Sloat - Puslinch

**Appearing Before the Committee:** Jeff Buisman – agent;

Zachary Prince – P&D Staff

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports;

Z. Prince – new access for severed lot and realign existing to the retained; EIS reviewed and approved by GRCA; Planning not in support for change of use; J. Buisman – a lot of work for configuration and EIS done and

supports the application and configuration; develop more than 30m away; driveway 30m away from wetland; building envelope has plenty of room and meets set back and away from drip line; existing driveway will be straightened and 30m away from any feature; parcel in secondary agricultural area; zoning agricultural; large rural residential; two minor variances for area and frontage; MDS to barns at right; owned by applicant and minor variance will be applied for;

(4-0)

4.2.4 B22-21 - Dorothy Briggs - Puslinch

Appearing Before the Committee: David Briggs – applicant;  
Jeff Buisman – agent; Zachary Prince – P&D Staff  
Erin Mares – neighbour

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports; Z. Prince – application conforms to Official Plan; neighbour concerns – traffic, length of ownership; J. Buisman – narrower than typical – space beside has existing house and have space for it; severance recently next to retained; minor variance required – barn at back; MDS complex to implement when 4 or more houses – 2 houses are closer than proposed; David Briggs submitted application for Dorothy Briggs – intends to sell in future and is eligible to apply; purchaser is pursuing the application; Road Superintendent – safe access; traffic on road; E. Mares – live at 7000 Concession Rd 4; severed lot in front of my property; moved into area for rural country property; additional lots take away from area; spoke with GRCA – this particular lot not in zone but is close by; effect on wildlife, well water, impact of surrounding area; don't know size of building proposed; J. Buisman – parcel not in environmental zone or feature; newer septic systems installed – quality very good; built to standard; rural residential on parcel like others in area; G. Davidson – appreciate neighbour comments and concerns – understand authorities all in support and meets requirements.

(4-0)

4.2.5 B23-21 - Fred Murphy and Son Ltd. - Minto

Appearing Before the Committee: No Representation  
Matt Daoust – P&D Staff

**Public Hearing Notes:** Land Division Committee considered aerial views and pictures of the site and written reports;

M. Daoust – received revised sketch – original (severed lot and 2 retained parcels) was not supported by Town and County staff; applicant revised –

small piece fronting on Louise Street now with the retained parcel fronting on Elora Saugeen Road (one retained parcel) A. Alls – asked for anyone in attendance on file; G. Davidson – had concerns, but not anymore; glad it was revised

(4-0)

Chairman Allan Alls explained the conditions that were requested for approval of the consent applications, the procedures for appeal of the Committee's decision to the OLT, and that there is only one year within which to fulfill all the conditions; and then asked the agent/applicants if they understood the conditions and agreed to abide by them, and if they were sure of the dimensions of the severed parcel.

Agent/applicant understood and concurred with the explanations and conditions and agreed to abide by them as stated by Chairman, Allan Alls.

**5. Adjournment**

At 9:55 a.m., the Chair adjourned the meeting until July 22, 2021.

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Deborah Turchet  
Secretary-Treasurer

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Allan Alls  
Chair  
Land Division Committee

<i>ITEM #</i>	<i>File No.</i>	<i>NAME</i>	<i>MUNICIPALITY</i>	<i>SEVERED PARCEL</i>	<i>RETAINED PARCEL</i>
GRANTED	B15-21	Phares & Mary Martin	<b>WELLINGTON NORTH (Arthur Twp)</b> Part Lots 2 & 3, Concession 9, EOSR 7121 Sideroad 2 E	362.9m fr x 1140m = 34.5 ha, existing and proposed agricultural use with existing dwelling, 4 sheds & barn	17.5 ha w/ 152.6m fr w/ existing dwelling & barn proposed agri use/ 42.6 ha with 305.7m frontage, existing & prop agri use
GRANTED	B17-21	Corey Speers	<b>TOWNSHIP OF PUSLINCH</b> Lot 2 & Part Lot 3, Reg Plan 131 11 Farnham Rd.	0.4 hectares with 11m frontage, vacant land for proposed rural residential use	51.4m fr x 80m = 0.41 hectares, existing and proposed rural residential use with existing dwelling, garage, shed & pool.
GRANTED	B20-21	John Sloom	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 10, Concession 9 985 Watson Rd S	1.05 hectares with 81m frontage, vacant land for proposed rural residential use	6.7 hectares with 37m frontage, existing and proposed rural residential use with existing dwelling and three sheds.
GRANTED	B22-21	Dorothy Briggs	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 20, Concession 4 7004 Concession Rd 4	35m fr x 115m = 0.4 hectares, vacant land for proposed rural residential use.	3.6 hectares with 91m frontage, existing and proposed rural residential use with existing dwelling, shed & pool.
GRANTED	B23-21	Fred Murphy & Son Ltd.	<b>TOWN OF MINTO (Harriston)</b> Pt Lt 84, Conc D, Pt Lt 2, Mary Wright's Elora St. N	15.2m fr x 40.2m = 614.5 sm, vacant land for prop urban residential use.	798.5 sm w/ 15.2m fr on Elora Saugeen Road & 4.6m fr on Louise St., vacant land for proposed urban residential use
GRANTED	B12-21	Bill & Wilda Burke	<b>TOWN OF MINTO</b> Part Lot 10, Concession 11 9417 Pike Lake Rd.	LLA - 0.5 ha w/ 73.3m fr, existing workshop to be added to abutting rural residential lot – Bill & Wilda Burke.	27.9 hectares, existing and proposed agricultural use with existing barn.
GRANTED	B13-21	Harlan Brubacher	<b>WELLINGTON NORTH (Arthur Twp)</b> Part Lot 7, Divisions 1,2,3 & 4, WOSR 9690 Highway 6	LLA - 0.7 ha w/ no fr, vacant land to be added to abutting agri parcel – David, Lydia & Harlan Brubacher.	0.5 hectares and 0.3 hectares, existing vacant land.
GRANTED	B14-21	Garnet & Barbara Troyer	<b>WELLINGTON NORTH(Mount Forest)</b> Pt Pk Lts 2&3, N of Clyde, S of Queen 736 Queen St. E	0.43 ha w/ 50.8m fr, existing urban res use with existing shed vacant land for proposed urban residential use	0.54 hectares with 61.8m frontage, existing and proposed urban residential use with existing dwelling.
GRANTED	B16-21	Little-Rest Farms Inc.	<b>WELLINGTON NORTH (W. Luther)</b> Part Lot 7, Concession 3 8619 Sideroad 7	70m fr x 165m = 1.1 ha, existing and proposed rural residential use with existing dwelling, shed & pool.	40 hectares with 673m frontage, existing and proposed agricultural use
GRANTED	B18-21	Douglas Miller	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 13, Concession 2 Concession 2	LLA - 2.5 ha w/ 41m fr, vacant land to be added to abutting rural residential & agri parcel – John & Douglas Miller.	59m fr x 80m = 0.47 hectares, vacant land for proposed rural residential use
GRANTED	B19-21	Jordan Lisso & Emily Harper	<b>TOWNSHIP OF PUSLINCH</b> Part Lot 6, Concession 5 4753 Wellington Rd 32	30m fr x 128m = 0.39 ha, existing and proposed rural residential use.	30m fr x 128m = 0.39 hectares, existing and proposed rural residential use

GRANTED	B21-21	Mary Chantler	<b>TOWN OF ERIN</b> Part Lot 23, Concession 8 9940 Wellington Rd 22	2.28 hectares with 154m frontage, existing and proposed urban residential use with existing dwelling.	11.7 hectares with 269m frontage, existing agricultural use for future residential development.
GRANTED	B15-20	A & A Family Farms Ltd. *change of conditions	<b>TOWN OF ERIN</b> Part Lots 8 & 9, Concession 5	24.8 hectares with 453m frontage, existing and proposed agricultural use	38.6 ha w/ 604m fr, exist & prop agri use w/ 2 residences, shed and barn
GRANTED	B82-20	Alec & Norma Clyde *previously deferred	<b>CENTRE WELLINGTON (Elora)</b> Pt Pk Lts 2 & 3, w/s South St., Reg PI 112 298 South St.	61' fr x 170' = 10370 square feet, existing vacant land for proposed urban residential use.	61' fr x 160' = 9760 square feet, existing and proposed urban residential use with existing house & garage
GRANTED	B83-20	Alec & Norma Clyde *previously deferred	<b>CENTRE WELLINGTON (Elora)</b> Pt Pk Lts 2 & 3, w/s South St., Reg PI 112 298 South St.	61' fr x 170' = 10370 square feet, existing vacant land for proposed urban residential use.	61' fr x 160' = 9760 square feet, existing and proposed urban residential use with existing house & garage
GRANTED	B84-20	Alec & Norma Clyde *previously deferred	<b>CENTRE WELLINGTON (Elora)</b> Pt Pk Lts 2 & 3, w/s South St., Reg PI 112 298 South St.	61' fr x 160' = 9760 square feet, existing vacant land for proposed urban residential use.	61' fr x 160' = 9760 square feet, existing and proposed urban residential use with existing house & garage
GRANTED	B4-19	Nelly & Robert Fellows *change of conditions	<b>GUELPH/ERAMOSA</b> Part Lot 1, Concession 6	LLA - 6 ha w/ no fr, existing race track & barn to be added to abutting - Charlotte Mudge	3.8 ha w/ 217.1m fr, exist res & self-storage w/ dwelling, self-storage units & office
GRANTED	B5-19	Charlotte Mudge *change of conditions	<b>GUELPH/ERAMOSA</b> Part Lot 1, Concession 6	7.83 ha, vacant land for prop employment area and rural industrial use	13.87 ha, proposed employment area, rural industrial, conservation easement.
GRANTED	B6-19	Charlotte Mudge *change of conditions	<b>GUELPH/ERAMOSA</b> Part Lot 1, Concession 6	10.51 ha, exist horse farm w/ track & barn for employment area & rural ind use	3.36 ha, proposed employment area, rural industrial, conservation easement.
GRANTED	B7-19	Charlotte Mudge *change of conditions	<b>GUELPH/ERAMOSA</b> Part Lot 1, Concession 6	LLA - 0.89 hectares, vacant land for proposed employment area and rural industrial use.	2.47 hectares, proposed employment area, rural industrial, conservation easement.
GRANTED	B8-19	Charlotte Mudge *change of conditions	<b>GUELPH/ERAMOSA</b> Part Lot 1, Concession 6	0.6 ha, vacant land for prop employment area and rural industrial use.	1.87 ha, proposed employment area, rural industrial, conservation easement.