REPORT SUMMARY

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

Date of Consideration: **September 11, 2014** **TIME: 9:35 a.m.**

File Number: **B78/14**

Applicant: **Richard & Wendy Ward**

Subject Lands: TOWNSHIP OF GUELPH/ERAMOSA - Part Lot 15, Concession 4

Surplus Farm Dwelling Application

Proposal is a request for consent to convey fee simple for a proposed severance 28.45 hectares (70.3 acres) with 135.85m frontage in the TOWNSHIP OF GUELPH/ERAMOSA - Part Lot 15, Concession 4, existing and proposed agricultural use; retained lands are 1.81 hectares (4.5 acres).

ISSUES: County Planning – size of retained residential – Committee should be satisfied proposal is justified based on existing site conditions.

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph/Eramosa - in support of application; conforms to County OP; does not meet minimum lot size zoning on severed; retained complies with zoning; conditions to be addressed

County Planning - notice cards were posted at time of site visit; MDS1 is not applicable as existing dwelling is already located on parcel of land separate from the subject livestock facility; a Farm Information Form has been provided including a list of farm holdings of the intended purchaser (Fielders Farms Inc) which demonstrate that this application would constitute a farm consolidation; applicant indicated barn on retained is to be removed and demolition permit has been applied for; appears remaining accessory structures can meet the 5% maximum ground floor coverage permitted in by-law; staff preference to see smaller parcel 0.8 ha (2 ac) in size for retained residential lot; conditions to apply

Conservation Authority (GRCA) – no objections

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 B78/14.
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 Township of Guelph/Eramosa that a valid entrance permit for the severed parcel exists; 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.
6) 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.
7) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality for reduced lot area of severed; 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 receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the severed parcel in a manner deemed acceptable; and that the Local Municipality and 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

August 28, 2014

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 B78/14

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Richard & Wendy Ward 5495 Fourth Line Rockwood ON N0B 2K0	GUELPH/ERAMOSA Part Lot 15 Concession 4

Surplus Farm Dwelling Application

Proposal is to sever an irregular shaped parcel 28.45 hectares with 135.85m frontage, existing and proposed agricultural use.

Retained lot is 1.81 hectares with 81.28m frontage, existing and proposed rural residential use with existing house, barn, metal clad building and shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, September 11, 2014**

AT 9:35 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 – Brian Beatty**

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JUL 15 2014
TOWNSHIP OF
GUELPH / ERAMOSA

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: B78/14

APPLICANT

Richard & Wendy Ward
5495 Fourth Line
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS

GUELPH/ERAMOSA
Part Lot 15
Concession 4

Surplus Farm Dwelling Application

Proposal is to sever an irregular shaped parcel 28.45 hectares with 135.85m frontage, existing and proposed agricultural use.

Retained lot is 1.81 hectares with 81.28m frontage, existing and proposed rural residential use with existing house, barn, metal clad building and shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-11-000-005-07700-0000

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

If answer is no, please provide new information: _____

Do you consider this proposal to conform to ~~your~~ the Official Plan? YES(x) NO( )

What Section(s) does it conform to or contravene? (Please specify)
Conforms to Section 10.3.2 and 10.3.4 of the Wellington County OP

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

(Please Specify) Does not meet minimum lot size

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

RECEIVED
AUG 12 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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?
Not to our knowledge

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B78/14

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?
YES [X] NO [ ]

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

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

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

SIGNATURE _____

TITLE: Clerk/Director of Legistlative Services

ADDRESS: 8348 Wellington Rd 124; PO Box 700; Rockwood, ON; N0B 2K0

DATE: August 12, 2013

Attached:

Planning Report (Aug 11/14)
Council Resolution (Aug 11/14)

THE CORPORATION OF THE TOWNSHIP OF GUELPH/ERAMOSA

Moved by: _____ Date: August 11, 2014

Seconded by: _____ Resolution Number _____

8.3

Be it resolved that the Council of the Township of Guelph/Eramosa has received the Planning Report regarding Consent Application B78/14 (Ward); and

That consent application B78/14 be approved subject to the following conditions:

1. That a Zoning By-law Amendment is approved for the Severed parcel that removes 'detached dwelling unit' as a permitted use, and recognizes the reduced lot area.

2. That the County of Wellington confirms compliance with Minimum Distance Separation (MDS) Formulae.

3. That a valid entrance permit for the Severed Parcel exists.

4. 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.

MAYOR

Tabled _____ Lost _____ Carried ✓

Recorded Vote Requested By:

	Yea	Nay
BREEN, D.	___	___
SCOTT, J.	___	___
WOLK, D.	___	___
WOODS, C.	___	___
WHITE, C.	___	___

Declaration of Pecuniary Interest:

_____

Disclosed his/her/their interest(s), vacated his/her/their seat(s), abstained from discussion and did not vote.

Copied To:
____ Building
____ By-law Enforce.
____ Engineer
____ Finance/Taxes
____ Fire
____ Planning/Planner
____ PLS
____ Public Works

Guelph/Eramosa Township

PLANNING REPORT

PLANNING REPORT

TO:	**MAYOR AND COUNCIL**
FROM:	**KELSEY LANG**
MEETING DATE:	**AUGUST 11, 2014**
SUBJECT:	**CONSENT APPLICATION B78/14 – Richard & Wendy Ward** **5495 Fourth Line (Concession 4, Part Lot 15, Part 1 of Registered Plan 61R756)**

RECOMMENDATION:

That consent application B78/14 be approved subject to the following conditions:

1. That a Zoning By-law Amendment is approved for the Severed parcel that removes 'detached dwelling unit' as a permitted use, and recognizes the reduced lot area.

2. That the County of Wellington confirms compliance with Minimum Distance Separation (MDS) Formulae.

3. That a valid entrance permit for the Severed Parcel exists.

4. 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 5495 Fourth Line, along the south side of Sideroad 15, and is legally described as Part Lot 15, Concession 4, Part 1 of Registered Plan 61R756 in the former Township of Eramosa. The property is located in a predominantly agricultural area, and the subject application is related to a surplus farm dwelling, as shown in the attached map.

The applicants, Richard and Wendy Ward, are requesting a severance in order to sell the cultivated land to a cash cropper (Fielders Farms Inc), who currently farms other lands in the Township of Guelph/Eramosa.

The lands proposed to be retained contain a detached dwelling, barn, metal clad building, and shed. Both lots would continue to have frontage on Fourth Line.

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

	Severed Portion	Retained Portion
Frontage/Width	306.82 m	81.28 m
Area	28.45 ha (70.30 acres)	1.81 ha (4.47 acres)
Existing Use	Farming- crops (corn)	Detached dwelling
Existing Buildings/Structures	None	Dwelling, barn, metal clad building, shed.
Proposed Use	Farming - crops (corn)	Detached dwelling
Zoning	Agricultural (A)	Agricultural (A)

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 Greenland designation applies to the wetland in the north-west corner of the property. There is no change in use proposed on either the Retained or Severed Parcels. The ability to establish a new residential dwelling on the severed parcel will be removed through the approval of a Zoning By-Law Amendment.

The severance is proposed under Section 10.3.2 (Agricultural Uses). Lot creation is permitted in Prime Agricultural areas where a residence is surplus to a farming operation (Section 10.3.4), subject to the following six criteria:

Official Plan Criteria	As applicable to this application
1. The remaining vacant farmland is large enough to function as a significant part of the overall farm unit.	The Severed parcel is 28.45 hectares in size, which does not satisfy the required minimum lot size of 35 hectares. However, the parcel is large enough to be a viable farm parcel
2. The result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm.	The lands currently function as farmland, therefore the removal of the buildings allows the Severed lands to continue as a cash crop operation.
3. The amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features.	The proposed boundary of the Retained lands reflects the landscaping features delineating the residential development from the farmed land.
4. The surplus residence is habitable and is not expected to be demolished by future owners.	The residence is habitable. We have been given no information indicating that the dwelling is to be demolished.
5. The Minimum Distance Separation (MDS) Formulae will be met.	To be confirmed by the County.
6. The vacant parcel of farmland is rezoned to prohibit a residential use.	A Zoning By-law Amendment is required to removed 'detached dwelling unit' as a permitted use.

The proposal conforms to the policies of the County's Official Plan subject to:

- The County of Wellington's verification of compliance with MDS, and
- The Township's approval of a reduced lot area and the removal of a 'detached dwelling unit' as a permitted use (see Zoning By-law Amendment discussion below).

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.

Lots created for agricultural uses must comply with Section 6.2.1 of the Zoning By-law, which states that new lot areas must be a minimum of 35 hectares in size. The Severed lot will be 28.45 hectares in size, which does not meet the minimum required area. The Retained lot, given its residential use, requires a minimum lot area of 0.4 ha (1 ac). The retained lot has an area of 1.81 hectares and its size has been delineated based on existing development/features.

A Zoning By-law amendment is required to recognize the Severed parcel's deficiency in lot size from the required minimum, and to remove 'detached dwelling unit' as a permitted use.

COMMENTS

As of the date of this report:

- Public Works (August 8, 2014) – An entrance permit for the Severed Parcel is required.

RECOMMENDATION:

That consent application B78/14 be approved subject to the following conditions:

1. That a Zoning By-law Amendment is approved for the Severed parcel that removes 'detached dwelling unit' as a permitted use, and recognizes the reduced lot area.
2. That the County of Wellington confirms compliance with Minimum Distance Separation (MDS) Formulae.
3. That a valid entrance permit for the Severed Parcel exists.
4. 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.

Respectfully Submitted By:

Kelsey Lang
Planning Associate

Reviewed and Approved By:

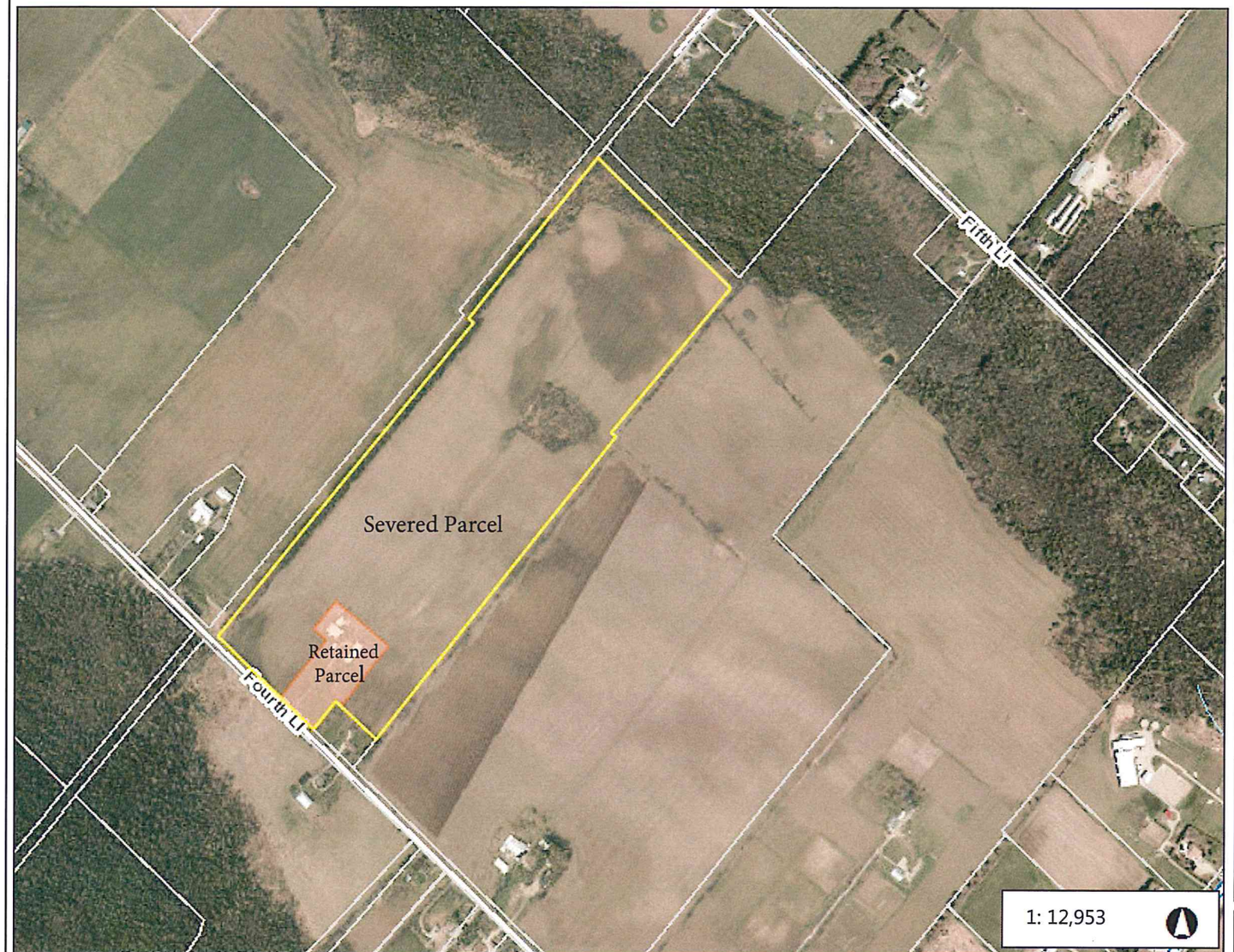
Dan Currie, RPP, MCIP
MHBC Planning

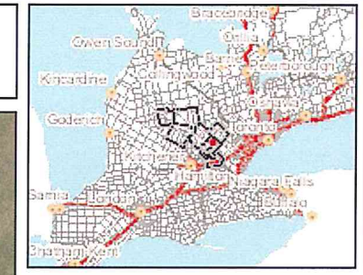
Reviewed By:

Kim Wingrove
CAO

Guelph/Eramosa Township

D10 WA B78/14 - WARD - 5495 Fourth Line





Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Railways
- Watercourses

Notes

Current lot lines are in YELLOW.
Proposed severance is is ORANGE.

0.7 0 0.33 0.7 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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

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

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SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B78/14
Location	Part Lot 15, Concession 4 TOWNSHIP OF GUELPH/ERAMOSA
Applicant/Owner	Richard & Wendy Ward

PLANNING OPINION: This application would sever a 28.45 ha (60.4ac) agricultural parcel in the Prime Agricultural area. A retained 1.81 ha (4.47 ac) residential parcel would be retained with existing dwelling, barn, shed. This application is being submitted under the surplus farm dwelling policies.

The retained lot is larger than intended by Official Plan policies for surplus farm dwellings. Staff's preference is to see a smaller parcel of approximately 0.8 ha. (2 ac.) In size, where feasible. The applicant has indicated that the barn on the retained lands is to be removed. There may be an opportunity to reduce the size of the parcel by excluding the lands that the barn is currently sitting on. The Committee should be satisfied that the proposal is justified based on existing site conditions.

If approved, we would request that that the following matters be addressed as conditions of approval:

a) That safe driveway access can be provided to the severed lands to the satisfaction of the local municipality; and,
b) That the severed lands are rezoned to prohibit residential use to the satisfaction of the local municipality and County of Wellington Planning and Development Department.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

Regarding Minimum Distance Separation 1 (MDS1). Minimum Distance Separation 1 (MDS1) is not applicable to surrounding livestock facilities and those existing on the severed parcel. Under item 8 of the Implementation Guidelines, MDS1 is not applied to a proposed lot with an existing dwelling when that dwelling is already located on a parcel of land separate from the subject livestock facility.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

"a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
e) the Minimum Distance Separation formula will be met; and
f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), d) and e). Item f) can be addressed as a condition of approval. With respect to item c) we note that the inclusion of the area with the barn has contributed to a lot area beyond the 1 to 2 acres normally needed for a residential lot.

In terms of the overall farm operation, we have been provided with a Farm Information Form including a list of other farm holdings of the intended purchaser (Fielders Farms Inc.) which demonstrate that this application would constitute a farm consolidation.

The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject lands are zoned Agricultural (A). Both lots would meet the minimum lot area and frontage requirements. A zoning by-law amendment would be necessary to prohibit residential use on the severed parcel. The applicant has indicated that the barn on the retained lands is to be removed and that a demolition permit has been applied for. It would appear that the remaining accessory structures can meet the 5% maximum ground floor coverage permitted in the By-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on July 31st 2014. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
August 20th, 2014

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: **County of Wellington, Planning & Land Division Committee**
Deborah Turchet, Secretary-Treasurer

DATE: August 7, 2014 **YOUR FILE:** B78/14
GRCA FILE: GuelphEramosa/2014/Sev

RE: Application for Consent B78/14
Part Lot 15, Concession 4
Township of Guelph/Eramosa
Richard & Wendy Ward

GRCA COMMENT:*
The Grand River Conservation Authority (GRCA) has no objection to the proposed consent application to sever an irregular shaped parcel for existing and proposed agricultural use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed contain portions of the Provincially Significant Speed Lutteral Swan Creek Wetland Complex and the regulated allowance to this feature.

   Information currently available at this office indicates that the lands to be retained contain no features of interest to the GRCA.

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

   Due to the presence of the above noted features, portions of the proposed severed lands are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any proposed development within the GRCA regulated areas will require a permit from this office.

   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 extension 2320.

RECEIVED
AUG 13 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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 Guelph/Eramosa
Richard & Wendy Ward, 5495 Fourth Line, Rockwood, ON N0B 2K0

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: August 7, 2014

B78/14

LEGEND

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

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

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

0 85 170 255 340 m.

NAD 1983, UTM Zone 17 Scale 1:7,500

N