



**The Corporation of The County of Perth
County of Perth Land Division Committee**

August 24, 2015

Council Present: Councillor Schneider
Councillor Eidt
Councillor McKenzie
Councillor Ehgoetz
Councillor Aitcheson

Staff Present: Leslie Belland, Secretary-Treasurer
Allan Rothwell, Director of Planning and Development

Staff Absent:

1. Call to Order

With quorum present, Mert Schneider, Chair called the meeting to order at 9:30 a.m.

2. Confirmation of the Agenda

Moved By: Councillor Aitcheson

Seconded By: Councillor Eidt

THAT the Land Division Committee agenda for August 24, 2015 be approved;

Carried

3. Disclosure of Pecuniary Interest - None

4. Adoption of Previous Minutes

4.1 Land Division Committee - June 22, 2015 Meeting Minutes

Moved By: Councillor McKenzie

Seconded By: Councillor Ehgoetz

THAT the minutes of the June 22nd, 2015 Land Division Committee meeting be approved.

5. Hearing Of Applications For Consent

5.1 B07/15

Name of Applicant: Murray and Joyce Riddell

Owner: Murray and Joyce Riddell

Legal Description: Part Lot 7 and 8, Concession 8, Mornington Ward, Township of Perth East (7269 Perth Road 131)

Nature of Application: To create a new lot by severing a vacant 150 acre agricultural parcel while retaining 92 acres with a house, 2 silos, and a beef barn.

Applicant Joyce Riddell and Cate McCorquodale, representing Mrs. Riddell were in attendance. Allan Rothwell commented that the application is straight forward and that the proposal is to sever a farm parcel with frontage on Line 76, while retaining a parcel with frontage on Perth Road 131, noting that based on the farm parcel sizes, the Planning Department has no concerns with the application.

Moved By: Councillor Aitcheson

Seconded By: Councillor Eidt

THAT Application B07/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or

Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.

5. Confirmation be received from the Township of Perth East that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Township of Perth East in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Township Clerk to satisfy this condition.

Carried

5.2 B08/15

Name of Applicant: Jeff and Nicola Diebolt

Owner: Jeff and Nicola Diebolt

Legal Description: Part Lot 46, Concession 3 (3745 Perth Road 112)

Nature of Application: To create a new lot by severing a vacant 9043.8 square metre parcel for residential purposes while retaining 2520.9 square metres with an existing house and garage. A single family dwelling is proposed for the severed parcel.

Trevor McNeil, agent for the Diebolts, was in attendance. He commented that the application is straight forward and that the Provincial Policy Statement does not accommodate developments such as this for the subject property, therefore an Official Plan Amendment was applied for and subsequently approved by Council. He said that the neighbours supported the OPA application by way of a petition and that there are

numerous other severances in the same area, noting that there are only a further one or two properties in the area that could be severed. Allan Rothwell said that the Provincial Policy Statement is clear on this in terms of not allowing this type of proposal in prime agricultural areas, however, with the Official Plan Amendment having been approved, Council can allow for it with the six proposed conditions, and that the conditions are appropriate. Councillor Eidt commented on the proposal for a new septic system in the front of the subject property, and asked whether the old weeping tiles were taken out from the back. Allan Rothwell responded that the old system is not required to be removed as it is no longer a live system. He said that the Township will require that the tank be smashed in to make sure it's not a working system. Councillor Schneider questioned what will happen to abutting properties and Allan Rothwell responded that they are large non-farm uses in a mixed use area. Councillor Schneider also questioned whether a house could be built behind these houses and Allan Rothwell noted that the aerial photo included in the agenda package is a 2010 photo and there have been new houses built on these properties in the last three years.

Moved By: Councillor Ehgoetz

Seconded By: Councillor Eidt

THAT Application B08/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the

requirement that a reference plan be deposited.

4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.

5. Confirmation be received from the Township of Perth East that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Township of Perth East in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Township Clerk to satisfy this condition.

6. Confirmation be received from the Township of Perth East that the required parkland dedication fee has been paid.

7. Confirmation be received from the Township of Perth East that the severed and retained lands have been re-zoned as required to be in compliance with the Township of Perth East Zoning By-law 30-1999.

8. Confirmation be received from the Township of Perth East that a septic inspection has been completed for the existing septic system, confirming that it is in proper working order and that it is entirely contained within the retained parcel.

9. Confirmation be received from the County of Perth Public Works Department that an access permit has been obtained for an entrance onto the County right-of-way.

10. Confirmation be received from a solicitor that the clothes line and pole, as shown on the severance sketch provided with the application, has been removed or relocated to be entirely within the retained parcel.

Carried

5.3 B09/15

Name of Applicant: Charles Richard Pretty & Brenda Jean Pretty
Owner: Charles Richard Pretty & Brenda Jean Pretty

Legal Description: Lot 107 and Part of James Street (Closed), Registered Plan No. 333 (3988 Galt Road, Shakespeare)

Nature of Application: To create a new lot by severing a 513.6 square metre residential lot with an existing frame shed while retaining an 819.8 square metre parcel with an existing house and shed. A new dwelling is proposed for the severed parcel.

The applicant Richard Pretty and his agent, Trevor McNeil, were in attendance. Trevor commented that the application is straight forward and that the subject property has an abundance of land. Allan Rothwell noted that the shed on the severed portion is to be removed or relocated and Richard Pretty confirmed that it will be moved to the retained parcel. As there is a road allowance along the subject property, Councillor Edit questioned whether there is enough room to build a house and Allan Rothwell responded that since the severed area is an interior lot and James Street is closed by by-law, that the side yards are now interior, so yes there is enough room to build a house.

Moved By: Councillor Eidt

Seconded By: Councillor Ehgoetz

THAT Application B09/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act,

R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.

5. Confirmation be received from the Township of Perth East that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Township of Perth East in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Township Clerk to satisfy this condition.

6. Confirmation be received from the Township of Perth East that the parkland dedication fee of \$1,560.00 has been paid.

7. Confirmation be received from a solicitor that the existing shed on the subject lands has been removed or relocated.

Carried

5.4 B10/15

Name of Applicant: Kimberly Stigter

Owner: Kimberly Stigter

Legal Description: Lot 133, Registered Plan No. 333, Part of Wellington Street (Closed) (2227 William Shakespeare St., W., Shakespeare)

Nature of Application: To create a new lot by severing a vacant 504.3 square metre residential lot while retaining an 831 square metre parcel with an existing wood sided shed. A single family dwelling is proposed for each parcel.

The applicant Kimberly Stigter and her agent, Trevor McNeil, were in attendance. Trevor commented that now that municipal sewers have

been installed, the severance can be applied for. Allan Rothwell clarified that William Shakespeare Street will remain as a gravel road.

Moved By: Councillor Eidt

Seconded By: Councillor Ehgoetz

THAT Application B10/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.
4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.
5. Confirmation be received from the Township of Perth East that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Township of Perth East in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Township Clerk to satisfy this condition.

6. Confirmation be received from the Township of Perth East that the parkland dedication fee of \$1,560.00 has been paid.

7. Confirmation be received from the Township of Perth East that an agreement has been registered against the title of the subject lands in Accordance with Section 53(12) of the Planning Act which states that the owner is aware and acknowledges that the gravel portion of William Shakespeare Street West does not meet the current design standards for new road construction and new developments, and that the Township of Perth East has no plans in the foreseeable future to undertake upgrades on the gravel portion of William Shakespeare Street West.

8. Confirmation be received from a solicitor that the existing shed on the subject lands has been removed or relocated.

Carried

5.7 B16/15

Name of Applicant: Taylor McDaniel

Owner: Adam Kelterborn

Legal Description: Part Lots 6, 7, 18, and 19, Registered Plan 331 (2181 Line 34, Shakespeare)

Nature of Application: To create a new residential lot, together with a 4 metre x 31 metre easement in favour of the retained lands for access to and maintenance of the sanitary line, by severing a 492 square metre parcel with an existing shed while retaining a 523 square metre parcel with an existing house and garage. A new dwelling is proposed for the severed parcel.

Jeff Buisman of Van Harten Surveying, agent for the applicant Taylor McDaniel, was in attendance. He commented that a similar application was made for property to the left of this property and that three minor variances are required and that he will be applying for those. Allan Rothwell commented that the application is straight forward now that municipal services are available, noting that an easement is required and appropriate. Councillor McKenzie questioned whether the lot lines were accurate on the aerial photo and Allan Rothwell replied that they are pretty close, but that aerial photos are accurate within approximately 1.3 metres,

subject to surveying. Mr. Buisman stated that the line work is from MPAC and is not accurate but aerial photos are, so when the two are lined up, they are a little off.

Moved By: Councillor Aitcheson

Seconded By: Councillor McKenzie

THAT Application B16/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.
4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.
5. Confirmation be received from the Township of Perth East that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Township of Perth East in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and

for contacting the Township Clerk to satisfy this condition.

6. Confirmation be received from the Township of Perth East that the parkland dedication fee of \$1,530.00 has been paid.

7. Confirmation be received from a solicitor that the existing shed on the subject lands has been removed or relocated.

Carried

5.5 B11/15

Name of Applicant: Shawn and Lena McCormick

Owner: Shawn and Lena McCormick

Legal Description: Lot 39, Concession 1 (2955 Line 34 and 2952 Forest Road)

Nature of Application: To create a new residential lot together with a 2.76 square metre (3.5' x 8.5') easement for well access and maintenance purposes by severing a 10299.6 square metre parcel with two existing garages, while retaining a 2257.5 square metre parcel with an existing house and garage.

The applicants, Shawn and Lena McCormick were in attendance. Shawn discussed the requirement for a lot grading and drainage plan. He said this requirement is resulting from concerns from his neighbour to the east, regarding the tile being blocked. Shawn moved to this property in 2010 and it was the prior owner that blocked the tile. He said that the tile goes to Little Lakes and that his neighbour, Mr. Thring, flushed the drain which showed there was no blockage and no malicious act on the part of the prior owner. Shawn hired Turner Plumbing to scope the drain in both directions and no blockage was found. He feels that with lot grading, the drainage issue will be satisfied. There is also a catch basin on the property that was scoped and regraded, and drainage flows to the catch basin, not allowing it to be directed to abutting properties. He also commented on access to Forest Road, noting that there are trees that need to be removed. Allan Rothwell commented that an Official Plan Amendment had been approved earlier this year to allow for a new lot in an Urban Fringe designation. Regarding the removal of trees, he said that Marvin Smith can review this. Also, regarding the lot grading and drainage, he said that the proposal will not make on-site drainage any

worse. This issue was raised at Council during the OPA process and that it is appropriate to have the conditions remain in place. He also commented that the proposed easement to allow for Stratford Auto Recycle access to the well house is necessary to address concerns from the past. At this point, Nelson Amaral, Council for Stratford Auto Recycle, introduced himself and asked to speak. He commented on the proposed easement, noting that there are no details on the well to serve the severed and the retained portions and questioned the costs for removal of the well agreement. He also said Mr. McCormick used well water for the additional trees he had brought in, and ran the well dry. He asked if the Committee would consider an additional condition regarding the new well. Allan Rothwell replied that Mr. McCormick should be addressing the well issues. Mr. McCormick replied that to eliminate concerns he would be disconnecting the old well and drilling a new well on the property line. He clarified that the well did not go dry, as mentioned by Mr. Amaral, but rather a breaker overheated. He said that there is half of the well house on each property and the proposed easement would allow Mr. Thring right-of-way over the property. Mr. Amaral commented that if the new well would be serving both properties, another easement would be required. Councillor McKenzie asked for clarification regarding the well. Mr. McCormick replied that he was giving Mr. Thring complete access by way of the easement and that he would be disconnecting from the existing well and drilling a new one. Allan Rothwell advised that a well agreement would be required. Mr. McCormick said there are two ways to deal with the issue, one being to drill the new well on the property line or to drill two individual wells. Allan Rothwell commented that it may be appropriate to defer the application in order to review a well agreement, noting that an easement may be required. He questioned whether a well driller could confirm if a well can be drilled on the property line, and if not, then an easement would be required. Mr. McCormick asked that the Committee not defer the application, that he is fine with having a condition imposed regarding the well house and drilling of a new well. He would like to move forward with disconnecting the existing well, drilling a new well, and having a well agreement drawn up. Councillor Aitcheson responded that an easement should be added to the provisions, if required.

Moved By: Councillor Aitcheson

Seconded By: Councillor McKenzie

THAT Application B11/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the

Transfer.

2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).

3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.

5. Confirmation be received from the Township of Perth East that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Township of Perth East in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Township Clerk to satisfy this condition.

6. Confirmation be received from the Township of Perth East that the parkland dedication fee of \$6,090.00 has been paid.

7. Confirmation be received from the Township of Perth East that a lot grading and drainage plan has been prepared for the subject lands by a qualified professional confirming that all existing and proposed stormwater drainage will not be directed to neighbouring properties.

8. Confirmation be received from the Township of Perth East that a

septic inspection has been completed for the existing septic system, confirming that it is in proper working order and that it is entirely contained within the retained parcel.

9. Confirmation be received from the Township of Perth East that a Minor Variance has been obtained to permit an existing accessory building closer to the road than to any future dwelling.

10. That the Land Division Committee receive an Undertaking from a solicitor that the applicant will be responsible for disconnection from the existing well and release of the well agreement from title, and that the applicant will incur all related costs.

11. That confirmation be received from the Township of Perth East that a new well has been installed for each of the severed and retained parcels OR if a shared well is installed to service the severed and retained parcels, that any required easement be established as one or more parts on a registered reference plan, and, that an Undertaking be received from a solicitor that notification of a shared well agreement between the owners of the severed and retained parcels will be established to the satisfaction of the Township of Perth East and will be registered on title.

Carried

5.6 B12/15, B13/15, B14/15, B15/15

Name of Applicant: DLP Development Enterprises

Owner: Robert and Doug Hay

Legal Description: Lots 100, 101, 104, and 106, and Part Lots 102, 105, and 107, Registered Plan 194 (360 Wallace Avenue South)

Nature of Application: To create four new lots by severing a vacant 835.16 square metre parcel (B12/15), a vacant 1011.91 square metre parcel (B13/15), a vacant 1028.79 square metre parcel (B14/15), and a vacant 1051.91 square metre parcel (B15/15), all for residential purposes, while retaining a vacant 835.16 square metre parcel with an existing grain storage building and concrete business. A fourplex is proposed for each of the severed lots, as well as the retained lot.

Jason Drummond, one of the business partners in DLP Development Enterprises was in attendance. He commented that they are trying to satisfy the conditions of the Maitland Valley Conservation Authority. Allan Rothwell advised that the site plan will deal with the design and that the subject property is former railway lands. He asked the Committee if they were willing to accept a revision to include a 3 metre easement on the east side of the severed portions for Application B12/15, B13/15, and B14/15. He also advised that without the required easement, people cannot legally pass over the sidewalk in a situation where they would need to exit their residences due to flooding.

Moved By: Councillor Aitcheson

Seconded By: Councillor Eidt

THAT Application B12/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.
4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality

prior to the final consent approval.

5. Confirmation be received from the Municipality of North Perth that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Municipality of North Perth in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Municipal Clerk to satisfy this condition.

6. Confirmation be received from the Municipality of North Perth that all financial requirements have been met, if any.

7. Confirmation be received from the Municipality of North Perth that 1.5 metres on the west side of the parcels severed by B13/2015, B14/2015, B15/2015 as well as the retained parcel, has been conveyed to the Municipality for road widening purposes.

8. Confirmation the 3 metre wide easements for emergency egress along the easterly boundary of the parcels severed by B12/2015, B13/2015, B14/2015 be registered on title to the benefit of the parcels severed by B13/2015, B14/2015, B15/2015, as required.

Carried

Moved By: Councillor McKenzie

Seconded By: Councillor Aitcheson

THAT Application B13/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.

2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).

3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or

Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.

4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.

5. Confirmation be received from the Municipality of North Perth that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Municipality of North Perth in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Municipal Clerk to satisfy this condition.

6. Confirmation be received from the Municipality of North Perth that all financial requirements have been met, if any.

7. Confirmation be received from the Municipality of North Perth that 1.5 metres on the west side of the parcels severed by B13/2015, B14/2015, B15/2015 as well as the retained parcel, has been conveyed to the Municipality for road widening purposes.

8. Confirmation the 3 metre wide easements for emergency egress along the easterly boundary of the parcels severed by B12/2015, B13/2015, B14/2015 be registered on title to the benefit of the parcels severed by B13/2015, B14/2015, B15/2015, as required.

Carried

Moved By: Councillor Ehgoetz

Seconded By: Councillor Eidt

THAT Application B14/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.
4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.
5. Confirmation be received from the Municipality of North Perth that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Municipality of North Perth in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Municipal Clerk to satisfy this condition.
6. Confirmation be received from the Municipality of North Perth that all financial requirements have been met, if any.
7. Confirmation be received from the Municipality of North Perth that 1.5 metres on the west side of the parcels severed by B13/2015,

B14/2015, B15/2015 as well as the retained parcel, has been conveyed to the Municipality for road widening purposes.

8. Confirmation the 3 metre wide easements for emergency egress along the easterly boundary of the parcels severed by B12/2015, B13/2015, B14/2015 be registered on title to the benefit of the parcels severed by B13/2015, B14/2015, B15/2015, as required.

Carried

Moved By: Councillor Ehgoetz

Seconded By: Councillor Aitcheson

THAT Application B15/15 be granted provisional consent subject to the following conditions:

1. Confirmation be received from a solicitor that the Certificate of the Official will be scanned and attached to the electronic registration of the Transfer.
2. The Committee being provided with a description that is consistent with the application and equal to that required for registration of a deed/transfer or other conveyance of interest in land under the provision of the Registry Act or Land Titles Act (2 copies of Registered Reference Plan required).
3. The Committee being provided with an electronic file containing the digital plotting of the description under the provision of the Registry Act or Land Titles Act, including the textual description of file format, map standards used, scale, and location information such as lot, concession and municipality in a georeferenced Autocad.dxf format. Alternatively, the Committee being provided with an Order pursuant to Section 150 of the Land Titles Act, R.S.O. 1990 or Section 80 of the Land Registry Act, R.S.O. 1990 issued by a Land Registrar exempting the transfer from the requirement that a reference plan be deposited.
4. Confirmation be received by the Perth County Land Division Committee Secretary-Treasurer that the notice sign and sign frame posted on the subject property has been returned to the issuing Municipality within 30 days of the decision of the Land Division Committee. If the notice sign is not returned, confirmation must be received that a replacement sign fee of \$100.00 has been paid to the issuing municipality prior to the final consent approval.

5. Confirmation be received from the Municipality of North Perth that the apportionment schedule for municipal drains in this area be updated to the satisfaction of the Municipality of North Perth in accordance with Section 65.1 of the Drainage Act to show the new development and that the applicant will be responsible for all costs associated with this re-apportionment and for contacting the Municipal Clerk to satisfy this condition.

6. Confirmation be received from the Municipality of North Perth that all financial requirements have been met, if any.

7. Confirmation be received from the Municipality of North Perth that 1.5 metres on the west side of the parcels severed by B13/2015, B14/2015, B15/2015 as well as the retained parcel, has been conveyed to the Municipality for road widening purposes.

8. Confirmation the 3 metre wide easements for emergency egress along the easterly boundary of the parcels severed by B12/2015, B13/2015, B14/2015 be registered on title to the benefit of the parcels severed by B13/2015, B14/2015, B15/2015, as required.

Carried

6. Reports

6.1 New and Pending Applications

Moved By: Councillor McKenzie

Seconded By: Councillor Eidt

THAT the August 24, 2015 report on new and pending applications be received for information.

Carried

9. Other Business

9.1 Councillor Aitcheson questioned whether a decision had been received from the Ontario Municipal Board regarding the June 25th OMB hearing for OPA #42. Allan Rothwell replied that a decision had not yet been received.

9.2 Allan Rothwell advised that County Council is looking at increasing fees and are proposing a \$200.00 increase for consent applications.

12. Adjournment

Moved By: Councillor Ehgoetz

Seconded By: Councillor Eidt

THAT the meeting adjourn at 11:25 a.m.

Carried

Leslie Belland, Secretary-Treasurer

Meredith Schneider, Chair