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

September 24, 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 B74/15

APPLICANT

Cheryl Trevers
224 South River Road
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Nichol)
Part Lot 5, Broken Front Concession
Southeast of the Grand River

Proposed severance is 0.5 hectares with 53m frontage, vacant land for proposed residential use.

Retained parcel is 0.7 hectares with 39m frontage, existing and proposed residential use with existing cabin, garage, dwelling & shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, October 8, 2015**

AT 9:15 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: **Applicant – Cheryl Trevers** **Agent – Vince Starratt**

REPORT SUMMARY

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

Date of Consideration: **October 8, 2015** **TIME: 9:15 a.m.**

File Number: **B74/15**

Applicant: **Cheryl Trevers**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Nichol) – Part lot 5, Broken Front Concession, Southeast of the Grand River

Proposal is a request for consent to convey fee simple for a proposed severance 0.5 hectares (1.2 acres) with 53m frontage in the TOWNSHIP OF CENTRE WELLINGTON (Nichol) – Part lot 5, Broken Front Concession, Southeast of the Grand River, vacant land for proposed residential use; retained lands are 0.7 hectares (1.7 acres).

ISSUES: Township of Centre Wellington - servicing issues – application premature

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington – staff opinion – not in support of application; conforms to zoning; application premature until such time as servicing arrangements can be confirmed; does not currently have access to municipal services – however – extension of services to area is anticipated in future with proposed development across the street from subject property; recommend refusal of current application – does not satisfy necessary policies and current criteria of county and Township Official Plans. If approved – zoning compliance to place a holding zone provision on property to ensure site can be adequately serviced prior to redevelopment of property

County Planning - notice cards were posted at time of site visit; proposed severed located within an area completely treed and recognized as significant woodlands – condition Environmental Impact study to assess any potential impacts on significant woodlands; township discussion – proposed lot in area where full municipal services are anticipated to be installed in future; does not meet Centre Wellington Official Plan requirements on lot creation – not a lot of record and not located within special policy area; dcoes not meet County OP policies related to servicing in Urban Centres and has not demonstrated compliance with relevant Greenland policies; recommend deferral until such time that municipal servicing can be provided to the site and that County Greeland policies can be addressed; conditions

Conservation Authority (GRCA) – no objections

Others (e.g. neighbours) Arend J. van Eck (PO Box 31028, Guelph ON N1H 8K1) – no objection to severance except concerns with location of my proposed well and septic (attached drawing); property to be used as river water run-off or other water access or easement for new development across the road **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 B74/15.
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 submit an Environmental Impact Assessment (EIS) which focuses on a tree saving and compensation plan to the satisfaction of the County of Wellington Planning and Development Department ; and further that the County of Wellington Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance 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 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.

8) THAT the Owner provides written confirmation from a licensed septic installer that the existing septic system is functioning properly and that the septic system has been pumped or upgraded if necessary 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 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.

10) 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.

11) 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.

*****Conditions may be deleted, added to, or changed at meeting*****

RECEIVED
AUG 1 8 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: B74/15

APPLICANT

Cheryl Trevers
224 South River Road
Elora ON N0B 1S0

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (Nichol)
Part Lot 5, Broken Front Concession
Southeast of the Grand River

Proposed severance is 0.5 hectares with 53m frontage, vacant land for proposed residential use.

Retained parcel is 0.7 hectares with 39m frontage, existing and proposed residential use with existing cabin, garage, dwelling & shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.020.12600

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#7-Availability of water & sewage services, Section C.6.2 - Lot creation with individual private servicing is not permitted.

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

(Please Specify) _____

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

(Please Specify) _____

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A(✓) 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 South River Road

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: Upon development of nearby subdivisions

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B74/15

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(✓)** Not on private services. Please see letter of staff opinion attached.

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

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: Sept. 17/15

FILE NO: B 74/15 – Cheryl Trevers
224 South River Road, 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:

Please add the following condition for the retained parcel:

- Confirmation that the existing septic system on the retained parcel is functioning properly and that the septic system has been pumped or upgraded if necessary.

Centre Wellington

September 21, 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 B74/15 (Trevers), 224 South River Road, Elora

This letter of opinion is being submitted in addition to the Municipal Commenting Form for the subject application. The application is for a proposed land severance to create one new buildable residential lot with a frontage of 53 metres and an area of 0.5 hectares. The proposed retained parcel currently supports a residential dwelling and associated accessory buildings. The proposed retained parcel has a frontage of 39 metres and area of 0.7 hectares.

Provincial Policy:

The Province has issued policies relating to growth in the province. These policies direct growth to built-up areas where the capacity exists to best accommodate expected population and employment growth, while providing strict criteria for settlement area boundary expansions. The PPS states that "planning for sewage and water services shall direct and accommodate expected growth in a manner that promotes the efficient use of existing municipal sewage services and municipal water services..." (Policy 1.6.4.1a) and "municipal sewage services and municipal water services are the preferred form of servicing for settlement areas" (Policy 1.6.4.2).

County Official Plan:

The property is located within the "Elora-Salem Urban Centre" with "Greenlands" and "Core Greenlands" designations and is within the "Built Boundary" on Schedule A1 of the County of Wellington Official Plan. The County Plan defers to the Township Plan regarding more detailed official plan designations and policies as well as zoning regulations to identify the location and nature of various permitted uses in the urban centres. Section 10.1.3 of the County Plan sets out matters for consideration regarding the creation of new lots, including, but not limited to the requirement that all lots can be adequately serviced with water, sewage disposal, storm water management or drainage, fire protection, roads, utilities, solid waste

disposal to accepted municipal standards and without undue financial burden on the municipality, among other considerations.

The County Plan also sets out policies relating specifically to water and sewage in urban centres. Section 11.2.4a states that municipal services are the preferred method of servicing in all urban centres and Section 11.2.4c states that individual on-site servicing is not allowed in urban centres which have municipal services except: to provide for the continued use of lots developed on individual on-site services, to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated; or to recognize previous development approvals where individual on-site services are still appropriate.

The proposed severed lot does not currently have access to municipal services. However, extension of services to the area is anticipated in the future with the development of the subdivision directly across the street from the subject property. Applications have recently been made to the County and Township for draft plan of subdivision and rezoning of the properties.

Township Official Plan:

The subject property is designated "Residential" and "Core Greenlands" and is within the "Urban Boundary" and "Built Boundary" area as per "Schedule A-1" of the Township's Official Plan. This designation permits residential development, predominantly in the form of single-detached and semi-detached housing forms. 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 also 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 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; all parcels shall comply with the provisions of the Zoning By-law; the size and shape of all parcels shall be appropriate for the intended use and shall be generally compatible with adjacent lots; the availability of water and sewage services to accommodate the proposed use.

The site is not currently serviced by municipal water and sanitary sewer. As stated above, the extension of services in the vicinity of the subject property is anticipated with the development of the nearby subdivisions in the near future. As such, the Township feels the severance application is premature until servicing arrangements are finalized and is not prepared to support a severance application on private services at this time.

Centre Wellington

Zoning By-law:

The Zoning By-law classifies the property as "R1A – Residential" for the majority of the property and "EP- Environmental Protection" and "EP Overlay" along the northern portion abutting the Grand River. The R1A zone contains special residential use provisions which permit single-detached housing, among other housing forms. The proposed severed and retained lots would comply with the provisions of the Zoning By-law, whether on private or municipal services.

Conclusion:

The Township's planning staff feels the application is premature until such time as servicing arrangements can be confirmed, which is likely to be several years away. As such, the Township recommends refusal of the current application, as it does not satisfy the necessary policies and current criteria of the County or the Township Official Plans.

Should the County approve the application, the Township requests zoning compliance to place a "holding" zone provision on the property to ensure that the site can be adequately serviced prior to any redevelopment of the property, as well as the conditions outlined in the attached sheet.

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

Yours truly,

Mariana Iglesias, MCIP, RPP, CAHP
Planner

Township of Centre Wellington – Planning
1 MacDonald Square, P.O. Box 10, Elora, ON N0B 1S0 - Office: 519-846-9691 Fax: 519-846-2190

www.centrewellington.ca

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	B74/15
Location	Part Lot 5, BROKEN FR CONC, SEGR TOWNSHIP OF CENTRE WELLINGTON
Applicant/Owner	Cheryl Trevers

PLANNING OPINION: This application would sever a vacant 0.5 ha (1.2 ac) residential parcel in the Elora/Salem Urban Centre. A 0.7 ha (1.7 ac) parcel would be retained with an existing dwelling, garage and cabin.

Through conversations with the Township it is our understanding that the proposed lot is in an area where full municipal services are reasonably anticipated to be installed to service a future development on lands south of the subject property. The proposal does not meet the requirements of the Centre Wellington Official Plan related to lot creation on individual private servicing as it is not a lot of record and it is not located within a special policy area. Further, the proposal does not meet the County Official Plan policies relating to servicing in Urban Centres and has not demonstrated compliance with the relevant Greenland policies.

Based on the above Staff recommends that the application be deferred until such a time municipal servicing can be provided to the site and that the County Greenland policies can be addressed.

If approved, we would recommend that the following matters are addressed as conditions of approval:

a) That an Environmental Impact Assessment (EIS) which focuses on a tree saving and compensation plan is provided to the satisfaction of the County of Wellington Planning Department; and
b) That servicing and safe driveway access can be provided to the satisfaction of the local municipality.

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 1.1.3.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Elora/Salem Urban Centre.

Section 2.1.8 of the PPS States that "development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5 and 2.1.6, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological function.

With respect to servicing the PPS states under section 1.6.6.4 that, "where municipal sewage services and water services or private communal sewage services and private communal water services are not provided, individual on-site sewage services and individual on-site water services may be used provided that the site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing developments."

WELLINGTON COUNTY OFFICIAL PLAN: The Subject property is designated URBAN CENTRE, CORE GREENLANDS and GREENLANDS and is located within the Elora/Salem Urban Centre. The Greenland's features represent slope hazards, flood plains and portions of significant woodlands. The severed parcel is within these features. Section 10.2.1 states that new will not be allowed within the Greenland's System unless:

a) The lot has sufficient area outside the Core Greenland system for all its intended functions including suitable buffering and includes Core Greenland areas only to provide for logical boundaries;
b) The lot provides a minor boundary adjustment or correction of title and does not require any activity would which would impair Greenland features or functions;
c) The lot is for conservation purposes which provide an overall benefit to the environment;
d) There will be no negative impacts on natural features or their ecological functions.

No development will be approved unless the County is satisfied that the Greenland policies are met. Once the Greenland policies have been satisfactorily addressed then the Urban Centre policies could be applied.

The matters under Section 10.1.3 were also considered including b) "that all lots can be adequately serviced with water, sewage disposal.....to accepted municipal standards" d) "that all lots will have safe driveway access to an all-season maintained public road, g) "that tree loss related to anticipated development be kept to a minimum and wherever reasonable, be compensated for by new planting.

Regarding Item b) the severed lot is proposed to be serviced by individual well and septic. Section 11.2.4 h) states that "where municipal and private communal services are not available in an urban centre and it <u>is not reasonable to anticipate these services</u>, individual on-site sewage and water services may be used in accordance with a servicing options assessment." Through discussions with the Township we understand that municipal services are anticipated in this area in the near future, which will service future development on vacant designated lands south of the subject property. (Emphasis added)

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

Regarding item g) the proposed severed parcel is located within an area that is completely treed and is recognized as significant woodlands in the County Official Plan. The development of these lands will require the removal of trees and has the potential to negatively impact this significant feature. As such the County would require an Environmental Impact Study to be completed to assess any potential impacts on the significant woodlands.

LOCAL OFFICIAL PLAN: The subject property is designated Residential and Core Greenland's in the Township of Centre Wellington Official plan. Section E.9.3 provides criteria to evaluate severances within the urban areas of Fergus and Elora. In particular section E.9.7 requires the availability of water and sewage services to accommodate the proposed use.

Section C.6.2 deals with the provisions of sewer and water services within urban areas and states new development or lot creation with individual private servicing is not permitted within the Fergus and Elora-Salem Urban Centres, except in the following Circumstances:

(A) Where Municipal services are not expected to be made available, new development or lot creation on individual private services will not be allowed unless it is first demonstrated to be appropriate through the submission and approval of a pre-servicing report which addresses the viability of all reasonable servicing options and their impacts on ground and surface water quality and quantity, and limited to the following circumstances:

1. To provide for the continued use of existing lots of records developed on individual services;
2. To allow small scale and low intensity uses on an existing lot of record in an area where municipal services are not available and are not reasonably expected to be available;
3. To recognize outstanding development approvals on individual services where municipal services are not reasonably expected to be available.

(B) Where the extension of municipal services is not expected to occur for a considerable period of time (i.e. greater than ten years), but only if the following conditions are met:

4. The lands are identified as a Policy area by this plan.

The proposed lot is located within an area where the installation of full municipal services is anticipated. This proposal does not meet the requirements for the creation of a new lot proposed on individual private servicing as it is not a lot of record and it is not located within a special policy area in the local official plan.

LOCAL ZONING BY-LAW: The subject property is zoned Residential (R1A) zone and Environmental Protection (EP) zone.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 9th 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Planner
September 21st, 2015

RECEIVED
SEP 21 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: August 24, 2015 **YOUR FILE:** B74/15
GRCA FILE: CentWell/2015/Sev/C

RECEIVED
AUG 27 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: **Application for Consent B74/15**
Part Lot 5, Broken Front Concession
Southeast of the Grand River
224 South River Road, Centre Wellington
Cheryl Trevers

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the consent application to sever a 0.5 hectare vacant parcel of land with 53m frontage for proposed residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed and retained contain floodplain, slope erosion (oversteep and toe erosion) and slope valley (steep) and the regulated allowances associated with 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. We note that the floodplain associated with the Grand River is contained with the valley slope.

   Based on our review, 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 and the adjacent 15 metre regulated allowance. As such, we would have no objection to the proposed severance.

   Due to the presence of the above-noted features, portions of 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 in the regulated area 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.

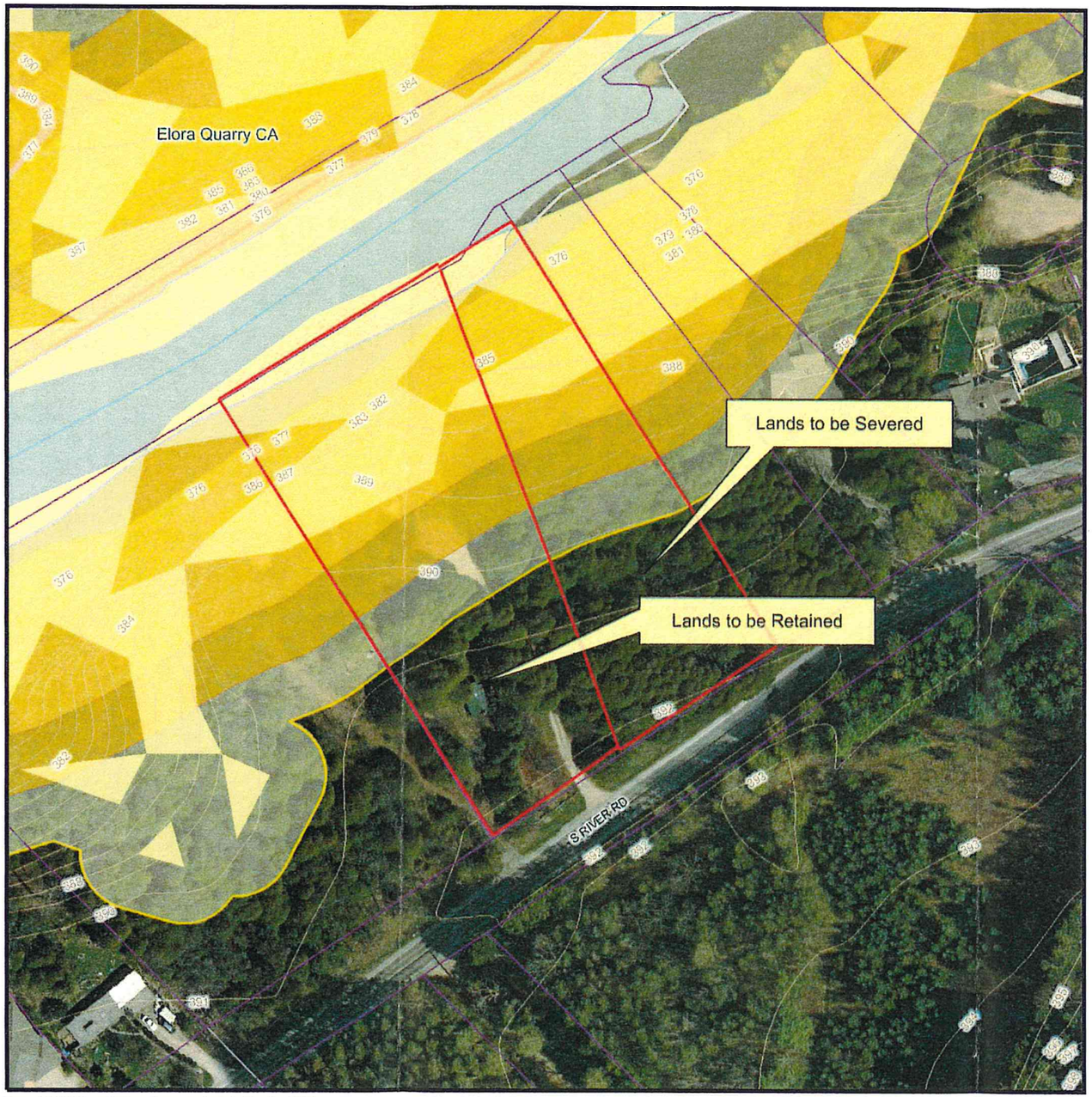
Yours truly,

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
Sarah Wilhelm, County of Wellington
Cheryl Trevers, 224 South River Road Elora ON, N0B 1S0



Copyright © Grand River Conservation Authority, 2015

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: August 24, 2015
Prepared by: J. Wagler

B74/15 - 224 South River

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- CONCESSION (NRVIS)
- LOTS (NRVIS)
- CONTOUR 1m (GRCA)
- CONTOUR 1m - GTA (MNR)
- 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 17 34 51 68 m.

NAD 1983, UTM Zone 17 Scale 1:1,500

N

ATTN: Deborah Turchet
PAGES: 2

Arend J. van Eck

To: Mariana Iglesias (MIglesias@centrewellington.ca)
Cc: Chantalle Pellizzari (CPellizzari@centrewellington.ca)
Subject: COMMENTS: Notice of an Application for Consent - File No B74/15
Attachments: 234.south.river.road.proposed.property.layout.pdf

To the County of Wellington Planning and Land Division Committee,

I (Arend van Eck) am the owner of the property on the east side of the property of the proposed severance. My address is 234 South River Road. It was my understanding because of prior inquiries, that this property was only allowed to have the lot lined moved – and no sererance was possible. That said, if the following is considered, I have no objections to the proposed severance **EXCEPT** for the following two scenarios:

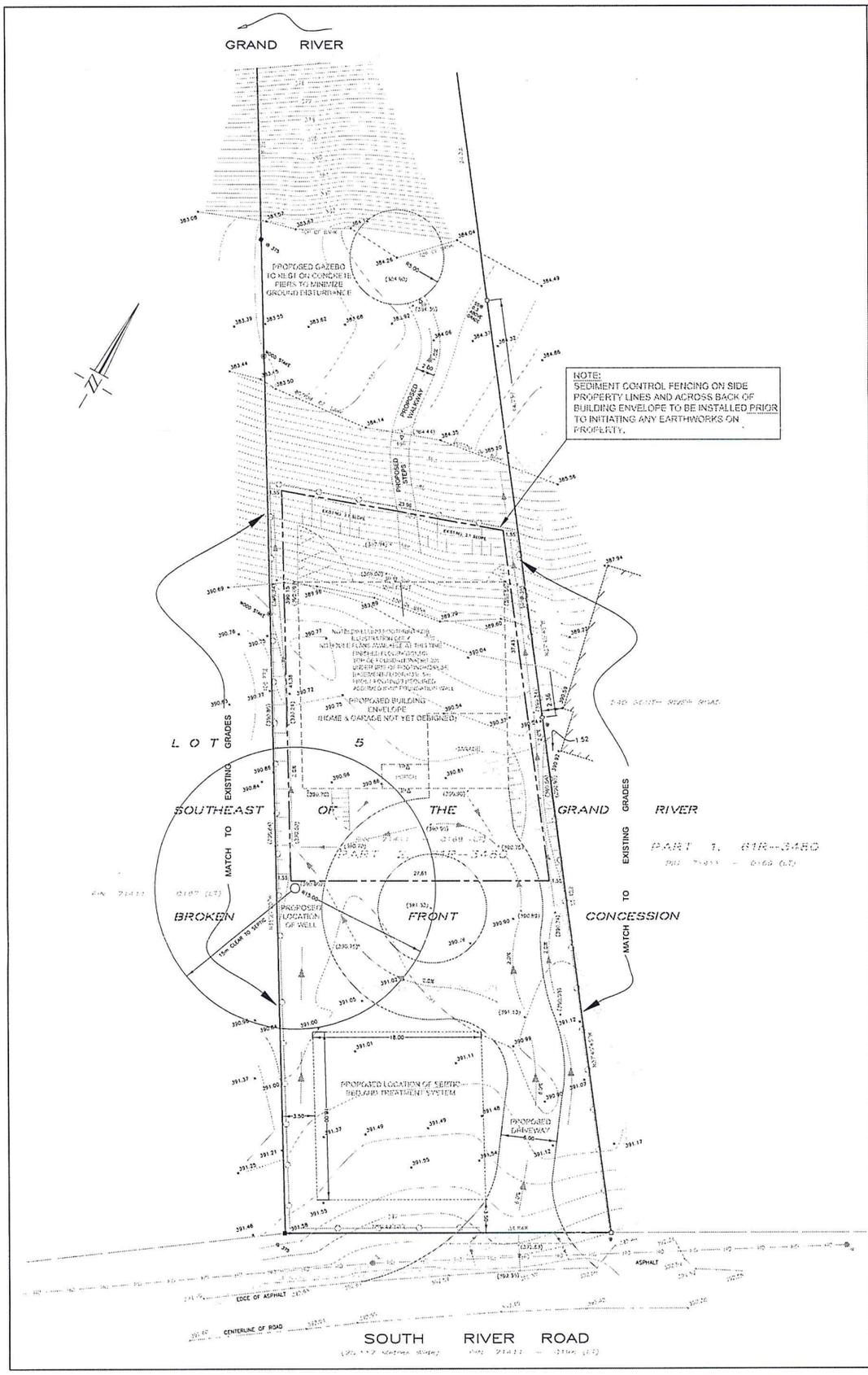
1. The property is used as river water run-off or other water access or easement for the new development across the road from the subject property.
2. The property interferes with my draft plans for the location of my proposed well and location of my proposed septic system as noted in the attached drawing.

This letter is also a request (in writing) to be NOTIFIED of the decision of the County of Wellington Planning and Land Division Committee, in respect of this proposed consent.

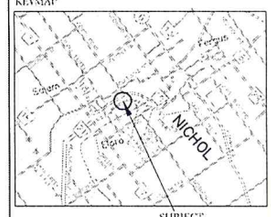
Thanks,
-arend-

Arend J. van Eck | C 519.221.0955 | avaneck@meraksystems.com

RECEIVED
SEP 16 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE



KEYMAP



CONCEPTUAL LOT AND GRADING PLAN
PART OF LOT 5, SOUTHEAST OF THE GRAND RIVER BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 200

0 5 10 15 metres

VAN HARTEN SURVEYING INC.

PROPERTY DESCRIPTION

- ADDRESS: 234 SOUTH RIVER ROAD
- PART OF LOT 5, SOUTHEAST OF THE GRAND RIVER, BROKEN FRONT CONCESSION, GEOGRAPHIC TOWNSHIP OF NICHOL,NOW TOWNSHIP OF CENTRE WELLINGTON, BEING MORE PARTICULARLY DESCRIBED AS PART 1, DEPOSITED PLAN 61R-3480, PIN 71411-0168(LT)
- NO EASEMENTS FOUND ON TITLE

LEGEND:

	DENOTES SURVEY MONUMENT SET
	DENOTES SURVEY MONUMENT FOUND
SIB	DENOTES .025 x .025 x 1.20 STANDARD IRON BAR
IB	DENOTES .015 x .015 x 0.60 IRON BAR
WIT	DENOTES WITNESS
CC	DENOTES CUT CROSS
1155 or VH	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'s
375	DENOTES BLACK, SHOEMAKER et. al., O.L.S.'s
P1	DENOTES DEPOSITED PLAN 61R-3480 BY (375)

EXISTING ELEVATION × 395.55

PROPOSED ELEVATION × (255.55)

DIRECTION OF FLOW

OVERHEAD HYDRO

DECIDUOUS TREE — CONIFEROUS TREE

DWELLING FOOTPRINT (FOR ILLUSTRATION ONLY)

PROPOSED BUILDING ENVELOPE

SEDIMENT CONTROL FENCE

NOTES:

1. BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83-CSRS (2002) ADJUSTMENT.
2. DISTANCES SHOWN ON THE PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO UTM GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999572.

BEARING COMPARISONS:

FOR THE PURPOSES OF BEARING COMPARISONS, PREVIOUS SURVEYS HAVE BEEN ROTATED TO UTM BEARINGS BY THE ANGLES SHOWN BELOW.

PLAN	ROTATION FOR NORTHEAST BEARINGS
P1	-01°02'20"

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED ON THE 4th DAY OF AUGUST, 2010.

DATE: AUGUST 10, 2010

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

BENCHMARK:

ELEVATIONS ARE BASED ON GPS OBSERVATIONS TO PERMANANENT REFERENCE STATIONS AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATIONS WITH GEOID MODEL HT-2, AS SUPPLIED BY NATURAL RESOURCES CANADA.

METRIC:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

REVISION SCHEDULE

No.	DATE	BY	COMMENTS
1	AUG 11/10	MAM	COMPLETE TOPOGRAPHIC SURVEY
2	OCT. 20/10	MAM	ADD CONCEPTUAL HOUSE & GRADING

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH, ONTARIO N1H 3X3
PHONE: 519-821-2763
FAX: 519-821-2770
www.vanharten.com

860 RIDDELL ROAD, UNIT 1
ORANGEVILLE, ONTARIO L9W 5G5
PHONE: 519-940-4110
FAX: 519-940-4113
www.vanharten.com

DRAWN BY: M.A.M. | CHECKED BY: J.E.B. | PROJECT No. 19494-10

Oct 22,2010-11:48am
G:\NICHOL\BFC\acad\SITE PTLOT5 (ECKOLOGIC).dwg