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

April 30, 2015

**NOTICE OF CHANGE OF CONDITIONS - CONSIDERATION IN PUBLIC FORUM**

**Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations**

**with respect to Application for consent,**

**File B33/14**

**APPLICANT**

Michael Grabowski & Katelyn McGhie
442 South River Road
Elora ON N0B 1S0

**LOCATION OF SUBJECT LANDS:**

CENTRE WELLINGTON (Aboyne)
Part of Park Lot 6, South of River
Reg Plan 88

Proposed severance is 39m fr x 63m = 0.25 hectares, proposed residential use The existing pool house and swimming pool are to be removed..

Retained parcel is 40m fr x 63m = 0.25 hectares, existing and proposed rural residential use with existing house.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, May 14, 2014**

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**

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TO: **Agent – Jeff Buisman**

Van Harten
SURVEYING & ENGINEERING

April 21, 2015
Jeff.Buisman@vanharten.com
21406-13

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

RECEIVED
APR 21 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Application 33/14 for 442 South River Road**
**Park Lot 6, Southeast Side of River, Registered Plan 88**
**Save & Except Parts 1 & 2, 61R-2524**
**Fergus, Township of Centre Wellington**

We kindly require an extension to this severance application and request that condition 4 be amended to require **two** full prints.

*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 **two** full prints of that deposited Reference Plan(s) to the secretary-treasurer of the Planning and Land Division Committee.*

The extension is being requested due to the challenges to meet the Township's requirements for conditions 8 & 9.

Please find enclosed a cheque of $220 for the deferral fee.

Thank you for your assistance in this matter.

Very truly yours,
Van Harten Surveying Inc.

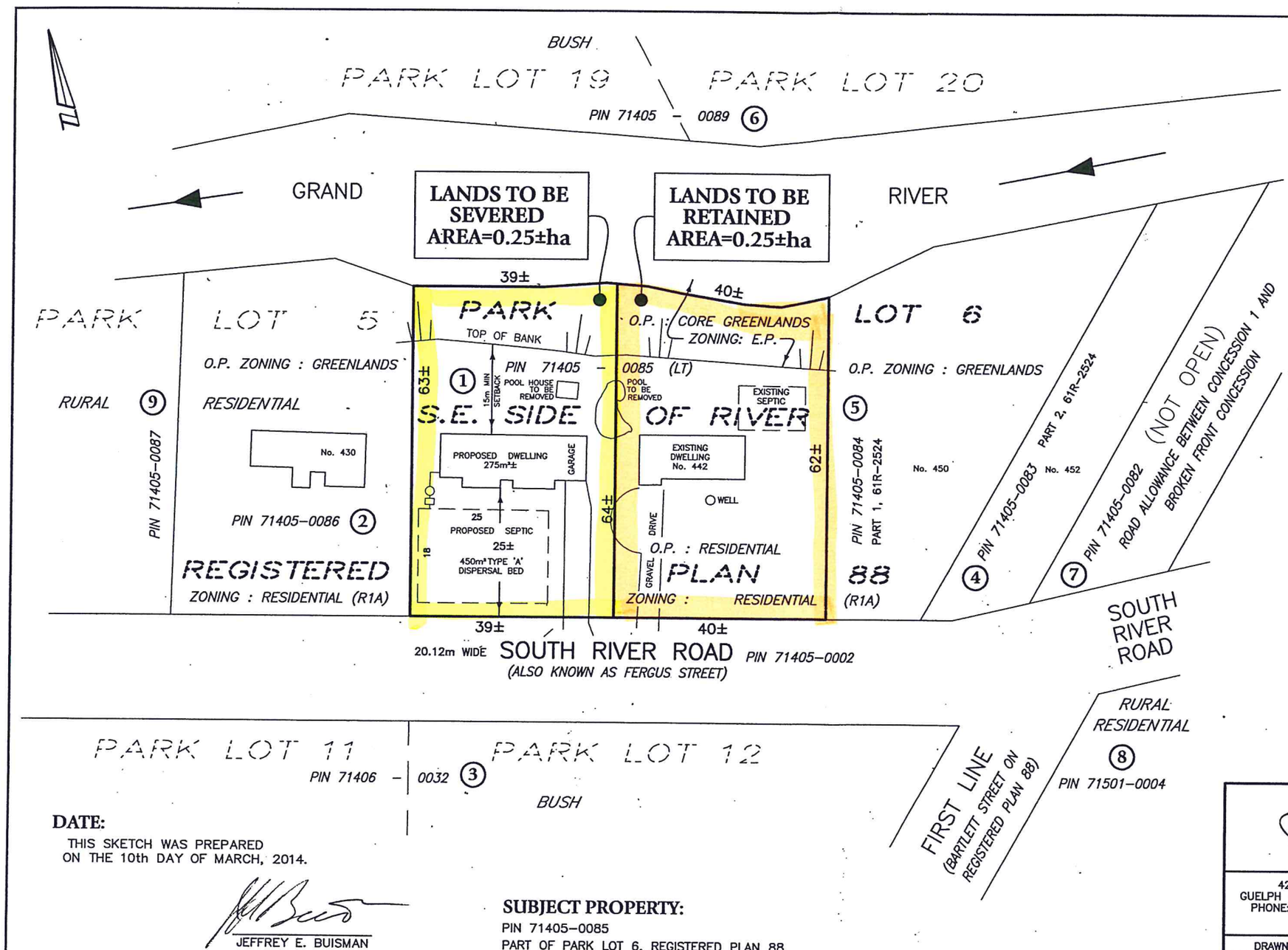
Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

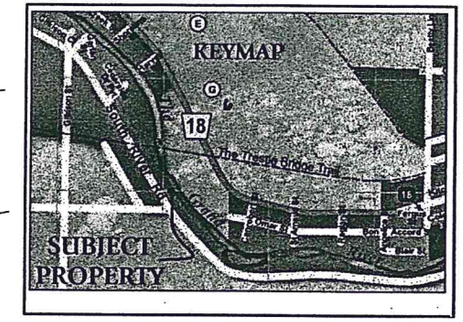
JEB:lb

c.c. Mike Grabowski
c.c. Shawn Marsh

423 Woolwich Street, Guelph ON N1H 3X3
Phone: (519 821-2763 – Fax: (519-821-2770 www.vanharten.com
660 Riddell Road, Unit 1, Orangeville, ON L9W 5G5
Phone: (519) 940-4110 – Fax: (519) 940-4113

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng




# SEVERANCE SKETCH
## PART OF PARK LOT 6, SOUTH EAST SIDE OF RIVER REGISTERED PLAN 88
### GEOGRAPHIC TOWNSHIP OF NICHOL
### TOWNSHIP OF CENTRE WELLINGTON
### COUNTY OF WELLINGTON

SCALE: 1 – 750

0 5 10 20 30 40 50 metres

VAN HARTEN SURVEYING INC.

## 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 RESIDENTIAL (R1A) AND ENVIRONMENTAL PROTECTION (EP).
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
5. DIMENSIONS ARE APPROXIMATE.
6. TOWNSHIP OFFICIAL PLAN DESIGNATION: RESIDENTIAL AND CORE GREENLANDS.
7. COUNTY OFFICIAL PLAN: URBAN CENTRE & CORE GREENLANDS.
8. WELL AND SEPTIC ASSUMED TO BE WITHIN SUBJECT LIMITS OF ABUTTING PROPERTIES.

**DATE:**

THIS SKETCH WAS PREPARED ON THE 10th DAY OF MARCH, 2014.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

**SUBJECT PROPERTY:**

PIN 71405–0085
PART OF PARK LOT 6, REGISTERED PLAN 88
SAVE AND EXCEPT PARTS 1 & 2, DEPOSITED PLAN 61R–2524


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
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FAX: 519 – 940 – 4113
www.vanharten.com


DRAWN BY: JAM | CHECKED BY: JEB | PROJECT No. 21406–13

Mar 10,2014–8:39am
G:\ABOYNE\88\acad\SEV PT6(TIMBERWORX).dwg

# REPORT SUMMARY

**Date of Consideration:** **May 14, 2015**

**File Number:** **B33/14**

**Applicant:** **Michael Grbowski & Katelyn McGhie**

**Subject Lands:** Centre Wellington (Aboyne) – Pt Pk Lot 6, South of River, Reg Plan 88

**Proposal is a request for consent to convey** fee simple for a proposed severance 39m fr x 63m = 0.25 ha (0.6 ac) in the TWP OF CENTRE WELLINGTON (Aboyne) – Pt of Pk Lot 6, South of River, Reg Plan 88, prop. resid. The existing pool house and swimming pool are to be removed; retained - 0.25 ha (0.6 acres)

## REQUEST IS A MODIFICATION OF CONDITIONS OF APPROVAL OF PROVISIONAL CONSENT GRANTED ON: MAY 8, 2014 (lapse date being May 15, 2015)

**ISSUES:** Need for additional time to fulfill conditions

***ORIGINAL CONDITION NO. 4 OF APPROVAL***

**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.

***PROPOSED MODIFIED CONDITION NO. 4 OF APPROVAL***

**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 *two (2)* full prints of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.

# 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:** **May 8, 2014**

**File Number:** **B33/14**

**Applicant:** **Michael Grabowski & Katelyn McGhie**

**Subject Lands:** CENTRE WELLINGTON (Aboyne) – Part of Park Lot 6, South of River, Reg Plan 88

**Proposal is a request for consent to convey** fee simple for a proposed severance 39m fr x 63m = 0.25 ha (0.6 ac) in the TWP OF CENTRE WELLINGTON (Aboyne) – Pt of Pk Lot 6, South of River, Reg Plan 88, prop. resid. The existing pool house and swimming pool are to be removed; retained - 0.25 ha (0.6 acres)

## ISSUES: None

## SUMMARY of FILED REPORTS and COMMENTS:

**Township of Centre Wellington –** staff opinion – in support of application; conforms to Local Official Plan and Zoning; conditions to apply

**County Planning** - notice cards were posted at time of site visit; no concerns; application is consistent with Provincial Policy and generally conforms to Official Plan; existing pool and pool house are to be removed as indicated on severance sketch and application –conditions to apply

**Conservation Authority (GRCA) –** geotechnical assessment, prepared by CMT Engineering Inc. has been reviewed – assessment identifies limit of existing top of slope hazard and concludes that slope is stable; it is our opinion there is sufficient area outside of slope erosion hazard and associated erosion allowance to provide for intended residential use – **no objections**

**Other:** Jeff Buisman – agent – cover letter

## ***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 for Consent B33/14.
**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 for and issuance of the Certificate of Consent.
**4) THAT** the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
**5) THAT** the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
**6) THAT** the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of deposited reference Plan; undertaking to advise Twp when deed is Registered; Tax Assessment Roll Setup Fee paid) which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**7) THAT** the Owner enter into a Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage) to the satisfaction of the Township of Centre Wellington and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**8) THAT** a Pre-servicing Hydrogeological Report is required confirming the feasibility for an individual well and septic system on the severed property with no adverse impacts on adjacent water quality or quantity 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 provides written confirmation from a licensed septic installer that the existing septic system on the retained parcel is functioning properly and that the septic system has been pumped 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 existing pool shed be removed or that the Owner receive zoning compliance and classification from the Township of Centre Wellington; and 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 existing pool bisecting the interior lot line, be removed to the satisfaction of the Township of Centre Wellington; and 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.

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