REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **April 9, 2015** **TIME: 9:05 A.M.**

File Number: **B18/15**

Applicant: **Shurli Chohan & Norman Scott-Trask**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Elora) – Pt Park Lots 17 & 18, Reg Pl 181

Proposal is a request for consent to convey fee simple for a proposed severance 0.33 acres with 75' frontage in the TOWNSHIP OF CENTRE WELLINGTON (Elora) – Pt Park Lots 17 & 18, Reg Pl 181, existing and proposed urban residential use with existing frame garage; retained lands are 0.38 acres.

ISSUES: neighbour concern

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington – staff opinion – in support of application – conforms to Official Plan and Zoning; application generally satisfies the necessary policies and current criteria for residential infill and intensification; proposed severed lot is single family residential – compatible with existing neighbourhood and streetscape, provided design of new dwelling is compatible in scale and massing to those in the vicinity; Urban Design Guidelines and additional Design Guidelines currently under development can be referenced during site plan review; Heritage Impact Assessment submitted – consultant – severance would not pose any adverse direct or indirect impacts to the designated property at 190 Victoria Crescent; recommended that any future development on the newly severed south lot be consistent with the special regulations of the Heritage Area Overlay to ensure no adverse impacts are sustained as a result of future development; Conditions Brandon Buehler – Engineering – comments regarding grading, servicing, access storm service and well abandonment.

County Planning - notice cards were posted; Residential and core Greenland within Urban Centre – Elora; application is consistent with Provincial Policy and generally conforms to Official Plan – no concerns.

Conservation Authority (GRCA) – no objection – sufficient room on lands to be severed to construct new dwelling and associated uses outside of the riverine erosion hazard

Others (e.g. neighbours) – Ian Rankine (Linda & Robert Rankine, 190 Victoria Cres, Elora ON N0B 1S0) – letter of concern – **request notification of decision**

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 B18/15.
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)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
6) THAT the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Twp when deed is Registered; Tax Assessment Roll Setup Fee paid) which the local municipality 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 Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owner enter into a Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage) to the satisfaction of the Township of Centre Wellington and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT servicing connections to both the severed and retained lots be confirmed to the satisfaction of the Township of Centre Wellington; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
9) THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality 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*****

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

March 26, 2015

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 B18/15

APPLICANT

Shurli Chohan & Norman Scott-Trask
c/o 249 St. Patrick St. W
Fergus ON N1M 1L6

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Elora)
Part Park Lots 17 & 18, Reg Pl 181
180 Victoria Cres.

Proposed severance is 0.33 acres with 75' frontage (Area B on sketch) existing and proposed urban residential use with existing frame garage.

Retained parcel is 0.38 acres with 75' frontage (Area A on sketch) existing and proposed urban residential use with existing dwelling and decommissioned well.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, April 9, 2015**

AT 9:05 A.M. for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

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 Municipal Board 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**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Agent – Derek G. Graham Limited**
Other: Ian Rankine (Linda & Robert Rankine, 190 Victoria Cres, Elora ON N0B 1S0)

RECEIVED

MAR 1 3 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RECEIVED
FEB 1 7 2015

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 NO: B18/15

APPLICANT

Shurli Chohan & Norman Scott-Trask
c/o 249 St. Patrick St. W
Fergus ON N1M 1L6

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (Elora)
Part Park Lots 17 & 18, Reg Pl 181
180 Victoria Cres.

Proposed severance is 0.33 acres with 75' frontage (Area B on sketch) existing and proposed urban residential use with existing frame garage.

Retained parcel is 0.38 acres with 75' frontage (Area A on sketch) existing and proposed urban residential use with existing dwelling and decommissioned well.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.011.22700

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

If answer is no, please provide new information: _____

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

What Section(s) does it conform to or contravene? (Please specify)
E.9.3 - Consents and C.5.5. - Residential Intensification.

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

(Please Specify) Frame garage to be removed - R1A zoning provisions on severed parcel

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

(Please Specify) R1A zoning provisions.

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

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 use of the seasonal road, or opening up the road ?

Please specify Victoria Crescent

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?

N/A

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B18/15

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 [ ]

N/A

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]

Please see attached letter of opinion

Is the Municipality in support of this application? **YES(✓) NO( )** Planning staff opinion only.

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

Please see attached sheet of conditions.

Does the Municipality request a Notice of the Decision? YES(✓) NO( )

SIGNATURE _____

TITLE: Planner

ADDRESS: 1 MacDonald Square, Elora ON N0B 1S0

DATE: March 10/15

FILE NO: B 18/15 – Chohan & Trask
180 Victoria Crescent, Elora

Conditions requested if the Consent is granted:

- [x] That land be dedicated or other requirements met for park or other public recreational purposes.
- [x] Satisfy all the requirements of the local municipality, financial and otherwise
- [x] Driveway entrance approval
- [x] Taxes Paid in Full
- [x] Service Connections to be confirmed
- [ ] Official Plan Amendment
- [ ] Zoning Compliance
- [x] Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- [x] Copy of deposited Reference Plan
- [x] Undertaking to advise Township when deed is Registered
- [x] Tax Assessment Roll Setup Fee

Additional Notes:

LDC-conditions

Centre Wellington

March 12, 2015

County of Wellington
Planning and Development Department (Land Division)
74 Woolwich Street
Guelph, ON
N1H 3T9

Attn: Deborah Turchet
Secretary-Treasurer

Dear Deborah:

Re: Proposed Severance B18/15 (Shurli Chohan and Norman Scott-Trask), 180 Victoria Crescent, Elora

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The Township is providing written comments in addition to completing the Municipality Commenting Form for the attached application. The subject application, if approved, would create one new residential lot with a frontage of approximately 23 metres (75 ft), depth of approximately 57 metres (188 ft) and area of 0.06 hectares (0.33 acres). The retained parcel currently contains a single detached dwelling. There is an existing detached garage on the proposed severed lot that will need to be removed.

The retained lot is adjacent to a "protected heritage property" to the north at 190 Victoria Crescent that is designated pursuant to Part IV of the Ontario Heritage Act. The property to the south at 170 Victoria Crescent is listed as a non-designated property of cultural heritage value or interest on the Municipal Register. The owner has submitted a Heritage Impact Assessment prepared by MHBC Planning in support of the subject application, as discussed below.

The subject property is designated "Residential" within the Township Official Plan and is within the "Elora-Salem Urban Centre" boundary and the "Built Boundary" area as per "Schedule A-1" of the Township's Official Plan. The residential designation permits residential development, predominantly in the form of low rise and low density housing such as single-detached and semi-detached housing forms. The Plan strives to protect the character of existing low density residential neighbourhoods from land uses which would cause significant loss of privacy, loss

of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature. The use of the proposed severed lot is single family residential development which is considered compatible with the surrounding land uses.

The Plan also contains policies with respect to residential intensification. Section C.5.5 of the Plan encourages residential intensification primarily in the urban centres and within the built boundary. It encourages modest intensification in stable residential areas that respects the character of the area and small scale intensification in rural areas and hamlets consistent with their character and servicing. The addition of one residential dwelling would not be inconsistent within the existing neighbourhood which currently contains several irregularly shaped lots due to the irregular street pattern and topography. This proposal can be considered modest intensification provided the property can be adequately serviced.

The consent policies in the Official Plan (Section E.9.3) set out criteria against which to evaluate such applications. Among the evaluation criteria are the following: the undue extension of any major service is not required; the land fronts on an existing public road which is of a reasonable standard of construction; all parcels comply with the provisions of the Zoning By-law; the size and shape of all parcels is appropriate for the intended use and generally compatible with adjacent lots; the severance will not unduly contribute to traffic congestion or create a traffic hazard; water and sewage services to accommodate the proposed use are available; and the severance complies with the environmental protection policies of the Plan.

The Zoning By-law classifies the property as "R1A – Residential" and it is located within the "Heritage Area Overlay". The above consent criteria can be met through the proposal, provided servicing can be confirmed. Staff reviewed the existing lotting pattern in the vicinity to ensure compatibility if the proposed severance is approved. The properties in the vicinity have similar lot frontages, ranging from 20m to 40m, with the average being approximately 25m. The severance would create two lots of approximately 23 metres each. The two new lots being created meet the requirements of the zoning by-law for the R1A zone provisions, specifically the Elora Heritage Area provisions, which require greater frontages, area and setbacks to ensure compatibility within the existing stable mature neighbourhood.

It is staff's opinion that the severance meets all of the criteria outlined above for severances. The proposed lots would be compatible with the existing neighbourhood and streetscape, provided the design of the new dwelling is compatible in scale and massing to those in the vicinity. The Township's 2009 Urban Design Guidelines and additional Design Guidelines currently under development can be referenced during site plan review.

Furthermore, the owner submitted a Heritage Impact Assessment (HIA) in support of the application. The HIA assessed potential impacts of the subject application on the designated property located at 190 Victoria Crescent. The consultant concluded that the severance would not pose any adverse direct or indirect impacts to the designated property at 190 Victoria Crescent. However, the consultant recommended that any future development on the newly severed south lot be consistent with the special regulations of the Heritage Area Overlay to ensure that no adverse impacts are sustained as a result of future development.

Conclusion:

The Township's planning staff have no objection to the application for consent, subject to the attached conditions, as it generally satisfies the necessary policies and current criteria for residential infill and intensification, as well as lot severances to create a new buildable lot within the Urban Centre.

I trust these comments are of assistance to the Land Division Committee.

Yours truly,

Mariana Iglesias, MCIP, RPP, CAHP
Planner

Centre Wellington

Memorandum

To: **Mariana Iglesias – Planner, TCW**

From: Brandon Buehler - Engineering Technologist Water/Wastewater, TCW

Date: March 11, 2015

Re: **180 Victoria Crescent, Elora - Severance Proposal**

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1. **Grading/Drainage Requirements – Severed Lands**

   1.1. A detailed grading and drainage plan will be required that illustrates proper grading and drainage can be achieved without impacting the neighboring properties.

2. **Municipal Servicing – Severed Lands**

   2.1. Municipal water and sanitary services are not provided to the property line. Developer will be required to construct such services for the proposed development. All works within the Township right-of-way to be constructed by an approved contractor. The standard fees are charges will apply for these services.

3. **Driveway Entrance Requirements – Retained/Severed Lands**

   3.1. The proposed driveway entrance locations are to be reviewed by Public Works. All works within the Township right-of-way to be constructed by an approved contractor (i.e. sidewalk/asphalt driveway apron). Developer required to apply for the standard Driveway Entrance Permit.

4. **Storm Service – Severed Lands**

   4.1. A storm service will not be permitted due to the age and condition of the existing storm sewer on Victoria Crescent. Sump pump discharge will have to be contained on site.

5. Well Abandonment – Severed Lands

5.1. The severance application indicates that the existing has been decommissioned. Please provide a copy of the Ministry of Environment Well Record as proof that the well has been abandoned in accordance with the Ontario Water Resources Act, R.R.O. 1990, Regulation 903, as amended.

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

Application	B18/15
Location	Part Park Lots 17 & 18, Reg Pl 181 TOWNSHIP OF CENTRE WELLINGTON
Applicant/Owner	Shurli Chohan & Norman Scott-Trask

PLANNING OPINION: This application would sever a 1335.5 m² (0.33 ac.) residential lot in the Urban Centre of Elora. The retained lot has an area of 1537.8 m² (0.38 ac) and is occupied by an existing dwelling.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that servicing and safe driveway access can be provided and any concerns of the Conservation Authority are addressed.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas. The proposed lot creation is located within the Elora Urban Centre and is consistent with the PPS.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL and CORE GREENLAND within the Urban Centre of Elora. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provisions of full urban services, wherever such services are available. We are satisfied that a plan of subdivision is not necessary for the creation the proposed lot.

Section 10.2.2 states that "where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation."

The matters under Section 10.1.3 were also considered.

LOCAL OFFICIAL PLAN: The subject property is designated RESIDENTIAL and CORE GREENLAND within the Urban Centre of Elora and is within the heritage area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Residential and Environmental Protection.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 23, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

L Redmond

Linda Redmond, Senior Planner
March 18, 2015

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
Phone: 519-621-2761 **Toll free:** 866-900-4722 **www.grandriver.ca**

RECEIVED
MAR 2 0 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: March 16, 2015 **YOUR FILE:** B18/15
GRCA FILE: CentWell/2015/Sev/C

RE: **Application for Consent B18/15**
180 Victoria Crescent
Part of Park Lots 17 & 18, Reg Pl 181
Township of Centre Wellington
Shurli Chohan & Norman Scott-Trask

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the consent application to create a 0.33 acre parcel for proposed urban residential use with existing frame garage.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed and retained contain slope erosion (oversteep and toe erosion) and slope valley (steep and oversteep) and the regulated allowances associated to these features.

2. **Legislative/Policy Requirements and Implications:**

   Pursuant to the Provincial Policy Statement, County of Wellington and Township Official Plans, and GRCA policies, development shall be directed to areas outside of the natural hazards susceptible to flooding and erosion. The limit of the riverine erosion hazard on the property has been assessed by LVM in the slope stability assessment dated December 10, 2014. The assessment by LVM recommends a combined setback of 29m from the top of cliff. GRCA staff have reviewed this assessment and have no concerns with its findings or recommendations. As such, we would have no objection to the proposed application as there appears to be sufficient room on the lands to be severed to construct a new dwelling and associated uses outside of the riverine erosion hazard.

   Due to the presence of the above-noted features, the lands are regulated under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). A permit would be required from the GRCA prior to development taking place pursuant to Ontario Regulation 150/06.

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

   We wish to acknowledge receipt of the applicable plan review fee in the amount of $380.00 for the processing of this application.

Should you have any questions or require further information, please contact the undersigned at 519-621-2763 ext. 2320.

Yours truly,

Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority

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

Encl. (1)

cc. Township of Centre Wellington
Jana Poechman, County of Wellington
Shurli Chohan & Norman Scott-Trask, c/o 249 St. Patrick St. W Fergus ON N1M 1L6
Montana Wilson, LVM, 353 Bridge Street East, Kitchener, ON N2K 2Y5

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: March 16, 2015

180 Victoria Crescent

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon 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:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 8.5 17 25.5 34 m.

NAD 1983, UTM Zone 17 Scale 1:750

N

Deborah Turchet

From: Deborah Turchet
Sent: Tuesday, March 17, 2015 2:17 PM
To: 'Ian Rankine'
Cc: Susan Ratcliffe; Beverley Cairns; Mariana Iglesias; Jana Poechman; derek@grahamsurveys.on.ca; Brett Salmon; Jackson Bob
Subject: RE: File B18/15, proposed severance at 180 Victoria Crescent, Elora

Hi Ian

Thank you for your comments.

I will place them in the Planning and Land Division Committee packages for consideration.

Deborah Turchet
Secretary-Treasurer
Planning & Land Division
County of Wellington

519 837 2600 x2160
519 837 3875 fax

From: Ian Rankine [mailto:ianrankine@gto.net]
Sent: Tuesday, March 17, 2015 1:49 PM
To: Deborah Turchet
Cc: Susan Ratcliffe; Beverley Cairns; Mariana Iglesias; Jana Poechman; derek@grahamsurveys.on.ca; Brett Salmon; Jackson Bob
Subject: Re: File B18/15, proposed severance at 180 Victoria Crescent, Elora

I seek clarification.

1. Why was I not informed, as a courtesy, by either the County or the Township of Centre Wellington of this requested H.I.A.and why did County provided with a copy of the assessmentdated February 15, 2015 only on March 17, 2015: one day before final submissions to your Committee?

2. If you cannot provide me with a copy of the Registered Reference Plan, I request, as part of your reporting the decision, to be informed re my recommendations for placement of additional **current development control** phrasing on the Registered Reference Plan.

Ian

> ----- Original Message -----
> **From:** Deborah Turchet
> **To:** Ian Rankine
> **Cc:** derek@grahamsurveys.on.ca ; Jana Poechman
> **Sent:** Tuesday, March 17, 2015 11:38 AM
> **Subject:** RE: File B18/15, proposed severance at 180 Victoria Crescent, Elora
>
> Hi Ian

If this application is approved, I will not be able to supply you with a copy of the Registered Reference Plan. We do not receive duplicates.

If you wish to receive a copy – please contact the surveyor or Land Registry office.

I have attached a copy of the Cultural Heritage Impact report that is part of this application and will be posted on our County web site when we circulate the comments received.

Deborah Turchet
Secretary-Treasurer
Planning & Land Division
County of Wellington

519 837 2600 x2160
519 837 3875 fax

From: Ian Rankine [mailto:ianrankine@gto.net]
Sent: Tuesday, March 17, 2015 10:08 AM
To: Deborah Turchet
Cc: Linda Rankine; Susan Ratcliffe; Beverley Cairns; Norm; Brett Salmon; Mariana Iglesias; Don Eaton; Jackson Bob; Bill Wyminga
Subject: Re: File B18/15, proposed severance at 180 Victoria Crescent, Elora

SEVERANCE APPLICATION: 180 VICTORIA CRESCENT

March 17, 2015

Attention: Deborah Turchet,
Secretary-Treasurer,
County of Wellington Planning and Land Division Committee

Re: File B18/15, proposed severance at 180 Victoria Crescent , Elora

Comments and Recommendations

1. The requested severance is consistent with the history of the division of all the Park Lots laid out in the original 1857 Survey: both the draft (2008) and final (2010) Victoria Crescent Neighbourhood Heritage Conservation studies reveal severances of Lots 20, 19, and 17 during the 19th and 20th centuries.

2. The Graham map, provided in the February 13, 2015 Notice of Application, informs the present and all subsequent owners of the need to comply with **current development controls** of the Township of Centre Wellington [RIA HERITAGE AREA OVERLAY] and the GRCA [whether Environmental Protection or Greenlands is not disclosed] when modifying the existing property or redeveloping the proposed new lot.

3. The Graham map, provided in the February 13, 2015 Notice of Application, **fails to disclose** the following:
   - 180 Victoria Crescent is located within an identified **significant cultural heritage landscape** to be conserved under the *Provincial Policy Statement*
   - 180 Victoria Crescent is located within the boundaries of a **proposed Heritage Conservation District** recommend to move to the Plan phase by Township Council in 2011.

4. The house located at 180 Victoria Crescent is a **built heritage resource** satisfying all three Section 9/06 criteria under the *Ontario Heritage Act* and recommended as an "A" property to be added to the Municipal Heritage Register in 2012.

5. The Architectural Conservancy of Ontario , in co-operation with the Ontario Heritage Trust, is developing a course for the real estate to ensure **full disclosure** to prospective buyers or redevelopers of heritage or potential heritage properties. Agents cannot fully inform prospective buyers unless the Land Survey reveals all **current development controls.**

6. This requires, as a condition of severance approval, the addition to the final edition of the Graham survey map of three additional phrases: SIGNIFICANT BUILT HERITAGE RESOURCE, SIGNIFICANT CULTURAL HERITAGE LANDSCAPE and HERITAGE CONSERVATION DISTRICT PENDING.

7. As the adjacent property owner with a long history of tree planting for the Township, I value the existing vegetation along the Lot 19S and Lot 18N boundary. As a principal author of the Victoria Crescent Neighbourhood Heritage Conservation District studies, I know the existing vegetation within the proposed Heritage Conservation District is an identified heritage attribute to be conserved. For both reasons and to minimize any future conflict [not anticipated] between Norm and his neighbours, on either side, I recommend the existing vegetation on both the north and south boundaries of the existing and proposed lots be mapped and shown on the final edition of the Graham survey, as a condition of approval.

8. I wish to be notified of the decision and receive a copy of the final land survey map.

Sincerely,

Ian Rankine.