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: **March 12, 2015**

File Number: **B11/15**

Applicant: **Michael Manolson**

Subject Lands: TOWNSHIP OF GUELPH-ERAMOSA – Part lot 22, Concession 6

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment is 0.83 hectares (2.05 acres) with no frontage in the TOWNSHIP OF GUELPH-ERAMOSA – Part lot 22, Concession 6, existing gravel track for horses to be added to abutting rural residential lot – Carl & Debra Jamieson to support their horse operation; retained lands are 10.3 hectares (25.4 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Guelph-Eramosa – in support of application –proposed includes exiting gravel horse trail – applicant states horse trail is often used by the abutting property to the south as part of their equestrian operation and would like to formalize the relationship; lot line adjustment meets requirements of Official Plan and Zoning subject to the Township's approval of Minor Variance to recognize the deficiencies in lot size; parcels to merge on title; conditions to be addressed

County Planning notice cards posted; purpose of lot line adjustment is to incorporate portions of the track that were built on the neighbouring property into one holding; proposal as presented appears to limit impacts on cultivated fields on retained lands as well as the natural feature present on property; application is consistent with Provincial Policy and would generally conform to Official Plan; no concerns provided conditions addressed

Conservation Authority (GRCA) – no objections to lot line adjustment of existing gravel track for horses.

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 and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B11/15.
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 the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
7) THAT 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.
8) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality; and 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.
9) 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.

*****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

February 26, 2015

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 B11/15

APPLICANT

Michael Manolson
5775 Sixth Line
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 22
Concession 6

Proposed lot line adjustment is 0.83 hectares with no frontage, existing gravel track for horses to be added to abutting rural residential lot – Carl & Debra Jamieson to support their horse operation.

Retained parcel is 10.3 hectares with 189.2m frontage, existing and proposed agricultural and residential use with existing dwelling, barn & shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, March 12, 2015**

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

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

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

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

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

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

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

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

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

TO: **Applicant – Una Murphy**

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: B11/15

APPLICANT

Michael Manolson
5775 Sixth Line
Rockwood ON N0B 2K0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF GUELPH/ERAMOSA
Part Lot 22
Concession 6

Proposed lot line adjustment is 0.83 hectares with no frontage, existing gravel track for horses to be added to abutting rural residential lot – Carl & Debra Jamieson to support their horse operation.

Retained parcel is 10.3 hectares with 189.2m frontage, existing and proposed agricultural and residential use with existing dwelling, barn & shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

Does this description reasonably describe the parcel holdings? YES( ) NO( ) ***MPAC indicates ERAMOSA CON 6 W PT LOT 22 DESC INCL RP 61R8516 PART 1***

If answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan? YES(X) NO( ) ***See attached Planning Report & Council Resolution.***

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

_____

_____

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

(Please Specify) ***See attached Planning Report & Council Resolution.***

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

(Please Specify) ***See attached Planning Report & Council Resolution.***

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(X) NO( ) N/A( )

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

Please specify _____

_____

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

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

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

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

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

Approximate Time of Servicing Availability: _____

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

None to the best of our knowledge. Please see attached Planning Report & Council Resolution.

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B11/15

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 [ ]

See attached Planning Report & Council Resolution.

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 & Council Resolution.

Is the Municipality in support of this application? **YES(*X*) NO( )** ***subject to fulfilling all conditions***

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

See attached Planning Report and Council Resolution.

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

SIGNATURE _____
Meaghen Reid

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

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

DATE: ***February 18, 2015***

Attachments: ***Planning Report***
Council Resolution

Guelph/Eramosa Township

8348 Wellington Road 124,
P.O. Box 700
Rockwood ON N0B 2K0
Tel: 519-856-9596
Fax: 519-856-2240
Toll Free: 1-800-267-1465

February 18, 2015

Dan Currie, RPP, MCIP
MHBC Planning Ltd.
200 – 540 Bingemans Centre Drive
Kitchener, Ontario
N2B 3X9

Dear Mr. Currie:

RE: Planning Report 15/11: Consent application B11/15 – Michael Manolson

At the regular meeting of Council held on February 17, 2015 the following resolution was put forward and passed:

> Be it resolved that the Council of the Township of Guelph/Eramosa has received the delegation of Dan Currie, MHBC Planning Ltd., Township Planner regarding Planning Report 15/11: Consent application B11/15 – Michael Manolson;
>
> That a Minor Variance be approved for the lands legally described as Concession 6 West Part Lot 22; Geographic Township of Guelph/Eramosa that recognizes the reduced lot area;
>
> That the severed property be merged on title with lands legally described as Concession 6 West Part Lot 22; Geographic Township of Guelph/Eramosa;
>
> That compliance with Section 6.2.5 of the Zoning By-law 57/1999 (Minimum Interior Side yard) is confirmed or addressed through a Minor Variance; and
>
> 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 clearance letter for the property and orderly development of the subject lands. Any fees incurred by the Township for the review of this application will be the responsibility of the applicant.

Please accept this for your information and any necessary action.

Amanda Knight
Deputy Clerk

Tel: 519-856-9596 ext. 125
aknight@get.on.ca

Yours truly,

Amanda Knight
Deputy Clerk

c.c. Kelsey Lang, Planning Associate
Gae Kruse, Planning Administrator
County of Wellington, Planning Division

Jordan Dolson
Acting Deputy Clerk

Tel: 519-856-9596 ext. 125
jdolson@get.on.ca

Guelph/Eramosa Township

STAFF REPORT
COUNCIL

PLANNING REPORT – 15/11

TO:	**MAYOR AND COUNCIL**
FROM:	**KELSEY LANG, Planning Associate**
MEETING DATE:	**February 17, 2015**
SUBJECT:	**CONSENT APPLICATION B11/15 – Michael Manolson**
LOCATION & WARD:	**5775 Sixth Line (ERAMOSA CON 6 W PT LOT 22 DESC INCL RP 61R8516 PART 1) – Ward 4**
ATTACHMENTS:	**1 – LOCATION MAP** **2 – SUBMITTED SKETCH**

SUMMARY:

Consent application B11/15 is proposing a lot line adjustment, by severing a portion of 5775 Sixth Line, which will then be merged with the abutting property to the south.

RECOMMENDATION:

That consent application B11/15 be approved subject to the following conditions:

1. That a Minor Variance be approved for the retained parcel that recognizes the reduced lot area.

2. That a Minor Variance be approved for the lands legally described as Concession 6 West Part Lot 22; Geographic Township of Eramosa. that recognizes the reduced lot area.

3. That the severed property be merged on title with the lands legally described as Concession 6 West Part Lot 22; Geographic Township of Eramosa.

4. That compliance with Section 6.2.5 of Zoning By-law 57/1999 (Minimum Interior Side yard) is confirmed or addressed through a Minor Variance.

5. 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 clearance letter 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 5775 Sixth Line, and is legally described as Concession 6 West Part Lot 22; Parts 1 in Registered Plan 61R8516 in the former Township of Eramosa. The property is located in a predominantly agricultural area.

The applicant is requesting a lot line adjustment, by severing a portion of the lot, which will then be merged with an abutting lot to the south, as shown in Attachment 2. Both of these lots are zoned Agricultural and Hazard. The portion that is proposed to be severed includes an existing gravel horse trail. The applicant states that this horse trail is often used by the abutting property to the south as part of their equestrian operation, and they would like to formalize the relationship.

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

	Severed Portion	Retained Portion
Frontage/Width	n/a	189.2 m
Area	0.83 ha (2.05 acres)	10.3 ha (25.45 acres)
Existing Use	Farming – gravel horse trail	Detached dwelling, farming – hobby farm.
Existing Buildings/Structures	None	Detached dwelling, farming – barn, shed.
Proposed Use	Farming – gravel horse trail	Detached dwelling, farming – hobby farm.
Zoning	Agricultural (A)	Agricultural (A) and Hazard (H)

COUNTY OF WELLINGTON OFFICIAL PLAN

The subject property is designated as Prime Agricultural and Core Greenlands. The Prime Agricultural designation permits a mix of agricultural and related uses, including the proposed agricultural uses. The Core Greenland designation applies to the lands not included in the severed portion. There is no change in use proposed on either the retained or severed parcels.

The severance is proposed under Section 10.3.2 (Agricultural Uses). Lot line adjustments are permitted in Prime Agricultural areas where two abutting farms are merged, a more viable agricultural operation will result, or an undersized lot is made useable (Section 10.3.5). This lot line adjustment has no negative affect to agriculture in the area, and increases the viability of the equestrian operation by providing a larger area for equestrian activities. The retained lot is used primarily as a hobby farm with hay cropping; the proposed severance is unlikely to affect the viability of this property.

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

The subject property is zoned Agricultural (A) and Hazard (H) 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 retained portion will be 10.3 hectares in size, which does not meet the minimum required area. It should be noted that the entire parcel has historically not met the minimum lot size requirements. The neighboring abutting property which will be merged with the severed portion currently also does not met the minimum lot size requirements, nor has historically met the requirements. A Minor Variance is required to recognize the deficiency in lot size from the required minimum in the both the parcel the be merged with the severed parcel, and the retained parcel.

The applicant's sketch of the proposed lot line adjustment does not provide measurements for the distance between the barn and fenced pen, and the proposed lot line. Compliance with Section 6.2.5 of Zoning By-law 57/1999 (Minimum Interior Side yard) should be confirmed or addressed through a Minor Variance

COMMENTS

As of the date of this report:

- Chief Building Official (February 9, 2015) – No comments.
- Director of Public Works (February 6, 2015) - Public Works has no comments or objection to the application. There are no engineering (grading or servicing) concerns which would impact municipal right of ways.

CONCLUSION:

The proposed lot line adjustment meets the requirements of the Official Plan and Zoning By-law subject to the Township's approval of a Minor Variance to recognize the deficiencies in lot size, and confirmation that the severed parcel and adjacent property have been merged on title.

Respectfully Submitted By:

Kelsey Lang
Planning Associate

Reviewed and Approved By:

Dan Currie, RPP, MCIP
MHBC Planning

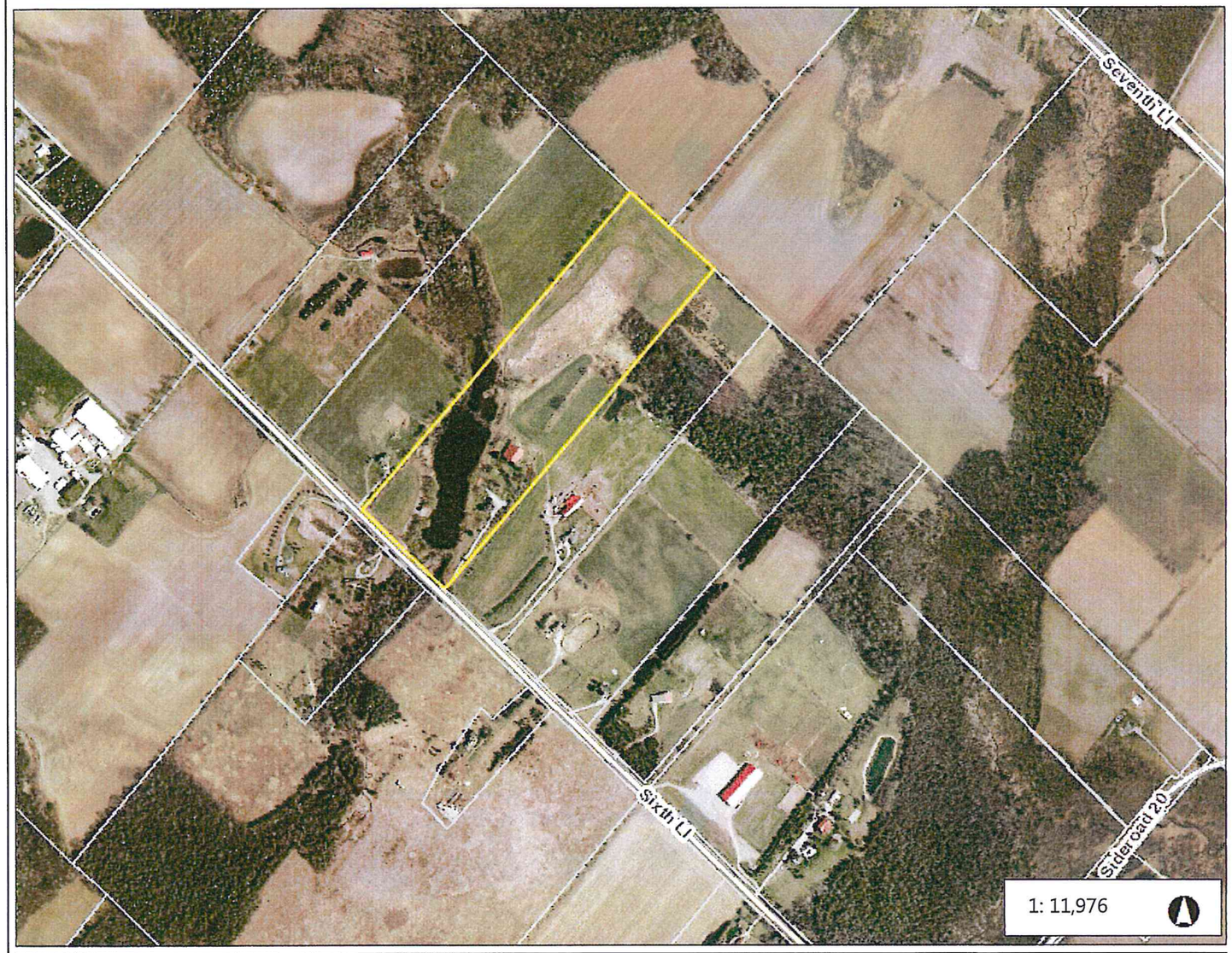
Reviewed By:

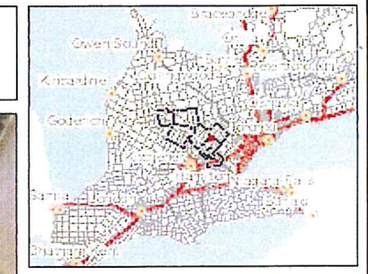
Kim Wingrove
CAO

ATTACHMENT 1: LOCATION MAP

Guelph/Eramosa Township

5775 Sixth Line





Legend

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Railways
- Trails
- Municipalities

Notes

0.6 0 0.30 0.6 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere

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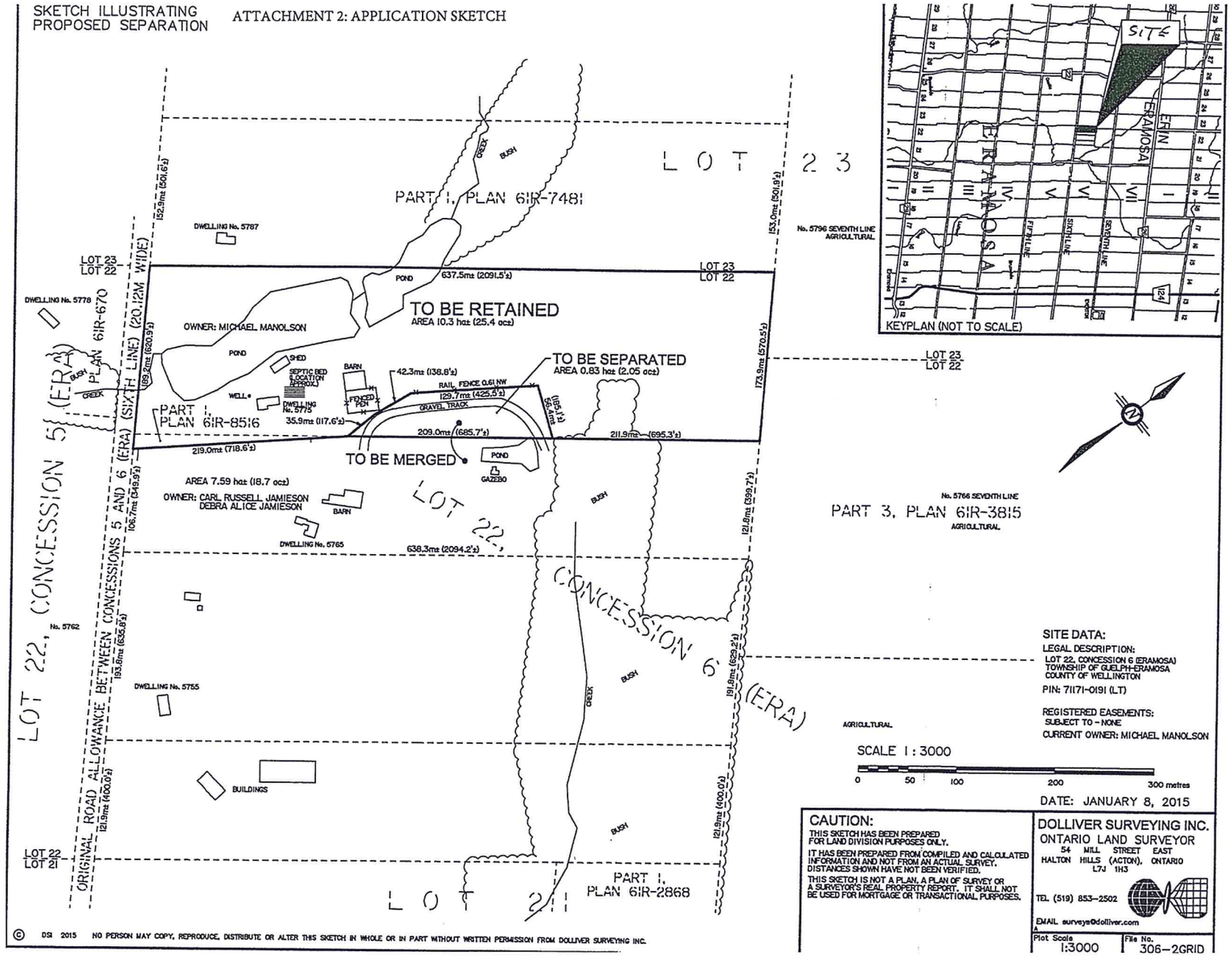
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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

SKETCH ILLUSTRATING
PROPOSED SEPARATION

ATTACHMENT 2: APPLICATION SKETCH



SITE DATA:
LEGAL DESCRIPTION:
LOT 22, CONCESSION 6 (ERAMOSA)
TOWNSHIP OF GUELPH-ERAMOSA
COUNTY OF WELLINGTON
PIN: 71171-0191 (LT)

REGISTERED EASEMENTS:
SUBJECT TO - NONE
CURRENT OWNER: MICHAEL MANOLSON

DATE: JANUARY 8, 2015

CAUTION:
THIS SKETCH HAS BEEN PREPARED FOR LAND DIVISION PURPOSES ONLY.
IT HAS BEEN PREPARED FROM COMPILED AND CALCULATED INFORMATION AND NOT FROM AN ACTUAL SURVEY. DISTANCES SHOWN HAVE NOT BEEN VERIFIED.
THIS SKETCH IS NOT A PLAN, A PLAN OF SURVEY OR A SURVEYOR'S REAL PROPERTY REPORT. IT SHALL NOT BE USED FOR MORTGAGE OR TRANSACTIONAL PURPOSES.

DOLLIVER SURVEYING INC.
ONTARIO LAND SURVEYOR
54 MILL STREET EAST
HALTON HILLS (ACTON), ONTARIO
L7J 1H3
TEL. (519) 853-2502
EMAIL surveys@dolliver.com

Plot Scale 1:3000
File No. 306-2GRID

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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	B11/15
Location	Part Lot 22, Concession 6 TOWNSHIP OF GUELPH/ERAMOSA
Applicant/Owner	Michael Manolson

PLANNING OPINION: This proposed lot line adjustment would sever a 0.83 ha (2.05 ac) irregular shaped parcel in the Prime Agricultural area and merge it with an adjacent 7.59 ha (18.7 ac) Agricultural parcel. An 8.39 ha (20.75 ac) irregular shaped parcel would result with existing dwelling, barn and race track. A 10.3 ha (25.4 ac) Agricultural parcel with existing dwelling and barn would be retained. The purpose of the Lot line adjustment is to incorporate portions of the gravel track that were built on the neighbouring property into one holding.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided that the following matters are addressed as conditions of approval:

a) That Minimum Distance Separation compliance is achieved to the satisfaction of the County of Wellington Planning Department
b) That any concerns of the Conservation Authority can be adequately addressed;
c) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
d) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent; and,

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 states that Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons.

Regarding Minimum Distance Separation 1 (MDS1), the lot line adjustment would bring the neighbouring lot line closer to the barn on the retained lands and it appears that MDS compliance cannot be achieved.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTRAL, CORE GREENLANDS and GREENLANDS. The Greenlands designations represent significant wetlands and woodlands. The severed parcel appears to be outside of the Greenland features.

Section 10.3.5 of the Official Plan provides for lot line adjustments in Prime Agricultural areas for "legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments

The matters under Section 10.1.3 were also considered including...m) "that all new lots have logical lot lines given the existing lot patterns in the area, natural and human made features and other appropriate considerations". While staff did consider alternate lot configurations the proposal as presented appears to limit the impacts on the cultivated fields on the retained lands as well as the natural feature present on the property.

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

SITE VISIT INFORMATION: The subject property was visited and photographed on February 6th, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
February 18th, 2015

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
Phone: 519-621-2761 **Toll free:** 866-900-4722 www.grandriver.ca

RECEIVED
FEB 09 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee
✓Deborah Turchet, Secretary-Treasurer

DATE: February 6, 2015 **YOUR FILE:** B11/15
GRCA FILE: GuelphEramosa/2015/Sev

RE: Application for Consent B11/15
Part Lot 22, Concession 6
Township of Guelph/Eramosa
Michael Manolson

GRCA COMMENT:*
The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment to add 0.83 hectares of existing gravel track for horses to be added to an abutting rural residential lot.

BACKGROUND:

1. **Resource Issues:**

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

   The lands to be added to contain a portion of the Provincially Significant Speed Lutteral Swan Creek Wetland Complex and the associated allowance.

   The lands to be retained contain portions of the Provincially Significant Speed Lutteral Swan Creek Wetland Complex, floodplain, a watercourse, and the regulated allowances to these features.

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

   Due to the presence of the above noted features, portions of the subject 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.

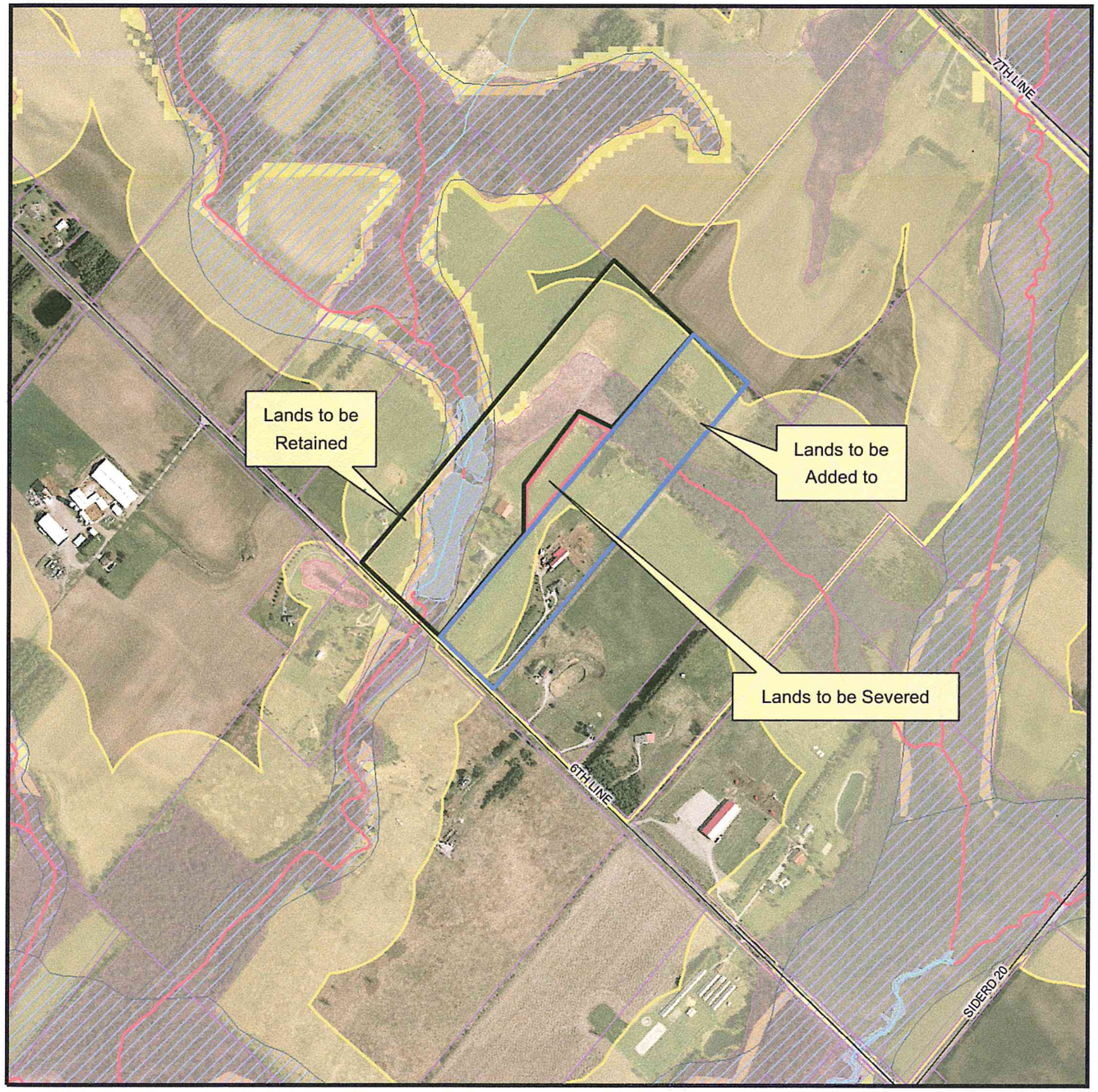
Member of Conservation Ontario, representing Ontario's 36 Conservation Authorities ▪ The Grand – A Canadian Heritage River

Yours truly,

Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority
JW/al

* ***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
Michael Manolson, 5775 Sixth Line, RR#1 Rockwood, ON N0B 2K0
Una Murphy, 5775 Sixth Line, RR#1 Rockwood, ON N0B 2K0



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: February 3, 2015
Prepared by: al

B11/15 Eramosa

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS (WELLINGTON)
- LOTS (NRVIS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- 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

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NAD 1983, UTM Zone 17 Scale 1:9,205

N