REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **June 9, 2016**

File Number: **B21/16**

Applicant: **J.E. Ingram Construction Ltd.**

Subject Lands: TOWNSHIP OF GUELPH/ERAMOSA – Part Lots 1-9 and 18, Lots 7, 10-17; Reg Plan 45, Part Lots 11 & 12, Concession 3, Division D

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 0.09 hectares (0.22 acres) with 15m frontage in the TOWNSHIP OF GUELPH/ERAMOSA – Part Lots 1-9 and 18, Lots 7, 10-17; Reg Plan 45, Part Lots 11 & 12, Concession 3, Division D, vacant land to be added to abutting rural residential lot – Nancy Murray; retained lands are 38.5 hectares (95.13 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph-Eramosa – Council in support of application; conditions to be addressed

County Planning - notice cards were posted at time of site visit; consider this a minor boundary adjustment; application consistent with Provincial policy and generally conforms to Official Plan; conditions to merge

Conservation Authority (GRCA) – no objection to lot line adjustment

MTO (London) – no objections

Others – Jeff Buisman (agent) cover letter attached

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 **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B21/16.
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 Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
7) THAT a Minor Variance be approved to recognize the lot area deficiency on the adjacent parcel to the satisfaction of the Township of Guelph/Eramosa; and further that the Township of Guelph/Eramosa file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the Owner satisfy all the requirements of the Township of Guelph/Eramosa, financial and otherwise (included but not limited to fees incurred for review of application) which the Township of Guelph/Eramosa 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 Guelph/Eramosa 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 26, 2016

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 B21/16

APPLICANT

J.E. Ingram Construction Ltd.
100 London Rd W
Guelph ON N1H 2B8

LOCATION OF SUBJECT LANDS:

GUELPH/ERAMOSA
Part Lots 1-9 and 18, All of Lots 7, 10-17
Reg Pl 45, Part Lots 11 & 12, Conc 3, Div D

Proposed lot line adjustment is 0.09 hectares with 15m frontage, vacant land to be added to abutting rural residential lot – Nancy Murray.

Retained parcel is 38.5 hectares with 3941m frontage, existing and proposed rural residential and agricultural use with existing dwelling and sheds.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, June 9, 2016**

for the purpose of considering this **EXPEDITED APPLICATION.**

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 IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

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**

RECEIVED
MAY 09 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B21/16

APPLICANT

J.E. Ingram Construction Ltd.
100 London Rd W
Guelph ON N1H 2B8

LOCATION OF SUBJECT LANDS

GUELPH/ERAMOSA
Part Lots 1-9 and 18, All of Lots 7, 10-17
Reg Pl 45, Part Lots 11 & 12, Conc 3, Div D

Proposed lot line adjustment is 0.09 hectares with 15m frontage, vacant land to be added to abutting rural residential lot – Nancy Murray.

Retained parcel is 38.5 hectares with 3941m frontage, existing and proposed rural residential and agricultural use with existing dwelling and sheds.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

Does this description reasonably describe the parcel holdings? YES( ) NO(X) ***MPAC INDICATES FOR 5520 HIGHWAY 6 : GUELPH DIV D CON 3 PT LOTS 11,12 PLAN 45 LOTS 10-17 PT LOTS 1-9,18***
If answer is no, please provide new information: _____

Do you consider this proposal to conform to ~~your~~ ***THE*** Official Plan? ~~XXXXXXXXXXXX~~ ***SEE ATTACHED PLANNING REPORT***

What Section(s) does it conform to or contravene? (Please specify)

_____

_____

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [ ] NO [X] ***SEE ATTACHED PLANNING REPORT***

(Please Specify) _____

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [X] 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(X) or **Minor Variance** YES(X) NO( ) N/A( )

Is proposal on an opened maintained year-round public road YES(X) 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 _____

_____

Is the Proposed Lot(s) serviced now by Municipal Water YES( ) NO(X)

Is the Retained Lot serviced now by Municipal Water YES( ) NO(X)

Is the Proposed Lot(s) serviced now by Municipal Sewers YES( ) NO(X)

Is the Retained Lot serviced now by Municipal Sewers YES( ) NO(X)

Is there a **Capital Works Project** underway to service these lots in the near future YES( ) NO(X)

Approximate Time of Servicing Availability: _____

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

None to the best of our knowledge.

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B21/16

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( )~~

SEE ATTACHED PLANNING REPORT

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 PLANNING REPORT AND COUNCIL RESOLUTION

Is the Municipality in support of this application? **YES(*X*) NO( )**

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

SEE ATTACHED PLANNING REPORT AND COUNCIL RESOLUTION

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

SIGNATURE _____
Meaghen Reid

TITLE: ***Clerk/Director of Legislative Services***

ADDRESS: ***8348 Wellington Road 124, P. O. Box 700, Rockwood, ON N0B 2K0***

DATE: ***May 3, 2016***

Attachments: Planning Report 16/23 (May 2, 2016)
Memorandum Email regarding Council Resolution

Guelph/Eramosa Township

MEMO

Phone: 519-856-9596 ext. 125
Fax: 519-856-2240
Email: jhyde@get.on.ca

TO: Kelsey Lang, Planning Associate

FROM: Joanne Hyde, Acting Deputy Clerk

DATE: May 3, 2016

RE: Planning Department Report 16/23 re: Consent Application B21/16 – J.E. Ingram.

At the Regular meeting of Council held on May 2, 2016 Council approved the above noted report. The following resolution was put forward and passed:

> Be it resolved that the Council of the Corporation of the Township of Guelph/Eramosa has received Planning Department Report 16/23 regarding Consent Application B21/16 – J.E. Ingram; and
>
> That consent application B21/16, be supported, subject to the following conditions:
>
> 1. That a Minor Variance be approved to recognize the lot area deficiency the adjacent parcel; and
> 2. That the severed property be merged on title with the lands legally described as Plan 45 Pt Lots 8 & 9 Subj To Row RP 61R5063 Parts 1 & 2; Geographic Township of Guelph, and municipally described as 7450 Conservation Rd.; and
> 3. That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant

Please accept this for your information and any necessary action.

Yours truly,

Joanne Hyde
Acting Deputy Clerk

cc. Applicant
G. Kruse, Planning Administrator

Guelph/Eramosa Township

STAFF REPORT
COUNCIL

PLANNING DEPARTMENT REPORT
REPORT 16/23

TO:	The Mayor and Members of Council
FROM:	Kelsey Lang, Planning Associate
MEETING DATE:	**Monday May-02-16**
SUBJECT:	CONSENT APPLICATION B21/16 – J E Ingram Construction Ltd
LOCATION & WARD:	5520 Highway 6. / Ward 1.
ATTACHMENTS:	1 – LOCATION MAP 2 – APPLICATION SKETCH

SUMMARY:
The applicants have submitted a lot line adjustment to sever 0.09 ha (0.22 acres) from an interior boundary on the south side of 5520 Highway 6, and to merge the severed portion with the adjacent property to the east, known as 7450 Conservation Rd.

RECOMMENDATION:

Be it resolved that the Council of the Corporation of the Township of Guelph/Eramosa has received Planning Department Report 16/23 regarding Consent Application B21/16 – J.E. Ingram; and

That Council support consent application B21/16 subject to the following conditions:

1. **That a Minor Variance be approved to recognize the lot area deficiency the adjacent parcel;**

2. **That the severed property be merged on title with the lands legally described as Plan 45 Pt Lots 8 & 9 Subj To Row RP 61R5063 Parts 1 & 2; Geographic Township of Guelph, and municipally described as 7450 Conservation Rd.; and**

3. **That the Owner satisfy all the requirements of the Township of Guelph/Eramosa financial and otherwise, which the municipality deems necessary at the time of issuance of the Consent Certificate for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant.**

PROPOSAL:

The subject property is located at 5520 Highway 6, and is legally described as Division D, Concession 3, Part Lots 11 & 12, Plan 45, Lots 10-17 & Part Lots 1-9, & 18, in the former Township of Guelph. The property is located in a predominantly agricultural area.

The applicant is requesting a lot line adjustment, by severing a portion of the lot, which will then be merged with an abutting lot to the south, as shown in the Attachment 2.

A description of the severed and retained parcels is provided in the table below:

	Severed Portion	Retained Portion
Frontage/Width	15 m wide	391 m frontage
Area	0.09 ha (0.22 acres)	38.5 ha (95.14 acres)
Existing Use	Naturalized and agricultural	Rural residential and agricultural
Existing Buildings/Structures	None	Detached dwelling, Storage Buildings
Proposed Use	Rural Residential	Rural residential and agricultural
Zoning	Agricultural (A)	Agricultural (A) and Hazard (H)

COUNTY OF WELLINGTON OFFICIAL PLAN

The subject property is designated as Prime Agricultural and Core Greenlands. The Prime Agricultural designation permits a mix of agricultural and related uses, including the proposed agricultural uses. The Core Greenlands designation covers the rear half of the retained parcel. There is no change in use proposed on either the retained or severed parcels.

The severance is proposed under Section 10.3.5 in the Wellington County Official Plan, which permits lot line adjustments in the Agricultural designation for minor boundary adjustments.

TOWNSHIP OF GUELPH/ERAMOSA ZONING BY-LAW 57/1999

The subject property is zoned Agricultural (A) in Zoning By-law 57/1999. The Agricultural (A) zone allows for a range of uses including agriculture, a detached dwelling unit, and agricultural accessory uses.

The retained lot will be 38.5 hectares in size, which meets the minimum required lot area. The neighboring abutting property which will be merged with the severed portion would then be 0.37 hectares, which does not meet minimum lot size requirements of 0.4 hectares. A Minor Variance will be required to recognize the lot area deficiency of the abutting property.

The proposed lot line adjustment meets the requirements of the Official Plan and Zoning By-law subject to confirmation that the severed parcel and adjacent property have been merged on title, and resolution of the lot area deficiency on the adjacent property.

COMMENTS

As of the date of this report:

- Chief Building Official: No concerns.
- Director of Public Works: No objection, but if any changes to existing entrances or new entrances are proposed municipal approval will be required

Respectfully Submitted By:

Kelsey Lang
Planning Associate

Reviewed and Approved By:

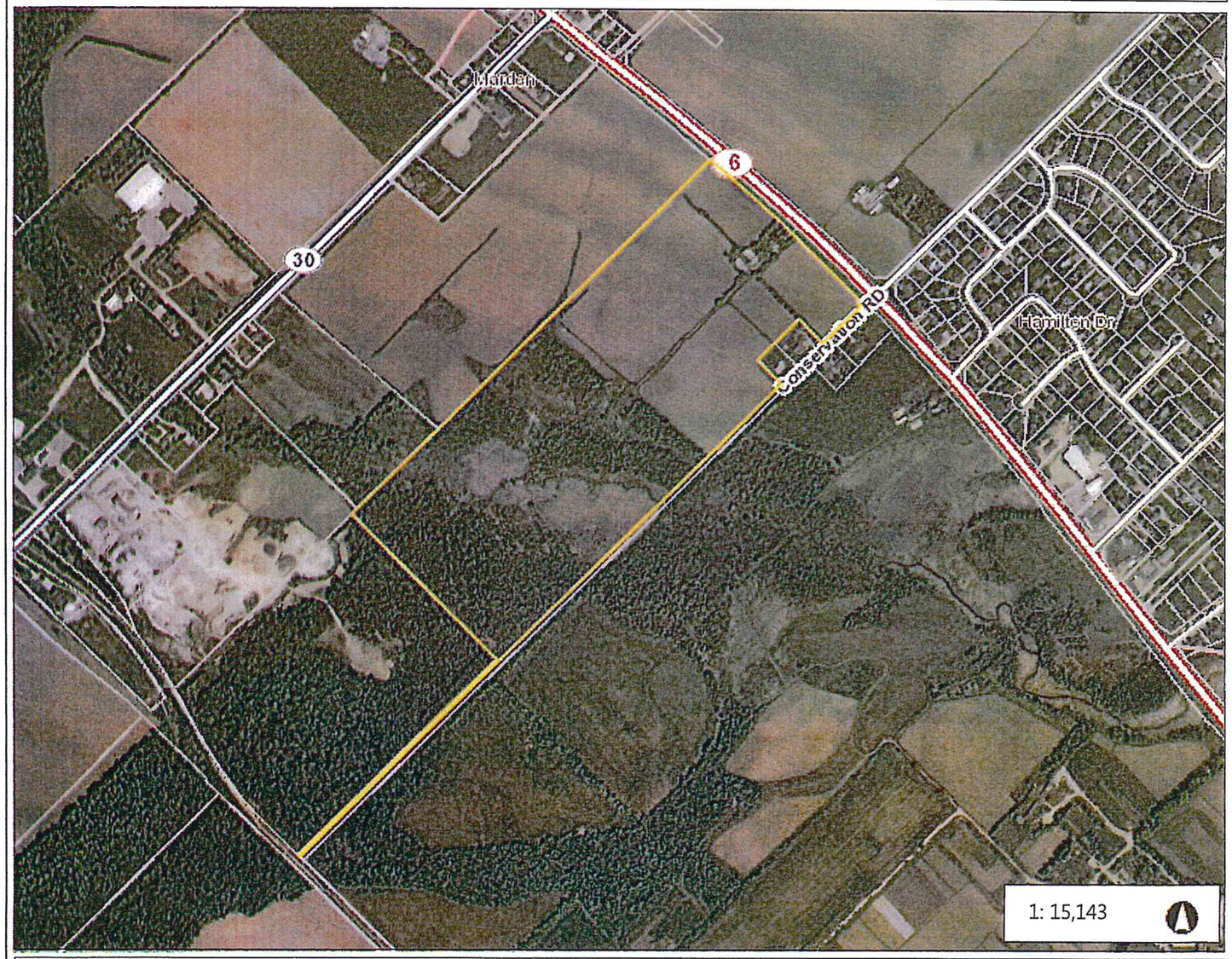
Dan Currie, RPP, MCIP
MHBC Planning

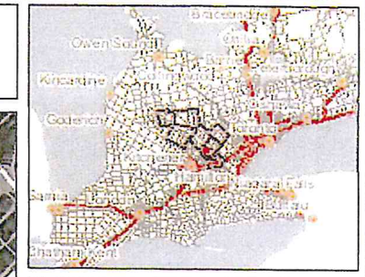
Reviewed By:

Ian Roger, P.Eng
CAO

Guelph/Eramosa Township

5520 Highway 6





Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Railways
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup

Notes

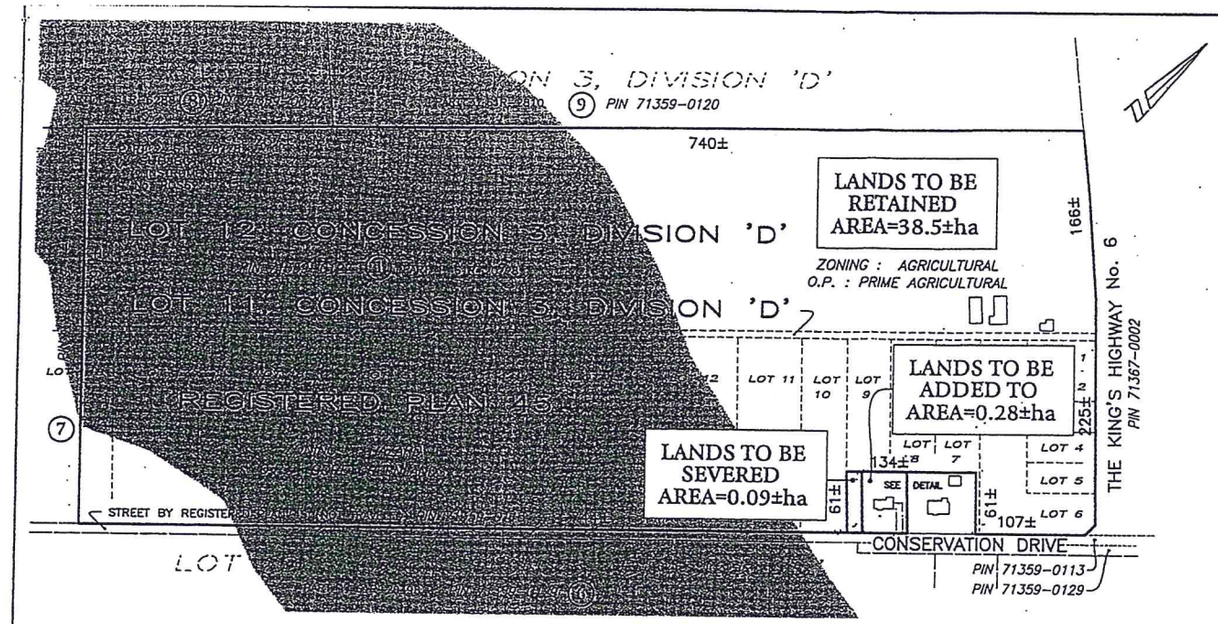
0.8 0 0.38 0.8 Kilometers

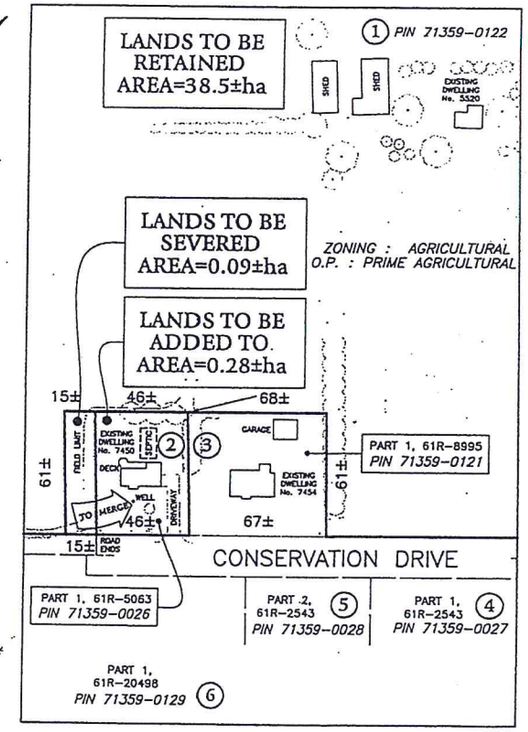
WGS_1984_Web_Mercator_Auxiliary_Sphere

Includes material © 2014 of the Queen's Printer for Ontario. All rights reserved.

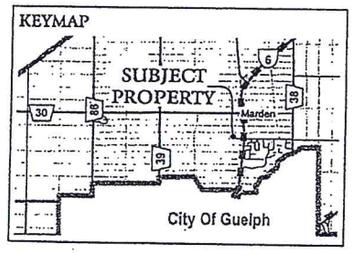
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014





DETAIL 1:2000



ZONING : HAZARD
O.P. : CORE GREENLANDS

SEVERANCE SKETCH
PART OF LOTS 1–9 AND 18
ALL OF LOTS 7, 10–17
REGISTERED PLAN 45
PART OF LOT 11 & 12, CONCESSION 3
DIVISION 'D'
GEOGRAPHIC TOWNSHIP OF GUELPH
TOWNSHIP OF GUELPH–ERAMOSA
COUNTY OF WELLINGTON

SCALE 1 : 4000

0 25 50 100 200 250metres

VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED ON THE 30th DAY OF MARCH, 2016

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND HAZARD
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND CORE GREENLANDS
4. DISTANCES TO BARNS ARE TAKEN FROM GRCA WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

Van Harten SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET
GUELPH – ONTARIO, NIH 3X3
PHONE: (519) 821 – 2763
FAX: 821 – 2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE – ONTARIO, L9W 5G5
PHONE: (519) 940 – 4110
FAX: 519 – 940 – 4113
www.vanharten.com

DRAWN BY: JAM	CHECKED BY: JEB	PROJECT No. 23032–15

Apr 01,2016–2:50pm
G:\GUELPHT\DivD\con3\ACAD\SEV PT11–12 (COKER BELL) UTM 2010 NR.dwg

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 16 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B21/16
Location	Part Lots 1-9 and 18, All of Lots 7, 10-17 Reg. Pl. 45, Part Lots 11 & 12, Con. 3, Div. D TOWNSHIP OF GUELPH/ERAMOSA
Applicant/Owner	J.E. Ingram Construction Ltd.

PLANNING OPINION: This proposed lot line adjustment would sever a 0.09 ha (0.22 ac) vacant parcel to be added to an abutting rural residential lot. A 38.5 ha (95 ac) lot would be retained for agricultural and rural residential use.

This application is consistent with Provincial policy and would generally conform to the Official Plan, provided that the following matters are addressed as conditions of approval:

a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 provides for lot adjustments in prime agricultural areas for legal or technical reasons.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The Core Greenlands designation is well removed from the proposed lot line adjustment.

Lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments. We would consider this to be a minor boundary adjustment. At 0.28 ha (0.7 ac) the land to be added to is considered undersized and Section 10.4.6(b) encourages lot line adjustments for undersized lots.

WELL HEAD PROTECTION AREA: The subject property is within a Well Head Protection Area C with a Vulnerability Score of 2, 4 and 6.

LOCAL ZONING BY-LAW: The subject property is Agricultural (A) and Hazard (H).

SITE VISIT INFORMATION: The subject property was visited and photographed on May 9, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
May 13, 2016

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: April 18, 2016 **YOUR FILE:** B21/16
GRCA FILE: B21/16 Pt. Lot 11-12, Concession 3, Division D (Ingram Construction)

RE: Applications for Consent B21/16
Part Lots 1-9 and 18, All of Lots 7, 10-17
Reg Pl 45, Part Lots 11 & 12, Concision 3, Division D
Township of Guelph-Eramosa

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment with existing rural residential uses.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains the Provincially Significant Marden South Wetland Complex, a watercourse, a floodplain and the regulatory allowance for these features.

   The severed parcel and lands to be added to contain portions of the allowance to the adjacent wetland feature.

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

   Due to the above mentioned features, portions of the retained and severed parcels are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*. Future development or site alteration within the regulated areas will require a permit from our office.

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 Ashley Rye, Resource Planner at 519-621-2763 ext. 2320.

Yours truly,

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

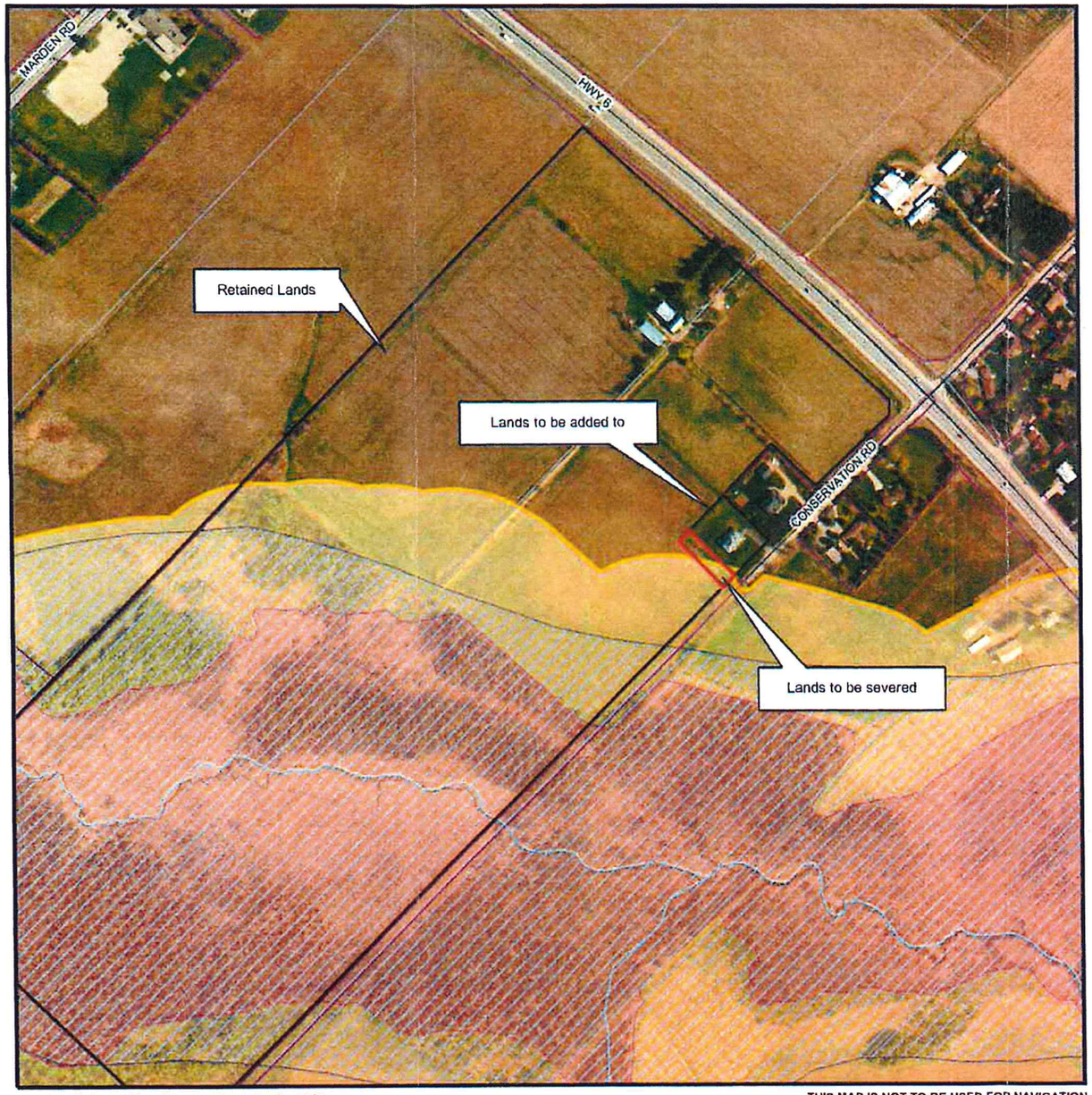
RECEIVED
APR 28 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

N:\Resource Management Division\Resource Planning\WELLINGTON\GUELPHERAMOSA\2016\Severance\B21-16 Part Lots 11 & 12, Con.3, Div.D (Ingram Construction)

JW/ar
Encl. (1)

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

cc. Kelsey Lang- Township of Guelph-Eramosa
J.E. Ingram Construction Ltd.- 100 London Road West, Guelph, ON. N1H 2B8



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: April 18, 2016

B21/16

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- ANSI (NRVIS)
- 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 60 120 180 240 m.

NAD 1983, UTM Zone 17 Scale 1:5,425

N

Deborah Turchet

From: Morrisey, John (MTO) <John.Morrisey@ontario.ca>
Sent: Friday, April 29, 2016 10:32 AM
To: Deborah Turchet
Cc: Jeff Buisman
Subject: B21/16 J.E. Ingram Construction Ltd.

Deborah,

MTO have no objection to the proposed property line adjustment.

Regards,

John Morrisey
Corridor Management Planner
Corridor Management Section
Engineering Office
Ministry of Transportation
659 Exeter Road, London, ON
N6E 1L3
Telephone 519-873-4597
Fax 519-873-4228
John.morrisey@ontario.ca

B21/16

Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

April 1, 2016
23032-15
Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Severance Application and Sketch
7450 Conservation Drive
Part of Lots 1-9, 18, All of Lots 7, 10-17, Plan 45
Part of Lots 11, 12, Concession 3, Division 'D'
PIN 71359-0026 & 71359-0122
Geographic Township of Guelph
Township of Guelph-Eramosa

Please find enclosed an application for a lot line adjustment on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, PIN reports of the subject properties, a cheque to Wellington County for $1,025 and a cheque to the GRCA for $380. Addresses of neighbouring properties have been email to you directly from the Township.

The proposal is to increase the size of the property owned by Nancy Murray at 7450 Conservation Drive by acquiring lands to the northwest currently owned by J.E. Ingram Construction Ltd. at 5520 Highway 6. The proposed lands to be severed have a width of 15±m, depth of 61±m, and an area of 0.09±ha. The consolidated parcel will have a total area of 0.37 ha. The retained lands will have an area of 38.5± ha where the current dwelling and sheds will remain.

The Wellington County Official Plan allows for minor boundary adjustments in Primary Agricultural Areas where there is no adverse effect on agriculture. The reduction of 0.09 ha of land for the proposed lot line adjustment will not have a significant effect on the existing farming operation on the retained lands. The consolidated parcel will have a total area of 0.37± ha which is undersized based on the minimum lot area requirement of 0.4 ha in the zoning bylaw.

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

Van Harten Surveying Inc.

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

cc Nancy Murray
cc Jack Ingram