



Corporation of the County of Wellington

Land Division Committee

Minutes

November 18, 2021

9:00 am

Council Chambers

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

Staff: Deborah Turchet, Coordinator, Secretary-Treasurer, Land Division
Jessica Rahim, Senior Planner

1. Call to Order

At 9:00 a.m., 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: Councilor Davidson Seconded by: Councilor McKay

THAT the minutes of October 14, 2021 be approved as circulated.

Carried

4. Considerations of Applications

4.1 Applications Recommended to be Expedited

Moved by: Councilor Davidson Seconded by: Warden Linton

THAT applications recommend to be Expedited are approved.

4.1.1 B75-21 - Pamela, Lidwina and Johannes Teselink - Centre Wellington

4.1.2 B76-21 - Josepha, Lidwina and Johannes Teselink - Centre Wellington

- 4.1.3 B77-21 - Mary and Paul Bolen - Wellington North
- 4.1.4 B78-21 - B79-21 - Village Crest Van Andel Rylaarsdam Dickson and Koster - Mapleton
- 4.1.5 B81-21 - Agnes and James Norris – Minto

Carried

4.2 Applications to be Considered

- 4.2.1 B71-21 - J K Agro Services Inc. – Town of Minto

Appearing Before the Committee: Ryan Kochuta, Cuesta Planning – agent; Jessica Rahim – P&D Staff

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

Jessica Rahim – application before the committee as staff recommend severed lot be reduced to have one retained parcel, not two. R. Kochuta - no objection to proposed modifications of severed and agreeable to the conditions; M. Lloyd – premature as no decision on the rail line; property to the north of rail line – is owned by same company? J. Rahim – yes, but rail creates two separate parcels; Parts 1 and 2 together still large enough to function as a farm; A. Alls – who owns rail? R. Kochuta – wife; J. Rahim – separate ownership; retained to be rezoning – not allow a building; with Part 2 and 3 on sketch combines – 15.4 ha, considered large enough to have farm; M. Lloyd – would applicant need to come back to have rail line – LLA? J. Rahim- properties would mere on title

Moved by Councilor Lloyd

Seconded by Councilor McKay

THAT Condition #11 be added

THAT the deposited reference plan reflect the amended rear line of the severed lot is adjusted to ensure the retained lands remain as one parcel; and further that the Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Carried

(5-0)

- 4.2.2 B72-21 - B73-21 - Layla Dinkha - Guelph-Eramosa

Deferred at request of agent

4.2.3 B74-21 - Stuart Moulton and Elizabeth Chapman - Puslinch

Appearing Before the Committee: Elizabeth Chapman, Stuart Moulton – owners; Jonas White – purchaser Jeff Buisman – agent; Jessica Rahim - P&D Staff

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

Jessica Rahim – application before the committee as staff recommend that proposed lot move to the S/E location outside of the Greenland overlay; J. Buisman – property owner was clear – wants existing location; evaluated in terms of tree location – house footprint (circulated a proposed dwelling location sketch to committee) plenty of room for house and tree protection; if relocated to S/E corner – house on retained oriented to have site line of new house; original location is best; EIS and tree protection condition - no reason this can't be addressed; Warden Linton – in favor as laid out; G. Davidson- when first looked at I wondered; but after review – current house location make sense as is;

(5-0)

4.2.4 B80-21 - Luciano and Grazyna Modzynski - Wellington North

Appearing Before the Committee: Grazyna & Luciano Modzynski – owners; Jessica Rahim – P&D Staff

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

Jessica Rahim – urban R-2 – range of residential uses permitted; large enough for single detached; neighbor concern – new homes in old area; complies with policies; G. Modzynski – did pre-consultation with County and understood could apply for severance; neighbor comments and concerns; two neighbours comments – read and try to understand. Submitted letter to Committee to address concerns; want to maintain quality of street; G. Davidson – don't see problem; concern with neighbor regarding water; A. Alls – water – would be site plan approval stage; M. Lloyd – Bell – overhead lines – sketch did not indicate lines; why would this come in without on sketch; J. Rahim – applications are circulated to Bell in case of issue – they can bring to our attention;

(5-0)

5. **Adjournment**

At 9:45 a.m., the Chair adjourned the meeting until Thursday, December 9, 2021.

Allan Alls - Chair

Deborah Turchet - Secretary Treasurer

ITEM #	File No.	NAME	MUNICIPALITY	SEVERED PARCEL	
GRANTED	B71-21	J & K Agro Services Inc. BJ&S Enterprises Inc.	TOWN OF MINTO Part Lot 18, Concession 4 6167 Minto Line 5	SURPLUS - 1.1 ha with 20m fr, exist & proposed rural residential use with existing dwelling and drive shed.	13.1 he hectare; and pro
DEFERRED	B72-21	Layla Dinkha	GUELPH/ERAMOSIA Part Lot 5, Concession 1 8017 Highway 7	8445 square metres with 37.5m (Part 3 on sketch), vacant land for proposed urban residential use.	7883 sn propose existing
DEFERRED	B73-21	Layla Dinkha	GUELPH/ERAMOSIA Part Lot 5, Concession 1 8017 Highway 7	7304 square metres with 43.5m (Part 2 on sketch), vacant land for proposed urban residential use	7883 sn propose existing
GRANTED	B74-21	Stuart Moulton & Elizabeth Chapman	TOWNSHIP OF PUSLINCH Part Lot 19, Concession 10 4508 Concession 11	0.4 hectares with 85m frontage, vacant land for proposed rural residential use	3.1 hect and proj existing
GRANTED	B75-21	Pamela, Lidwina & Johannes Teselink	CENTRE WELLINGTON (West Gara) Part Lot 24, Concession 4 7122 Wellington Rd 16	SURPLUS - 82m fr x 75m = 0.6 ha, existing and prop rural residential use with existing dwelling and garage.	38 hect and proj existing
GRANTED	B76-21	Josepha, Lidwina & Johannes Teselink	CENTRE WELLINGTON (West Gara) Part Lot 23, Concession 5 7075 Wellington Rd 16	SURPLUS - 0.8 ha with 11m fr, existing and prop rural residential use with existing dwelling, shed and pond.	30 hect and proj
GRANTED	B77-21	Mary & Paul Bolen	WELLINGTON NORTH (Arthur Twp) Part Lot 14, Concession 2 9131 Concession 2	1.8 hectares with 232m frontage, existing and proposed rural residential use with existing dwelling & garage.	39.5 hec and proj
GRANTED	B78-21	Village Crest Farms Ltd., Louise Van Andel, Richard & Frederika Rylaarsdam, Ruby Dickson & Mark Koster	MAPLETON (Maryborough) Part Lot 12, Concession 9	LLA - 0.75 hectares with no frontage, former CN rail to be added to abutting agricultural parcel – Ruby Dickson	Former i B79-21 ; consolid
GRANTED	B79-21	Village Crest Farms Ltd., Louise Van Andel, Richard & Frederika Rylaarsdam, Ruby Dickson & Mark Koster	MAPLETON (Maryborough) Part Lot 10 & 11, Concession 9	LLA - 0.90 hectares with no frontage, former CN rail to be added to abutting agricultural parcel – Village Crest Farms Ltd.	Former i B79-21 ; consolid
GRANTED	B80-21	Luciano & Grazyna Modzynski	WELLINGTON NORTH (Mt Forest) Part Park Lot 2, East of Fergus St. & South of Sligo Rd	16.1m fr x 70.1m = 1129.8 square metres, vacant land for proposed urban residential use.	39.4m fr prop urb shed; 16 vacant la
GRANTED	B81-21	Agnes & James Norris	TOWN OF MINTO Part Lot 72, Concession C 5630 Highway 9	83m fr x 50m = 4150 square metres, existing paddock area for proposed rural residential use.	40 ha wi propose with exis