REPORT SUMMARY

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

Date of Consideration: **February 11, 2016** **TIME: 9:50 a.m.**

File Number: **B130/15**

Applicant: **Eric & Annette Van Grootheest**

Subject Lands: CENTRE WELLINGTON (Fergus) - Lots 66 & 67, R.P. 55, 259 St. Andrew St. E.

Proposal is a request for consent to convey fee simple for a proposed easement 50 square metres with no frontage in the TWP OF CENTRE WELLINGTON (Fergus) - Lots 66 & 67, Reg Plan 55, 259 St. Andrew St. E, over proposed application B34/15 to benefit application B33/15 for drainage as a proposed storm sewer.

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS: B130/15 & B131/15 comments

Township of Centre Wellington – staff opinion – in support of easement applications; conforms to zoning; easements are a result of concerns from neighbouring property owners regarding drainage and groundwater seepage. Through consultation – determined that the concerns regarding drainage could best be address by applying to Township for site plan approval. Have received a complete site plan application (October 2015) qualified hydrogeologic specialist Rob Hoag P.Eng of MBN Engineering and Mike Vaughn, P.Eng a site servicing and grading specialist with Van Harten Surveying – provided grading and drainage plan proposes a storm sewer connection from the rear yard of the new parcels (B33/15 and B34/15) to connect to an existing storm sewer on St. Andrew Street. Site plan reviewed by Triton Engineering (Townships consulting engineers) and is acceptable. Proposed storm sewer connection to St. Andrew Street results in the need for easement applications – Township is in support; remain in support of applications B33/15 and B34/15 – conditions of approval on these applications are still appropriate. If approved – Township requirements will result in a site plan agreement being registered on title. Site plan agreement would be the appropriate place to address comments made by Wm McCaw in his letter of January 2, 2016 regarding construction access and timing of the installation of the storm sewer.

County Planning - applications establish an easement for installation and maintenance of a storm sewer in favour of proposed severed lots B33/15 and B34/15. No concerns with proposed easements provided B33/15 and B34/15 are approved.

Conservation Authority (GRCA) – no objections to easements to address drainage concers for related consent applications B33/15 and B34/15

Others (e.g. neighbours) – Judy McCabe-Smith & Jeff Smith (249 St. Andrew Street East Fergus, ON N1M 1R2) – against approval – original concerns; easements and underground storm sewers and other promised works are completed prior to any granting of building permits; construction access to proposed sites must run in from St. Patrick Street and not from St. Andrew Street; against changes to historical cultural footprint of neighbourhood and potential destruction of heritage trees; **request notification of consideration**
William McCaw (279 St. Andrew Street East, Fergus, ON N1M 1R2) – severance of Lot 66 be conditional on stormwater management system; future building permits for newly created lots require that access for all construction be made solely from St. Patrick Street East **request notification of consideration**
Valts Groskopfs (279 St. Patrick Street East – oppose severance; bought property because no houses across the street; privacy is more important than monetary gain
Ian & Connie Taylor (191 Cameron St., Fergus ON N1M 2E9) - opposed – concern regarding how proposed buildings will affect water drainage issues that we may incur as a result of any bildings erected on these lots. Damage to our property; height restrictions; where is parking for these structures to be located; **request notification of consideration**

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 B130/15.
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.

*****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 B130/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Eric & Annette Van Grootheest 162 St. Andrew St. E Fergus ON N1M 1P8	CENTRE WELLINGTON (Fergus) Lots 66 & 67, Reg Plan 55 259 St. Andrew Street E

Proposed Easement #1 is 50 square metres with no frontage, over proposed application B34/15 (severed #2 on sketch) to benefit application B33/15 (severed #1 on sketch) for drainage as a proposed storm sewer.

*Note: Easement to address drainage concerns for applications B33/15 & B34/15.

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

AT 9:50 a.m. for the purpose of considering this matter.

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

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

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

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

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

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

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

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

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

TO: **Agent – Jeff Buisman**
Others: Judy McCAbe-Smit & Jeff Smith (249 St. Andrew Street Est Fergus On N1M 1R2)
William McCaw (279 St. Andrew Street East, Fergus, ON N1M 1R2);
Ian & Connie Taylor (191 Cameron Street Fergus, ON N1M 2E9)

REPORT SUMMARY

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

Date of Consideration: **February 11, 2016** **TIME: 9:50 a.m.**

File Number: **B131/15**

Applicant: **Eric & Annette Van Grootheest**

Subject Lands: CENTRE WELLINGTON (Fergus) - Lots 66 & 67, R.P. 55, 259 St. Andrew St. E.

Proposal is a request for consent to convey fee simple for a proposed easement 219 square metres with 5.4m frontage in CENTRE WELLINGTON (Fergus) - Lots 66 & 67, Reg Plan 55, 259 St. Andrew St. E, over retained lands to benefit proposed applications B33/15 & B34/15 for drainage as a proposed storm sewer.

ISSUES: Neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS: B130/15 & B131/15 comments

Township of Centre Wellington – staff opinion – in support of easement applications; conforms to zoning; easements are a result of concerns from neighbouring property owners regarding drainage and groundwater seepage. Through consultation – determined that the concerns regarding drainage could best be address by applying to Township for site plan approval. Have received a complete site plan application (October 2015) qualified hydrogeologic specialist Rob Hoag P.Eng of MBN Engineering and Mike Vaughn, P.Eng a site servicing and grading specialist with Van Harten Surveying – provided grading and drainage plan proposes a storm sewer connection from the rear yard of the new parcels (B33/15 and B34/15) to connect to an existing storm sewer on St. Andrew Street. Site plan reviewed by Triton Engineering (Townships consulting engineers) and is acceptable. Proposed storm sewer connection to St. Andrew Street results in the need for easement applications – Township is in support; remain in support of applications B33/15 and B34/15 – conditions of approval on these applications are still appropriate. If approved – Township requirements will result in a site plan agreement being registered on title. Site plan agreement would be the appropriate place to address comments made by Wm McCaw in his letter of January 2, 2016 regarding construction access and timing of the installation of the storm sewer.

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Conservation Authority (GRCA) – no objections to easements to address drainage concers for related consent applications B33/15 and B34/15

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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

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

with respect to Application for consent,

File B131/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Eric & Annette Van Grootheest 162 St. Andrew St. E Fergus ON N1M 1P8	CENTRE WELLINGTON (Fergus) Lots 66 & 67, Reg Plan 55 259 St. Andrew Street E

Proposed Easement #2 is 219 square metres with 5.4m frontage, over retained lands (retained on sketch) to benefit proposed application B33/15 & B34/15(severed #1 & #2 on sketch) for drainage as a proposed storm sewer.

*Note: Easement to address drainage concerns for applications B33/15 & B34/15.

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TO: **Agent – Jeff Buisman**
Others: Judy McCAbe-Smit & Jeff Smith (249 St. Andrew Street Est Fergus On N1M 1R2)
William McCaw (279 St. Andrew Street East, Fergus, ON N1M 1R2);
Ian & Connie Taylor (191 Cameron Street Fergus, ON N1M 2E9)

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: B130/15

APPLICANT

Eric & Annette Van Grootheest
162 St. Andrew St. E
Fergus ON N1M 1P8

LOCATION OF SUBJECT LANDS

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

Proposed Easement #1 is 50 square metres with no frontage, over proposed application B34/15 (severed #2 on sketch) to benefit application B33/15 (severed #1 on sketch) for drainage as a proposed storm sewer.

*Note: Easement to address drainage concerns for applications B33/15 & B34/15.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326·000·002·00800

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

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES(✓) NO( )

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

_____

_____

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

(Please Specify) Previous Apps B33/15 & B34/15 · (Cl. Section 10.2.3)

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

(Please Specify) Centre Wellington Zoning By-law 2009-045 · Cl. Section 10.2.3

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A(✓) or **Minor Variance** YES( ) NO( ) N/A(✓)

Is proposal on an opened maintained year-round public road YES(✓) NO( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify St. Andrew Street East / St. Patrick Street

_____

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

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

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

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

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

Approximate Time of Servicing Availability: _____

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

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B130/15

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

N/A

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

See attached letter

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

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

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

SIGNATURE Charlotte Reilly

TITLE: Planning Coordinator

ADDRESS: 1 MacDonald Square, Elora, ON

DATE: Jan 20/16

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: B131/15

APPLICANT

Eric & Annette Van Grootheest
162 St. Andrew St. E
Fergus ON N1M 1P8

LOCATION OF SUBJECT LANDS

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

Proposed Easement #2 is 219 square metres with 5.4m frontage, over retained lands (retained on sketch) to benefit proposed application B33/15 & B34/15(severed #1 & #2 on sketch) for drainage as a proposed storm sewer.

*Note: Easement to address drainage concerns for applications B33/15 & B34/15.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.002.00800

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

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES(✓) NO( )

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

Section E.9.3 - Consents in Townships O.P

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

(Please Specify) Previous Apps B33/15 & B34/15 (C1 · Section 10.2.3)

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

(Please Specify) Centre Wellington Zoning By-law 2009-045. C1 · Section 10.2.3

If Necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-Law to permit the proposal to conform? YES( ) NO( ) N/A(✓) or **Minor Variance** YES( ) NO( ) N/A(✓)

Is proposal on an opened maintained year-round public road YES(✓) NO( )
If answer is NO, is municipality willing to enter into an agreement regarding use of the seasonal road, or opening up the road ?

Please specify St. Andrew St E / St. Patrick St.

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

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

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

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

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

Approximate Time of Servicing Availability: _____

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

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B131/15

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

N/A.

Is there any further information that may assist the Planning and Land Division Committee?
[A letter may be attached if there is insufficient space to explain]

See attached letter

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

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

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

SIGNATURE Chantalle Pellegrino

TITLE: Planning Coordinator

ADDRESS: 1 MacDonald Square, Elora, ON

DATE: Jan 20/16

Centre Wellington

January 20, 2016

RECEIVED
JAN 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

County of Wellington
Planning and Development Department (Land Division)
74 Woolwich Street
Guelph, ON
N1H 3T9

Attn: Deborah Turchet
Secretary-Treasurer

Dear Deborah:

Re: Applications B130/15 and B131/15

The Township is providing written comments in addition to completing the Municipality Commenting Form for the attached applications.

The Township had previously submitted comments in support of applications B33/15 and B34/15. As a result of concerns from neighbouring property owners regarding drainage and groundwater seepage, the Land Division Committee deferred the applications. Through consultation between the applicant's agent and the Township, we determined that the concerns regarding drainage could best be addressed by the applicant applying to the Township for site plan approval. Had the applications been approved, fulfilling the Township's conditions would have resulted in a site plan approval application in any event.

The Township received a complete site plan application in October 2015. The application included plans by a design by a qualified hydrogeologic specialist, Rob Hoag P. Eng of MBN Engineering and Mike Vaughn, P. Eng., a site servicing and grading specialist with Van Harten Surveying. The proposed grading and drainage plan proposes a storm sewer connection from the rear yard of the new parcels to connect to an existing storm sewer on St. Andrew Street.

The site plan has been reviewed by Triton Engineering, the Township's consulting engineers, and is acceptable. The proposed storm sewer connection to St. Andrew Street results in the need for the easement applications. The Township is in support of the proposed easement applications B130/15 and B131/15. We remain in support of applications B33/15 and B34/15. The conditions of approval we requested as part of our previous comments on B33/15 and B34/15 are still appropriate.

If the applications are approved the Township's requirements will result in a site plan agreement being registered on title. The site plan agreement would be the appropriate place

Centre Wellington

to address the comments made by William McCaw in his letter of January 2, 2016, regarding construction access and the timing of the installation of the storm sewer.

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

Yours truly,

Brett Salmon

Brett Salmon, MCIP, RPP
Managing Director of Planning & Development

Township of Centre Wellington – Planning
1 MacDonald Square, P.O. Box 10, Elora, ON N0B 1S0 - Office: 519-846-9691 Fax: 519-846-2190

www.centrewellington.ca

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	B130/15 & 131/15
Location	259 St. Andrew Street E TOWNSHIP OF CENTRE WELLINGTON (Fergus)
Applicant/Owner	Eric & Annette Van Grootheest

PLANNING OPINION: These applications would establish an easement for the installation and maintenance of a storm sewer, in favour of the proposed severed lots to the north (B33/15 & 34/15). We have no concerns with proposed easement. Provided B33/15 and B34/15 are approved.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located in the Fergus URBAN CENTRE in the County of Wellington Official Plan. The matters under section 10.1.3 were also considered.

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

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

SITE VISIT INFORMATION: The subject property was visited and photographed under applications B33/15 and B34/15.

Linda Redmond, Senior Planner
January 20, 2016

RECEIVED
JAN 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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 5, 2016 **YOUR FILE:** B130/15 & B131/15
GRCA FILE: CentWell/2015/Sev/B130-15 & B131-15

RE: **Application for Consent B130/15 & B131/15**
Lots 66 & 67, Reg Plan 55
259 St. Andrew Street E
Eric & Annette Van Grootheest

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed easements for a proposed storm sewer to address drainage concerns for related consent applications B33/15 & B34/15.

BACKGROUND:

1. **Resource Issues:**

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

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

   None.

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

   No plan review fee will be charged as a fee was already received for the review of related consent applications B130/15 & B131/15.

Should you have any questions or require further information, please contact me at 519-621-2763 extension 2320.

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.***

cc. Eric & Annette Van Grootheest, 162 St. Andrew St. E, Fergus ON N1M 1P8

RECEIVED
JAN 18 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Judy McCabe-Smith/Jeff Smith

249 St. Andrew St. E

Fergus On. N1M 1R2

519 787 2711

12 January /2016

Re: Application for Consent. (File B130/15 - B131/15).

Comments/Objections:

Our property (Lot 68) is adjacent to the applicant property in question.

We are firmly against approval in any way with regard to the application.

We maintain our original concerns.

If, against our wishes, the above approval request is going to be granted, we request all easements and underground storm sewers and other promised works are completed to the satisfaction of council and staff, prior to any granting of building permits etc.

Furthermore, construction access to the proposed sites must run in from St. Patrick Street and NOT from St. Andrew ST.

Again, we are against any changes to the historic cultural footprint of the neighborhood as well as the potential destruction of heritage trees.

We require notification of the date and time of the consideration.

With Thanks,

Judy McCabe – Smith / Jeff Smith

Judy McCabe-Smith

RECEIVED

JAN 20 2016

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

B130/15 & B131/15

Jan 2, 2016

Planning & Land Division Committee

Attention: Deborah Luchet

Please be advised that I wish to be notified of the date and time when the Land Division Committee will be meeting to discuss the application relating to the subject lands in the attached document.

Further to my telephone conversation with Chantalle Pellizzari, Planning Coordinator for the Township of Centre Wellington on Jan. 6th, I request the following:

(1) that the severance of Lot 66 into two separate building lots be conditional on the storm water management system on the attached document be completed to the satisfaction of Township staff and

(2) that any future building permits for the newly created lots require that access for all construction be made solely from St. Patrick Street East.

RECEIVED
JAN 14 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

William M. Caw
279 St. Andrew St. East
Fergus, Ontario
519-787-1322

cc: Chantalle Pellizzari, Planning Coordinator

Dec 24 2015

In regards to File No. B130/15 and File No. 131/15 for proposed lots 66 and 67 Reg Plan 55

I Valts Groskopfs of 279 St. Patrick St E. completely oppose this severence. I bought the property because there were no houses across the street.

In some cases privacy is more important than a monitery gain but some people will do anything to make money.

Fergus is a nice town lets not make it like Toronto

Thanks

RECEIVED
JAN 05 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Ian and Connie Taylor
191 Cameron Street,
Fergus, Ontario.
N1M 2E9

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

January 14, 2016,

RE: File No. B130/15 Subject Lands: Centre Wellington (Fergus) Lots 66 & 67, Reg Plan 55
259 St. Andrew Street, East

Dear Ms. Turchet,

This letter is to inform the Planning and Land Division Committee that we are opposed to the minor variance requests listed on the severance sketch provided to us by you. We have concerns regarding how the proposed buildings will affect water drainage on our property and the aesthetics of the neighbourhood. Who will assume responsibility for any water drainage issues that we may incur as a result of any buildings erected on these lots? We have already incurred water problems that were not present until the new construction of the house at 161 Cameron Street. Since the area of our home affected was built to code, inspected and passed we believe our concerns to be valid.

Who will be responsible for any damage to our property that may occur during construction? We are not prepared to be simply told that damage, if any, is considered a civil matter and the onus fall on us to incur legal fees to address damage issues.

In the past we have been restricted in building on our property. A height restriction was imposed for the existing garage to be no more than 13 feet in height. We were denied approval to build a house on lot 73 of our property as we required 25 feet frontage on St. Patrick Street. We also expect any buildings will be 4 feet from the property line bordering our property.

We trust that the heights of the proposed structures and distances from lot lines will be subject to the same restrictions we were thereby insuring compatibility with the current culture of the residences along St. Patrick Street and bordering the severed lots. Reflecting no discrimination toward us.

We would like more information on where the parking for these structures will be located. If it is proposed along St. Patrick Street, will a storm drain be required to prevent run off onto our property?

Please notify us of the date and time of the consideration as we plan to be in attendance and be allowed to present our concerns. We are also requesting notification of the decision.

Sincerely

Connie Taylor

Ian and Connie Taylor,
Owners Lots 73 and 74 Registered Plan 55

RECEIVED
JAN 18 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE