REPORT SUMMARY

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

Date of Consideration: **February 11, 2016** **TIME: 9:05 a.m.**

File Number: **B124/15**

Applicant: **Raymond & Mary McCarron**

Subject Lands: TOWNSHIP OF PUSLINCH – Part lot 17, Concession 10

Proposal is a request for consent to convey fee simple for a proposed severance 250' x 400' = 2.3 acres in the TOWNSHIP OF PUSLINCH – Part Lot 17, Concession 10, vacant bush land for proposed rural residential use; retained lands are 84.6 acres.

ISSUES: County Planning – tree removal reduction

SUMMARY of FILED REPORTS and COMMENTS:

Township of Puslinch - In support of application; PDAC – MDS calculation should be based on having livestock inside the barn; conditions to apply

County Planning - notice cards were posted at time of site visit; proposed lot located within an area designated Greenlands – applicant submitted Environmental Impact Study to address relevant Greenland policies. Staff has reviewed and are satisfied impacts to features on property will be limited; Tree Saving Plan by Dance Environmental submitted – shows an area of 1.27 acres to be cleared for building footprint – this represents 55% of total lot. Plan does not address compensation planting – staff recommend area to be cleared be reduced and some compensation planting provided on retained lands (condition); Staff reviewed consent under underlying designation - Secondary Agricultural; application is consistent with Provincial Policy and generally conforms to Official Plan; require farm data sheets for barns to the east (condition);

Conservation Authority (GRCA) – no objections

City of Guelph (Guelph Junction Railway) – Owner and Developer must adhere to TC Minimum Construction Standards and Guidelines (Attached Appendix 'A" – Report #4)

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 B124/15.
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 an Entrance Permit verifying safe access on the severed lot be approved to the satisfaction of the Township of Puslinch; and further that the Township of Puslinch 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 Puslinch, financial and otherwise (included but not limited to Taxes paid in full and Consent Review/Condition Clearance Fee) which the Township of Puslinch 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 Puslinch file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.
9) THAT the tree saving plan is amended to reduce the cleared area and include compensation plantings; and further that the compensation planting is completed to the satisfaction of the County 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

January 28, 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 B124/15

APPLICANT

Raymond & Mary McCarron
4556 Concession 11
RR#1
Puslinch ON N0B 2J0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF PUSLINCH
Part Lot 17
Concession 10

Proposed severance is 250' x 400' = 2.3 acres (Part 1 on sketch), vacant bush land for proposed rural residential use.

Retained parcel is 84.6 acres with 446.5' frontage (Part 2 on sketch), existing and proposed agricultural and rural residential use with existing dwelling, 2 barns, stone cottage & drive shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, February 11, 2016**

AT 9:05 a.m. for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Applicant – Raymond & Mary McCarron** **Agent – Brian Beatty**

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.: B124/15

APPLICANT

Raymond & Mary McCarron

LOCATION OF SUBJECT LANDS

TOWNSHIP OF PUSLINCH
Part Lot 17
Concession 10

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2301-000-007-01950

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 Official Plan? YES ( ) NO ( )

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

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

(Please Specify) Agriculture (A) Zone – meets min lot size requirements

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (x) NO ( )

(Please Specify) Agriculture (A) Zone & Natural Environment – Complies with Section 5.3 & 20.3

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

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) N/A

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: N/A

Are there any other servicing arrangements, Municipal Easements OR Municipal Drains on the subject lands? No

RECEIVED
JAN 19 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

FILE NO.: B124/15

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?

YES (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)

PDAC Comments:
MDS calculation should be based on having livestock inside the barn.

*Township staff acknowledges that County staff determines the appropriate MDS 1 calculation requirements.

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?

1. 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;
2. That an Entrance Permit verifying safe access on the severed lot be approved to the satisfaction of the Township of Puslinch.
3. That the Owner satisfy all the requirements of the Township of Puslinch, financial and otherwise (including taxes paid in full and Consent Review/Condition Clearance fee).

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

SIGNATURE Kelly Patz

TITLE Development Coordinator

ADDRESS 7404 Wellington Road 34, Guelph, ON N1H 6H9

DATE January 19, 2016

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

Application	B124/15
Location	Part Lot 17, Concession 10 TOWNSHIP OF PUSLINCH
Applicant/Owner	Raymond & Mary McCarron

PLANNING OPINION: This application would sever a 0.93 ha (2.3 ac) vacant parcel for residential purposes. The retained parcel is 34.2 ha (84.6 ac) and is occupied by two dwellings and two barns.

The proposed lot is located within an area designated GREENLANDS in the County Official Plan. The applicant has submitted an Environmental Impact Study (EIS) with the application in order to address the relevant Greenland policies of the Official Plan. Staff have reviewed the study and are satisfied that the impacts to the features on the property will be limited.

With respect to tree loss tree saving plan has been submitted (Tree Saving Plan by Dance Environmental Inc., Dec. 1, 2015) as part of the E.I.S. The plan shows an area of 1.27 ac which is to be cleared for the building footprint which represents 55% of the total lot. The plan does not address compensation planting. Staff recommend that the area to be cleared be reduced and some compensation planting be provided on the retained lands.

Based on the above staff have reviewed the consent under the underlying designation which is SECONDARY AGRICULTURAL and have determined that the application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided the following matters are addressed as conditions of approval:

1. That any concerns of the Conservation Authority can be addressed;
2. That the tree saving plan is amended to reduce the cleared area and include compensation plantings and further that the compensation planting is completed to the satisfaction of the County;
3. That servicing and safe access can be provided to the satisfaction to the local Municipality; and,
4. That MDS can be met from the livestock facilities to the east of the proposed lot, to the satisfaction of the County.

PLACES TO GROW: No issues

PROVINCIAL POLICY STATEMENT (PPS): Under Section 2.1.8 development and site alteration shall not be permitted on adjacent lands to the natural heritage features...unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

With respect to Minimum Distance Separation 1 (MDS1) there are barns shown to the east. We require farm data sheets for these barns in order to determine compliance. We have been provided with a Farm Data Sheet for the barns on the retained lands. The form indicates that the barns are not used to house livestock, however, according to MDS guideline 19 the MDS calculations are based on maximum capacity even if the building is not currently used but is structurally sound and capable of housing livestock. As such staff have completed the calculations based on assumptions. The calculations are attached and demonstrate that the required separation distance of 188 m (616 ft.) has been met.

GREENBELT PLAN: Not within the Greenbelt Plan.

WELLINGTON COUNTY OFFICIAL PLAN: The proposed severed lot is designated GREENLANDS. The Greenlands designation protects a significant wooded area.

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

In the event that the Greenlands System policies are adequately addressed, then the adjacent/underlying designation would be applicable. In this instance the designation is SECONDARY AGRICULTURAL. As per Section 10.4.4 one new residential lot may be allowed from a parcel of land within the Secondary Agricultural designation, which existed on March 1, 2005, subject to the criteria. The proposed lot meets this criteria.

Section 10.2.2 states that "where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation." This study has been completed (E.I.S., Dance Environmental Inc., Dec. 1, 2015) and has determined that no significant natural

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
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environmental impacts expected. The study has recommended a tree saving plan to address tree protection.

The matters under Section 10.1.3 were also considered including:

d) "that all lots will have safe driveway access".

g) "that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting". A tree saving plan has been submitted (Tree Saving Plan by Dance Environmental Inc., Dec. 1, 2015) as part of the E.I.S. Staff have reviewed the plan and do not come to the same conclusions as Mr. Dance. The plan shows an area of 1.27 ac which is to be cleared for the building footprint which represents 55% of the total lot. The plan does not address compensation planting. Staff recommend that the area to be cleared be reduced and some compensation planting be provided on the retained lands.

h) "that natural heritage features are not affected negatively". This item has been addressed through the E.I.S. discussed above.

LOCAL ZONING BY-LAW: The lands to be severed are currently zoned Agricultural (A). Both the severed and retained lots meet the frontage and area requirements.

SITE VISIT INFORMATION: The subject property was visited and photographed on January 20, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

L Redmond

Linda Redmond, Senior Planner
January 21, 2016

Attached, MDS calculations and Tree Saving Plan

Minimum Distance Separation I (MDS I) Report

Application Date: 22-Jan-2016
File Number: B124/15

Preparer Information
Linda Redmond
County of Wellington

Phone #1: 519-837-2600

Applicant Information
Unspecified

County of Wellington

Calculation #1

Adjacent Farm Contact Information
McCarron
4556 Concession 11
Puslinch, ON, Canada

Farm Location
County of Wellington
City of Guelph

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Beef; Cows, including calves to weaning (all breeds); Yard/Barn	132	132.0	613 m²

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 10.77 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 348
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 132

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	188 m (615 ft)	355 m (1165 ft)
Distance from nearest permanent manure/material storage 'S':	188 m (615 ft)	

Signature of Preparer: _____ Date: _____
Linda Redmond, County of Wellington

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Ontario

DANCE
ENVIRONMENTAL
INC.

TREE SAVING PLAN
McCarron Proposed Severance, Puslinch Township

Prepared for:
Raymond & Margaret McCarron
c/o BSR&D
Attn: Bruce Donaldson

Prepared by:
Dance Environmental Inc.
R.R. #1
Drumbo, ON
N0J 1G0
Tel: 519-463-6156

DE-402

December 1, 2015.

1.0 INTRODUCTION

The County of Wellington has requested that a Tree Saving Plan be prepared for a proposed severance on the McCarron lands. Figure 1 shows the location of the proposed severed parcel.

To address factors of concern to the County of Wellington, it was decided that the Tree Saving Plan should provide information on the protective measures that were to be used for the trees in close proximity to the development area of the lot, while construction is underway.

Dance Environmental Inc. was retained to prepare the Tree Saving Plan.

2.0 SITE VISIT

Staff of Dance Environmental Inc. visited the site on three dates in Autumn 2015. Conditions were dry and excellent for observations of ground conditions and vegetation.

The species, size and condition of trees present were observed. Topography, drainage and ground cover conditions were observed. Photo 1 was taken at the site.

3.0 SITE CONDITIONS

Details of site conditions are described in an E.I.S. prepared by Dance Environmental Inc. in November 2015.

3.1 Topography

The proposed lot is generally flat near Concession 11, with a slope toward the south on the southern portion of the proposed lot.

3.2 Drainage

The proposed lot is well drained, with no wet spots or water bodies evident during the site visits.

The vegetation species present on site also indicate well drained soil conditions.

3.3 Vegetation

The tree cover on site has been planted, as evidenced by rows, even-aged stands and the species present. In the area of the proposed severance the trees consist primarily of planted conifers.

The trees present on the proposed severance consist primarily of planted White Pine. These trees are generally ≤30cm diameter at breast height (dbh).

Photo 1. Woodland on the Proposed Severence, Nov 16, 2015.

The ground cover consists of invasive, alien weedy species such as Common Buckthorn. The E.I.S. contains a more detailed list of plant species present.

4.0 TREE SAVING PLAN

The distribution of the tree species, sizes and condition on the proposed severance were considered when selecting the proposed development envelope. We did not observe any significant differences in tree quality, size or distribution across the area of the proposed severance.

The E.I.S. concluded that the proposed development would not create a significant negative environmental impact.

The key element of the Tree Saving Plan is to protect trees which do not need to be removed to construct the proposed estate residential dwelling, a septic bed and a lawn area.

Figure 1 shows that orange plastic construction fence and silt control fence should be installed around the perimeters of the building site. This will prevent machinery movement, soil compaction, stock piling and eroded soil deposition from impacting trees to be retained.

5.0 COMPENSATION

The trees on the severance that need to be removed are either too large to move or are in poor condition due to crowding and shading, we do not recommend transplanting any of these trees.

Since the subject trees have been planted and are all common species we see no need to compensate for their removal. There is no untreed area within the severance on which to plant trees.

We do not recommend compensation plantings.

6.0 RECOMMENDATIONS

1. The construction and silt fence should be installed as soon as trees within the construction envelope have been removed.

2. The Construction Contractor should inspect the fences on a weekly basis to ensure that they are intact and functioning properly. If repairs to the fences are necessary these should be made immediately.

3. To avoid destroying bird nests and eggs (which would contravene the Migratory Bird Convention Act) vegetation clearing should only occur between September 1 and March 15, as a general guideline. Site specific timing decisions about clearing should take into account the weather during the year of proposed vegetation clearing and the bird species present at the time of proposed vegetation clearing.

Report prepared by:
Dance Environmental Inc.

K.W. Dance, M.Sc.
President

K.S. Dance, M.E.S.
Terrestrial Ecologist

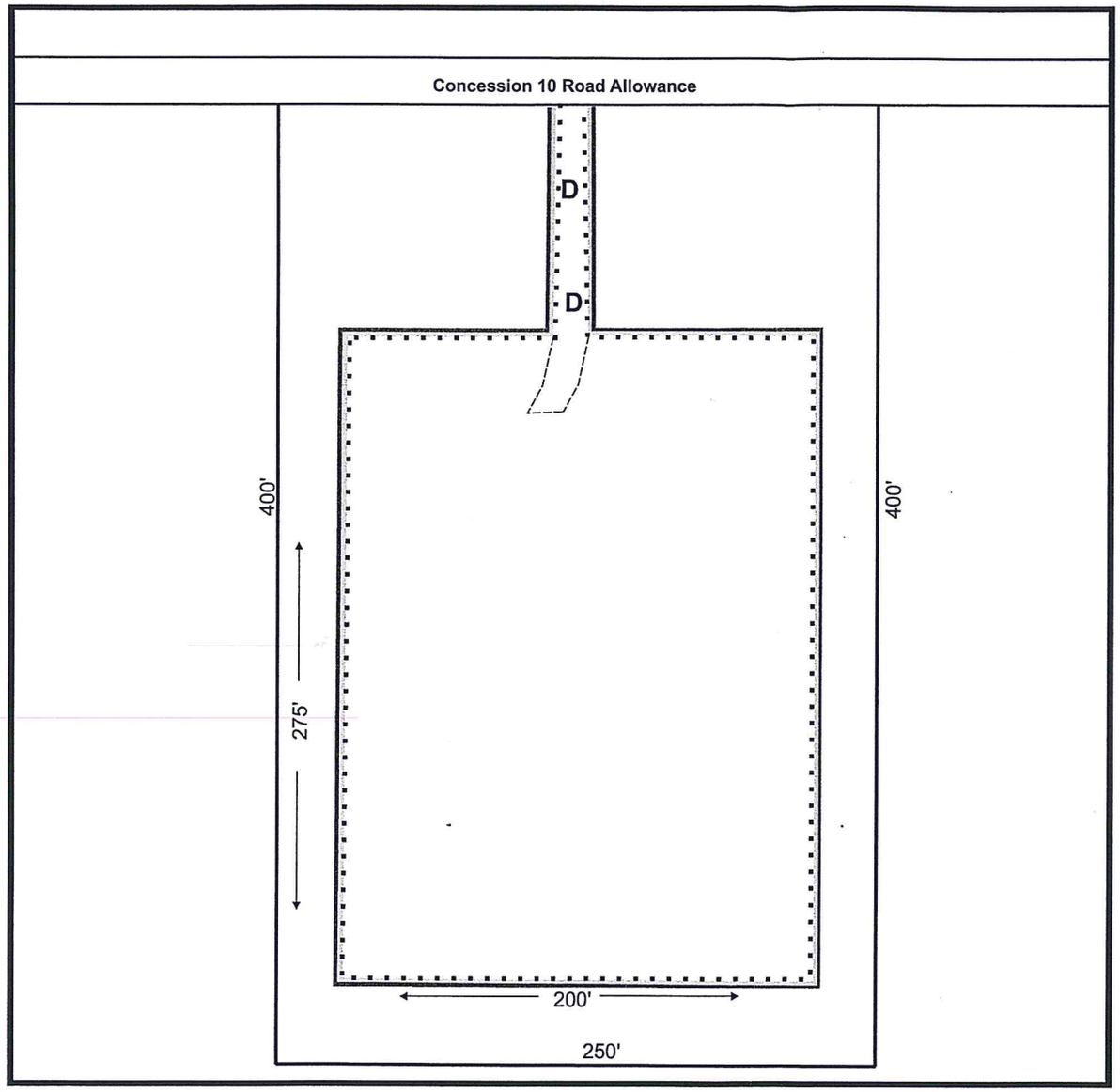


Figure 1. Tree Saving Plan for Estate Residential Dwelling, Part Lot 17, Concession 10, Township of Puslinch.

LEGEND

- = Approximate Extent of Tree Clearing
- = Silt Control Fence
- = Tree Protection Fence
- **D** =Driveway

Scale

0 50' 100'

Feet
(Scale is Approximate)

Lot Dimensions are Based on Base Map Source:
BSR&D, November 12, 2015, Sketch Prepared for Severance Application.

DANCE ENVIRONMENTAL INC.

DE-402

December 1, 2015

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

DATE: January 19, 2016 **YOUR FILE:** B124/15
GRCA FILE: B124-15 – 4556 Concession 11 (McCarron)

RECEIVED
JAN 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RE: **Application for Consent B124/15**
Part Lot 17, Concession 10, Township of Puslinch
4556 Concession 11
Raymond and Mary McCarron

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the severance of a 0.9 hectare lot for proposed rural residential use.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the retained parcel contains parts of the Provincially Significant Arkell Corwhin Wetland Complex, additional wetlands, floodplain and the allowances adjacent to these features.

   The lands to be severed do not contain any features that are regulated by the GRCA under Ontario Regulation 150/06.

   Portions of the subject lands contain woodlands that are identified as part of the Greenlands system in the County of Wellington Official Plan.

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

   GRCA staff have conducted an inspection of the lands to be severed and have confirmed that wetlands are not present on the severed parcel. Although the attached mapping shows a regulated area on the severed parcel, this regulated area will be removed from the GRCA resource mapping in the next update to the regulation limit.

   Due to the presence of the above-noted features, portions of the retained parcel are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or

Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities ▪ The Grand – A Canadian Heritage River

other alteration within the regulated areas on the subject lands will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   We wish to acknowledge receipt of the minor consent plan review fee in the amount of $380.00 for the review of this application.

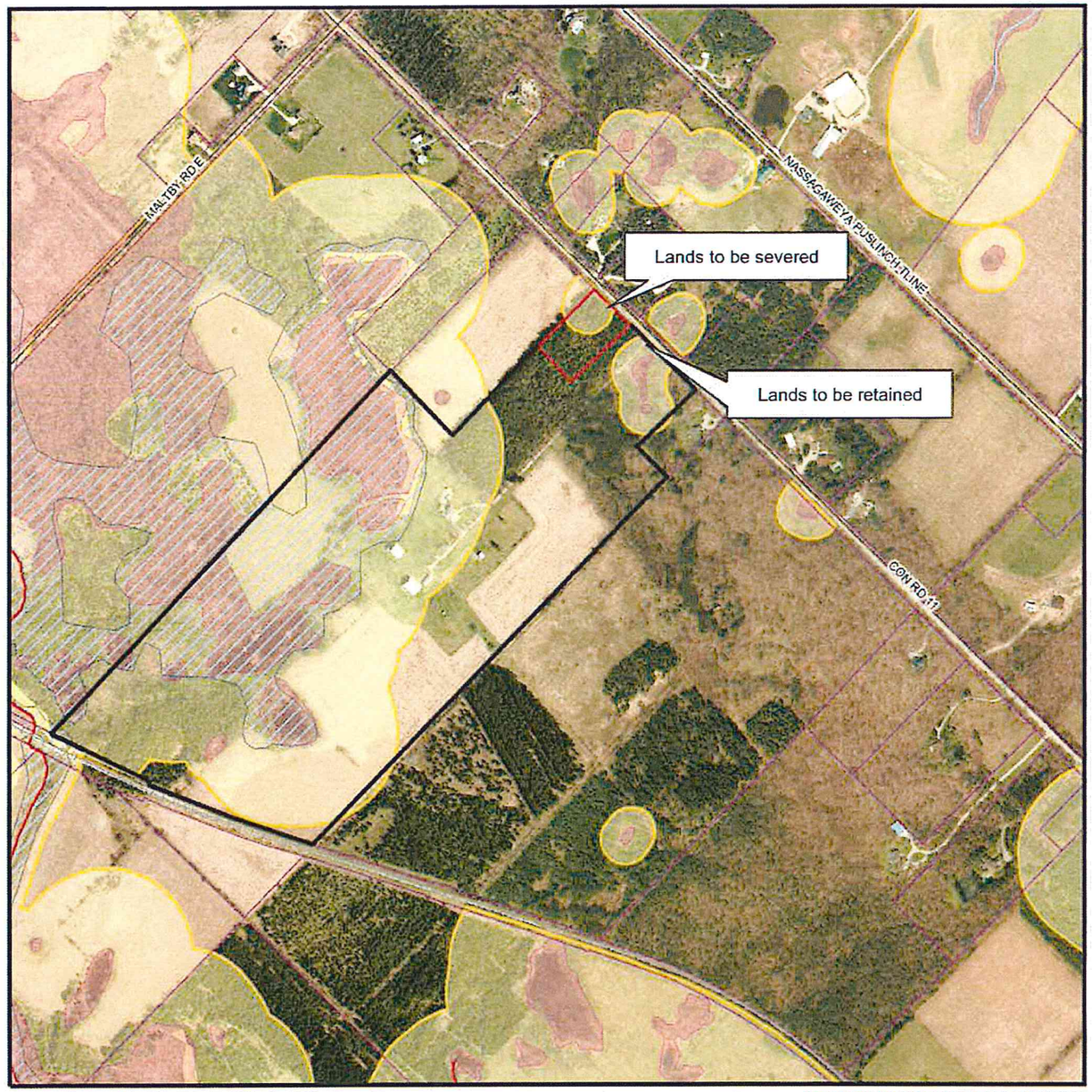
Should you have any questions or require additional information, please do not hesitate to contact me at 519-621-2763 ext. 2236.

Yours truly,

Nathan Garland
Resource Planner
Grand River Conservation Authority
NG/ah

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

c.c. Kelly Patzer, Township of Puslinch (email)
Brian Beatty, Black, Shoemaker, Robinson & Donaldson
Raymond & Mary McCarron – 4556 Concession 11, R.R.#1 Puslinch, ON N0B 2J0



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: January 18, 2016
Prepared by: ah

B124/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- AQUATIC RESOURCE-LINE (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- 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

0 100 200 300 400 m

NAD 1983, UTM Zone 17 Scale 1:8,420

N

Deborah Turchet

From: Les.Petroczi@guelph.ca
Sent: Thursday, December 17, 2015 10:38 AM
To: Deborah Turchet
Subject: RE: Wellington County Land Division Application - Jefferson Farms Ltd.

Hi Deborah
For File # B124/15
Town of Puslinch, Part Lot 17, Concession 10

The same construction standards I sent you would apply to the new Owner pertaining to parameters adjacent to GJR tracks.

Thanks
Les

From: Les Petroczi
Sent: November-17-15 9:29 AM
To: 'debt@wellington.ca'
Subject: Re: Wellington County Land Division Application - Jefferson Farms Ltd.

Hi Deborah
This is information that has to be passed on to the Owner and Developer and must be adhered to as TC Minimum Construction Standards and Guidelines. No Agreement is required just that the Standards are met.
Thanks
Les

From: Deborah Turchet [mailto:debt@wellington.ca]
Sent: Tuesday, November 17, 2015 09:26 AM
To: Les Petroczi
Subject: Wellington County Land Division Application - Jefferson Farms Ltd.

Morning Les

Reviewing your comments on construction minimum standards.

Is this a condition to be imposed and if so, what wording would you expect – is it to enter into an agreement with Guelph Junction.

or is this information to be provided to the owner?

Deborah Turchet
Secretary-Treasurer
Planning & Land Division
County of Wellington

519 837 2600 x2160
519 837 3875 fax

Appendix 'A' - Report #4

Summary of Standards Regarding Development Adjacent to the Guelph Junction Railway Right of Way

Minimum Standards for Main Line Trackage

Track Designation - Principal Branch Line
- Less than 5 trains daily
- Low speed
- Light or moderate weight usually with 1 or 2 locomotives but can include heavier units

Noise Study –
Required within 250 metres of railway right of way for residential, institutional, commercial and office use. Does not apply to unoccupied buildings, manufacturing and outdoor play areas. Ministry of Environment indoor sound level criteria to apply.

Vibration Study -
Required within 75 metres of railway right of way for residential, institutional, commercial and office use. Does not apply to unoccupied buildings, manufacturing and outdoor play areas. Canadian National Railway vibration standards to be used.

Minimum Setback -
15 metres for residential, institutional, commercial and office use.

Warning Clause Registered on Title -
Required for all development.

Safety Berm -
Required with a minimum height of 2 metres for all use except unoccupied buildings and manufacturing.

Site Specific Risk Assessment -
A site specific risk assessment may be undertaken by the proponent. This assessment may make recommendations for development using modified standards. Such acceptance will be the sole prerogative of the Guelph Junction Railway.

Acoustical Fence –
May be required to meet airborne noise standards. Canadian Pacific Railway and Canada Mortgage and Housing construction standards to be used.

Fencing –
Required for all residential, institutional, commercial, office and outdoor play areas. Minimum standards to be most recent Transport Canada rail safety directives.

Industrial Park Trackage –
All above standards shall apply for any use other than manufacturing