REPORT SUMMARY

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

Date of Consideration: **June 11, 2015** **TIME: 9:45 a.m.**

File Number: **B33/15**

Applicant: **Julia Tyndale-Biscoe**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Fergus) – Lots 66 & 67, Reg Pl 55, 259 St. Andrew Street E.

Proposal is a request for consent to convey fee simple for a proposed severance 470 square metres with 12.5m frontage in the TOWNSHIP OF CENTRE WELLINGTON (Fergus) – Lots 66 & 67, Reg Pl 55, 259 St. Andrew Street E, vacant land for proposed urban residential use; retained lands are 1015 square metres.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Township of Centre Wellington – staff opinion – in support of application; conforms to zoning by-law for the R2 zone provisions (as permitted under the C1 zoning) property is designated under the Ontario Heritage Act – Township will require a Heritage Impact Assessment (prepared by qualified professional) as a condition; should demonstrate no negative impacts; lot heavily treed – tree retention plan required through site plan approval process; Township's Infrastructure Services staff concern with drainage – will require drainage easement as a condition of severance; no objection to applications subject to conditions set out – generally satisfies necessary policies and current criteria for residential infill & intensification; new buildable lots within Urban Centre.

County Planning - notice cards were posted; conforms with Official Plan – Fergus Urban Centre; consistent with Provincial Policy; Deferred Application B154/11 to be withdrawn – condition to address - no concerns

Conservation Authority (GRCA) – no objections

Others (e.g. neighbours) – Judy McCabe Smith (249 St. Andrew Street East, Fergus N1M 1R2) – concerns – effect of ground water/drainage and possible loss of mature trees**; request notification of consideration**
Valts Groskopfs (279 St. Patrick Street East, Fergus N1M 1M5) – oppose severances; bought my property because it was a quite private street not subdivision**; request notification of consideration and decision**
William McCaw (297 St. Andrew St. E. Fergus N1M 1R2) – concern regarding impact of drainage **request notification of consideration and 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 B33/15.
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 Township of Centre Wellington road authority in a manner deemed acceptable to that road authority for an entrance to the severed parcel; and further that the Township of Centre Wellington 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 a tree retention plan will be required as part of the site plan approval process 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 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.

10) 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.

11) THAT the Owner provide a Heritage Impact Assessment demonstrating no negative impacts and implementing any recommendations on the property designated under Part IV of the Ontario Heritage Act 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.

12) THAT consent application B154/11 if formally withdrawn from consideration to the satisfaction of the County of Wellington Planning Department; and further that the County of Wellington Planning Department 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*****

REPORT SUMMARY

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

Date of Consideration: **June 11, 2015** **TIME: 9:45 a.m.**

File Number: **B34/15**

Applicant: **Julia Tyndale-Biscoe**

Subject Lands: TOWNSHIP OF CENTRE WELLINGTON (Fergus) – Lots 66 & 67, Reg Pl 55, 259 St. Andrew Street E.

Proposal is a request for consent to convey fee simple for a proposed severance 470 square metres with 13m frontage in the TOWNSHIP OF CENTRE WELLINGTON (Fergus) – Lots 66 & 67, Reg Pl 55, 259 St. Andrew Street E, vacant land for proposed urban residential use; retained lands are 1015 square metres.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

SEE APPLICATION B33/15

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".
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11) THAT the Owner provide a Heritage Impact Assessment demonstrating no negative impacts and implementing any recommendations on the property designated under Part IV of the Ontario Heritage Act 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.
12) THAT consent application B154/11 if formally withdrawn from consideration to the satisfaction of the County of Wellington Planning Department; and further that the County of Wellington Planning Department 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

May 28, 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 B33/15

APPLICANT

Julia Tyndale-Biscoe
259 St. Andrew St. E
Fergus ON N1M 1R2

LOCATION OF SUBJECT LANDS:

CENTRE WELLINGTON (Fergus)
Lots 66 & 67, Reg Plan 55
259 St. Andrew Street E

Proposed severance is 470 square metres with 12.5m frontage (severed #1 on sketch), vacant land for proposed urban residential use.

Retained parcel is 25.5m fr x 77.6m = 1015 square metres, existing and proposed urban residential use with existing dwelling & garage

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, June 11, 2015**

AT 9:45 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 – Jeff Buisman**
Others: Judy McCabe Smith (249 St. Andrew Street East, Fergus N1M 1R2)
Valts Groskopfs (279 St. Patrick Street East, Fergus N1M 1M5)
William McCaw (297 St. Andrew St. E. Fergus N1M 1R2)

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

May 28, 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 B34/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Julia Tyndale-Biscoe 259 St. Andrew St. E Fergus ON N1M 1R2	CENTRE WELLINGTON (Fergus) Lots 66 & 67, Reg Plan 55 259 St. Andrew Street E

Proposed severance is 470 square metres with 13m frontage (severed #2 on sketch), vacant land for proposed urban residential use.

Retained parcel is 25.5m fr x 77.6m = 1015 square metres, existing and proposed urban residential use with existing dwelling & garage

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, June 11, 2015**

AT 9:45 a.m. for the purpose of considering this matter.

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County of Wellington Administration Centre
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TO: **Agent – Jeff Buisman**
Others: Judy McCabe Smith (249 St. Andrew Street East, Fergus N1M 1R2)
Valts Groskopfs (279 St. Patrick Street East, Fergus N1M 1M5)
William McCaw (297 St. Andrew St. E. Fergus N1M 1R2)

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APR 13 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: B33/15

APPLICANT	**LOCATION OF SUBJECT LANDS**
Julia Tyndale-Biscoe 259 St. Andrew St. E Fergus ON N1M 1R2	CENTRE WELLINGTON (Fergus) Lots 66 & 67, Reg Plan 55 259 St. Andrew Street E

Proposed severance is 470 square metres with 12.5m frontage (severed #1 on sketch), vacant land for proposed urban residential use.

Retained parcel is 25.5m fr x 77.6m = 1015 square metres, existing and proposed urban residential use with existing dwelling & garage

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.002.00800

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)
Section E.9.3 - Consents in Township O.P.

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

(Please Specify) C1 - Section 10.2.3

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

(Please Specify) C1 - Section 10.2.3

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 St. Patrick St. E.

RECEIVED
MAY 21 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B33/15

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]

See attached letter of opinion.

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

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: May 20/15

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: B34/15

APPLICANT

Julia Tyndale-Biscoe
259 St. Andrew St. E
Fergus ON N1M 1R2

LOCATION OF SUBJECT LANDS

CENTRE WELLINGTON (Fergus)
Lots 66 & 67, Reg Plan 55
259 St. Andrew Street E

Proposed severance is 470 square metres with 13m frontage (severed #2 on sketch), vacant land for proposed urban residential use.

Retained parcel is 25.5m fr x 77.6m = 1015 square metres, existing and proposed urban residential use with existing dwelling & garage

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.002.00800

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)
Section E.9.3 – Consents

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

(Please Specify) C1 – Section 10.2.3

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

(Please Specify) C1 – Section 10.2.3

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 St. Patrick St. E.

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?

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B34/15

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]

See attached letter of opinion.

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

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: May 20/15

FILE NO: B 33/15 and B34/15 – Tyndale-Biscoe
259 St. Andrew St. E., Fergus

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:

- As the property is designated under Part IV of the Ontario Heritage Act, a Heritage Impact Assessment should be submitted, demonstrating no negative impacts and implementing any recommendations, prior to final consent.
- A tree retention plan will be required as part of the site plan approval process.

Centre Wellington

May 20, 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 B33/15 and B34/15 (Tyndale-Biscoe),
259 St. Andrew St. E., Fergus

The Township is submitting this letter in addition to the Municipality Commenting Form and conditions checklist attached. The above property was the subject of a previous application for consent in 2011 (File B154/11). The previous application proposed the severance of one lot to construct a semi-detached residential structure. It was conditionally approved by the County, however, the conditions were not fulfilled and the approval lapsed.

The subject application proposes the creation of two new residential lots of approximately 13 metres frontage on St. Patrick St. E. to facilitate construction of two single detached dwellings. The retained parcel currently contains a single detached dwelling and stone garage. The property is designated under Part IV of the Ontario Heritage Act.

The subject property is designated "Central Business District" within the Township Official Plan as per "Schedule A-1" of the Township's Official Plan. The Central Business District designation permits limited residential development. Residential uses are permitted along the St. Patrick St. E. frontage. The consent policies in the Official Plan (Section E.9.3) set out criteria against which to evaluate such applications. The Zoning By-law classifies the property as "C1 – Central Business District Commercial" and it is located within the "Heritage Area Overlay". The above consent criteria can be met through the proposal, provided servicing can be confirmed and any other related grading/drainage issues can be adequately

addressed. The two new lots being created meet the requirements of the zoning by-law for the R2 zone provisions (as permitted under the C1 zoning).

The Township is generally supportive of the application, however, since the property is designated under the Ontario Heritage Act, the Township will require a Heritage Impact Assessment (prepared by a qualified professional) as a condition of the severance. The HIA should demonstrate no negative impacts on the identified heritage resources and heritage attributes and/or implement any mitigation measures recommended by the consultant. The lot is also heavily treed so a tree retention plan will be required through the site plan approval process.

In addition, the Township's Infrastructure Services staff have indicated a concern with drainage of the property and will require a drainage easement as a condition of the severance. Planning staff defer to the comments of Infrastructure Services staff on this matter.

Conclusion:

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

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

Yours truly,

Mariana Iglesias, MCIP, RPP, CAHP
Planner

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

RECEIVED
MAY 20 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B33/15 – 34/15
Location	Lots 66 & 67, Reg Plan 55 TOWNSHIP OF CENTRE WELLINGTON
Applicant/Owner	Julia Tyndale-Biscoe

PLANNING OPINION: Located in the Fergus Urban Centre this proposal would create two urban residential lots as follow:

	Lot area	Frontage
Severed Parcel 1	470 m² (5,059 ft²)	12.5 m (41 ft)
Severed Parcel 2	470 m² (5,059 ft²)	13 m (42.7 ft)
Retained	1015 m² (10,925 ft²)	25.5 m (83.7 ft)

This application is consistent with Provincial Policy and would conform to the County of wellington Official plan. We would have no concerns provided the following are made conditions of approval:

a) That servicing be provided to the satisfaction of the local municipality,
b) That safe driveway access be provided to the severed parcels to the satisfaction of the local municipality;
c) That consent application B154/11 is formally withdrawn from consideration to the satisfaction of the County of Wellington Planning Department.

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 Fergus Urban Centre and is consistent with the PPS which encourages development in areas with full municipal services.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located in the Fergus URBAN CENTRE in the County of Wellington Official Plan. Section 10.6.2 of the plan states that new lots may be created in Urban Centres provided that the lands will be 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 provision of full urban services, wherever such services are available.

The matters under section 10.1.3 were also considered.

LOCAL OFFICIAL PLAN: The subject property is designated Central Business District in the Centre Wellington Official Plan.

LOCAL ZONING BY-LAW: The subject property is zoned C1. Section 10.2.2 of the Township zoning by-law provides special Residential use provisions which apply to the Fergus C1 zone.

SITE VISIT INFORMATION: The subject property was visited and photographed on May 15th, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
May 20th, 2015

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

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

DATE: May 11, 2015 **YOUR FILE:** B33/15 & B34/15
GRCA FILE: CentWell/2015/Sev/nc

RE: **Applications for Consent B33/15 & B34/15**
Lots 66 & 67, Reg Plan 55
259 St. Andrew Street E
Township of Centre Wellington
Julia Tyndale-Biscoe

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed severance applications to create two 470 square metre lots for urban residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the subject lands do not contain any features of interest to the GRCA.

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

   None.

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 these applications.

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

RECEIVED
MAY 13 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: May 6, 2015

B33/15 & B34/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- WATERCOURSE - DRAFT (GRCA)
- PARCELS (WELLINGTON)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- 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

Judy McCabe-Smith

249 St. Andrew St. E

Fergus On. N1M-1R2

519 787 2711

07 May /15

RE: APPLICATION OF CONSENT (FILE B33/15 AND B 34/15). Severance of lots 66/67 Reg. Plan 55 , 259 St.Andrew St. E Fergus.

Comments/Objection.

I am the property owner of lot 68, adjacent to the applicant property. I have concerns pertaining to the effect of ground water/drainage. I also have a concern about the possible loss of the mature trees on the applicant property.

I would like to be notified of the date and time of this consideration.

Sincerely

Judy McCabe-Smith

Judy McCabe Smith

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MAY 15 2015

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

APRIL 16 2015

I VALTS GROSKOPFS OF 279 St PATRICK STE STRONGLY OPPOSE THE SEVERENCE OF 259 St ANDREW St E PROPOSED LOTS 66 AND 67 OF REG PLAN 55 REGARDING FILE # B33/15 AND B34/15. I BOUGHT MY PROPERTY BECAUSE IT WAS A QUIET PRIVATE STREET, NOT A SUBDIVISION.
FERGUS IS A VERY NICE OLDER TOWN WHY DONT WE KEEP IT THIS WAY INSTEAD OF BUILDING ON EVERY INCH OF LAND AVAILABLE FOR FINANCIAL GAINS.

I WOULD LIKE TO BE UPDATED ON THE STATUS OF THIS APPLICATION

SIGNED

VALTS GROSKOPFS

RECEIVED
APR 29 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

April 27, 2015

Dear Ms. Tuchet,

I have a question regarding the issue of drainage and how the application may impact drainage patterns in the immediate area.

I also wish to be notified of the date and time when the application will be considered, plus copy of decision.

Respectfully,

William G. McCaw
279 St Andrew St. East
Fergus, Ontario,
N1M 1R2

Re: File No. B 33/15

RECEIVED
APR 27 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Van Harten
SURVEYING & ENGINEERING

B33/15

April 6, 2015
Jeff.Buisman@vanharten.com
20259-11

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Debra Turchett

Dear Ms. Turchett:

Re: **Severance Sketch and Application for**
259 St. Andrew Street East, PIN 71392-0060
Lot 66, Southside St. Patrick Street
Lot 67, Northside St. Andrew Street
Registered Plan 55, Town of Fergus
Township of Centre Wellington

Please find enclosed severance applications for two severances from the above-mentioned property. Included with this submission are copies of the severance sketch, completed application forms, required deed, a cheque to Wellington County for $2,000 and a cheque to GRCA for $380.

The proposal is to sever two parcels from the rear portion of the property so that there will be two new single family residential parcels fronting onto St. Patrick Street East. The retained parcel will contain the existing dwelling and old garage and will front on to St. Andrew Street East.

There is a significant slope and grade change from St. Patrick Street and the majority of the yard within the severance. We have reviewed some of the servicing requirements for the potential new dwelling and support has been received to have gravity feed of sanitary outlet from the main floor of the new dwelling to the sanitary sewer in St. Patrick Street. Plumbing from the basement will require a sewage pump to the main floor plumbing.

The subject parcel is zoned C1 (Central Business District Commercial Zone). Section 10.2.2 of the Township Zoning By-law allows for residential uses as found in R1, R2, R3 and R4 to be applicable to this property due to being located on St. Patrick Street East.

The proposed in-fill development is encouraged by the Township and County Official Plans as well as the relevant provincial legislation including the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe. In summary, this is a great "in-fill" type of development.

This application is similar to Application B154/11 which was deferred. The new applications are different in that now two parcels are being proposed to allow for single family dwellings instead of the previous proposal of a semi-detached dwelling. Another difference is that the new lots are about 8m deeper than the previous configuration. The previous application was deferred and never completed due to concerns of overland drainage over the retained parcel to St. Andrew's Street East. This drainage easement will not be an issue for the proposed owner.

Also find enclosed a PRELIMINARY Site Plan showing the proposed development. The proposal presents a configuration that works well with the significant grade change down from St. Patrick Street.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

JEB:lb

c.c. Julia Tyndale-Biscoe
c.c. Eric VanGrootheest