

COUNTY OF WELLINGTON LAND DIVISION

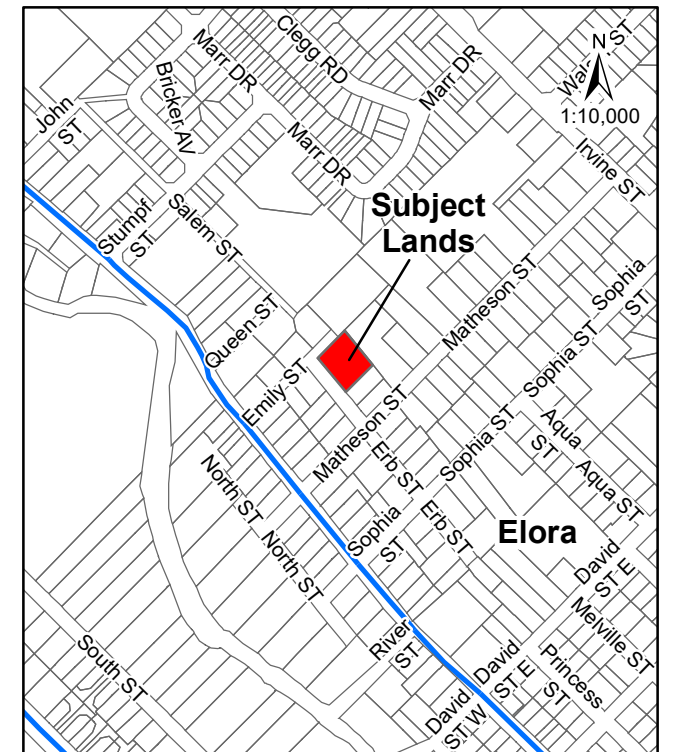
B60-21

Applicant:
James McBride

Township of Centre Wellington

347 Erb Street

(Nichol Township)



0 12.5 25 50 m

1:700

Date: August 2021

Produced by: County of Wellington Planning & Development Department

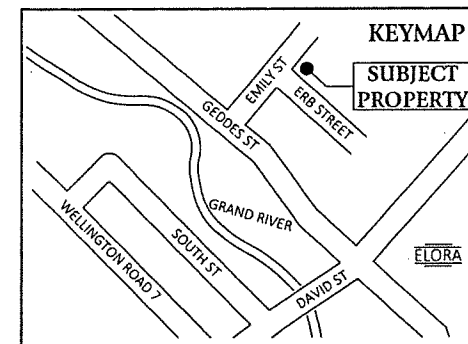
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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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2015 Ortho imagery.



SEVERANCE SKETCH
ALL OF LOTS 13,14 & 15,
EAST OF ERB STREET
REGISTERED PLAN 112
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 300
0 5 10 15 meters
VAN HARTEN SURVEYING INC.



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R1A).
3. SUBJECT LANDS HAVE A COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE.
4. SUBJECT LANDS HAVE A LOCAL OFFICIAL PLAN OF RESIDENTIAL.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED ON
THE 29th DAY OF JUNE 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

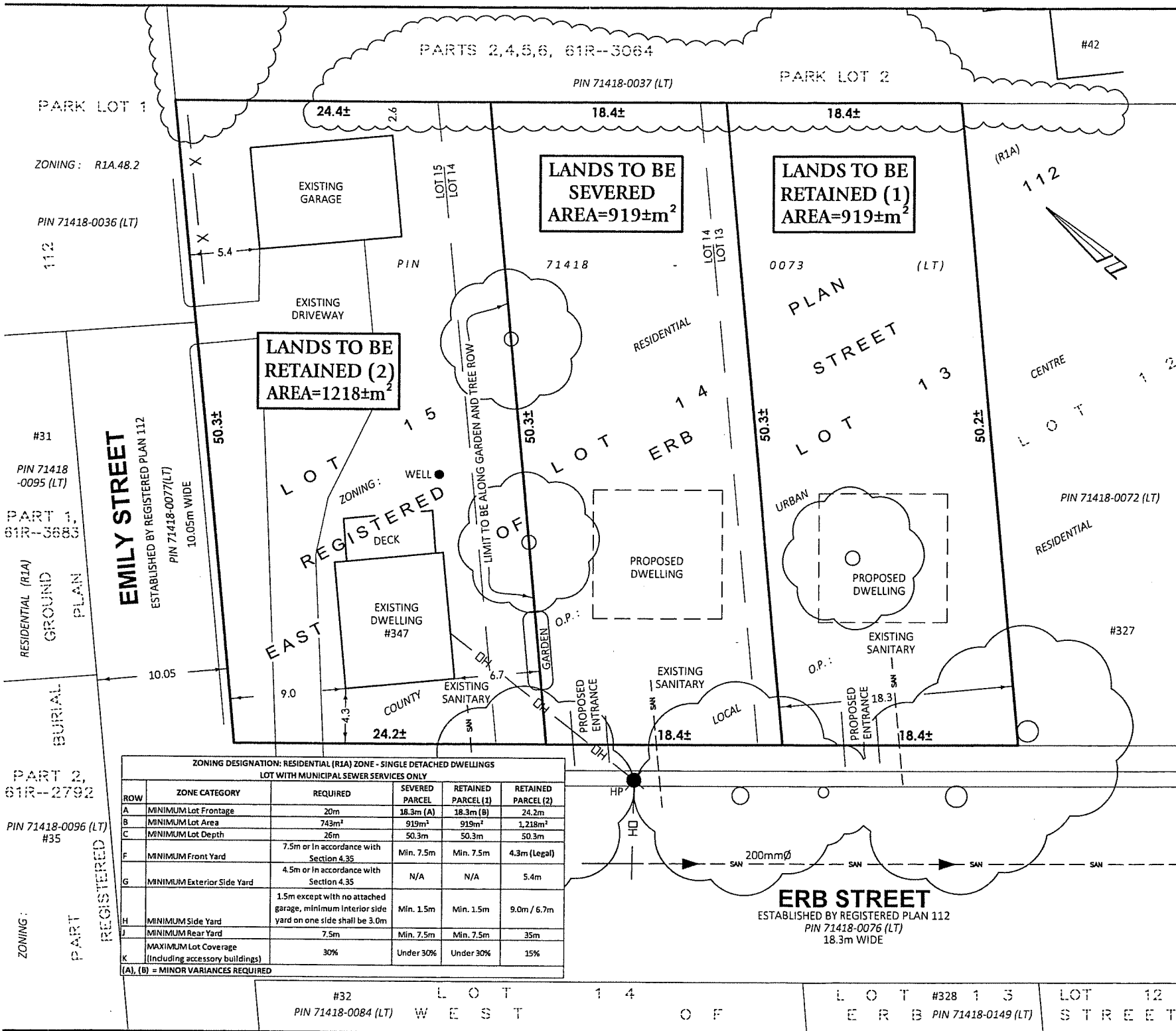
DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 28541-20

Jun 29, 2021-12:43pm

G:\NICHOL\112\ACAD\SEV LOT 13,14,15 (McBRIDE) UTM 2.dwg



REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 09/09/2021

EXPEDITED

File Number: B60-21

Applicant: James McBride

Subject Lands: Twp Centre Wellington (Elora/Salem) - Lots 13, 14 & 15, East of Erb St, Reg Plan 112

Proposal is a request for consent to convey fee simple for a proposed urban residential lot 18.4m fr x 50.3m = 919 sq.m; retained being two lots 919 sqm (Retained 1 on sketch) and 1,218 sq.m (Retained 2 on sketch)

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan - Urban Centre of Elora; no concerns - conditions to apply
Township of Centre Wellington	planning staff opinion - in support of application; conforms with Official Plan for Residential Intensification; Note: Connection fees and frontage fees would apply to each of the lots for sanitary services; conditions to apply
Grand River CA	no objections to consent application
Source Water	application can be screened out and does not require a Section 59 notice under the Clean Water Act
Miscellaneous	Jeff Buisman, agent - cover letter attached

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 B60-21.
- 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) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) **THAT** the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Township when deed is Registered; Tax Assessment Roll Setup Fee paid) which the local municipality may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the Owner receive driveway entrance approval to the satisfaction of the Township of Centre Wellington; and further that the Township of Centre Wellington 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.
- 7) **THAT** servicing connections to both the severed and retained lots be confirmed to the satisfaction of the Township of Centre Wellington; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner receive zoning compliance and classification from the Township of Centre Wellington on the severed and retained parcels in a manner deemed acceptable by the Township of Centre Wellington; and that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** the Owner enter into a Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage) to the satisfaction of the Township of Centre Wellington and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) **THAT** a vegetation management plan which includes tree protection and removal details will be required for all retained and severed parcels; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11) **THAT** as there are no municipal water services within this area (only sanitary) and there are no future plans to extend municipal water services. Confirmation of where the existing well is located will be required prior to final consent. Development of the two vacant lots will each require on-site, private wells subject to MECP approval. A pre-servicing report will be required which addresses the viability of new wells and their impact on ground water quality and quantity, including impacts on adjacent properties; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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

August 26, 2021

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 B60-21

APPLICANT

James McBride
347 Erb St.
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora/Salem)
Lots 13, 14 & 15, East of Erb St.
Reg Plan 112

Proposed severance is 18.4m fr x 50.3m = 919 square metres, vacant land for proposed residential use.

Retained 1 on sketch is 18.3m fr x 50.3m = 919 square metres vacant land for proposed residential use Retained 2 on sketch is 24.2m fr x 50.3m = 1218 square metres existing and proposed residential use with existing dwelling & garage.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, SEPTEMBER 09, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD AT THE: 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 Land Tribunal 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**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

TO: Van Harten Surveying Inc. - c/o Jeff Buisman



RECEIVED

AUG 17 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application | B60/21
Location | Lots 13, 14 & 15, E of Erb St., Reg Plan 112
TOWNSHIP OF CENTRE WELLINGTON (Nichol)
Applicant/Owner | James McBride

PLANNING OPINION: This consent application proposes to sever one lot and retain two parcels, one with an existing dwelling and two vacant parcels as follows:

Parcel	Lot area	Frontage
Severed	0.23 ac (919 m ²)	18.4 m
Retained 1	0.23 ac (919 m ²)	18.4 m
Retained 2	0.30 ac (1,218 m ²)	24.2 m

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

- a) That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality; and,
- b) That zoning compliance can be achieved to the satisfaction of the local municipality

PLACES TO GROW: No issue.

PROVINCIAL POLICY STATEMENT (PPS): No Issue.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located within the Urban Centre of Elora.

Section 10.6.2 states that “New lots may be created in urban centres provided that the land will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this Plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available.” Staff, agree that a plan of subdivision is not necessary for the appropriate development of the subject lands.


The matters under section 10.1.3 were also considered, including b) and i).

WELL HEAD PROTECTION AREA: The subject property is located within a WHPA B with a Vulnerability score of 10.

LOCAL OFFICIAL PLAN: The Township of Centre Wellington Official Plan designates the lands as RESIDENTIAL. The Town Official Plan generally defers users to the County of Wellington Official Plan for lot creation policies.

LOCAL ZONING BY-LAW: The subject property is currently zoned Residential (R1A). The severed and retained (1) parcels are proposed to have less frontage than required in the Township Zoning By-law. A condition requiring zoning compliance has been included.

SITE VISIT INFORMATION: The subject property was visited on August 10, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.


Zach Prince MCIP RPP, Senior Planner
August 18st, 2021

RECEIVED

JUL 14 2021

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: B60-21

APPLICANT

James McBride
347 Erb St.
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora/Salem)
Lots 13, 14 & 15, East of Erb St.
Reg Plan 112

Proposed severance is 18.4m fr x 50.3m = 919 square metres, vacant land for proposed residential use.

Retained 1 on sketch is 18.3m fr x 50.3m = 919 square metres vacant land for proposed residential use Retained 2 on sketch is 24.2m fr x 50.3m = 1218 square metres existing and proposed residential use with existing dwelling & garage.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326 000.022 05100

Does this description reasonably describe the parcel holdings?

YES (X) NO ()

If the answer is no, please provide new information: _____

Do you consider this proposal to conform to your Official Plan?

YES (X) NO ()

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

Section E.9.3 for Consents and Section C.5.5 for Residential Intensification

Will the Severed Parcel comply with all requirements of the Zoning By-law?

YES [] NO (X)

(Please Specify): RIA requirement on private well includes 20m frontage

Will the Retained Parcel comply with all requirements of the Zoning By-law?

YES [] NO (X)

(Please Specify): Retained Parcel #2 will comply, but Parcel #1 requires 20m frontage

If necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES () NO () NA () or Minor Variance YES (X) NO () NA ()

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 the 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 (X) NO ()

Is the Retained Lot serviced now by Municipal Sewers?

YES (X) NO ()

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?

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AUG 18 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B60-21

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]

N/A

Is the Municipality in support of this application?

YES (✓)

NO () Planning staff opinion only.

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

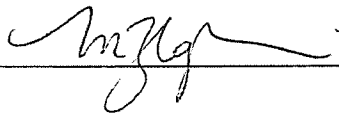
Please see attached sheet of conditions.

Does the Municipality request a Notice of the Decision?

YES (✓)

NO ()

SIGNATURE



TITLE

Senior Planner

ADDRESS

1 Mac Donald Square, Elora ON N0B 1S0

DATE

Aug 18 / 21

FILE NO: B60/21 – 347 Erb Street, Elora
James McBride

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☒ Satisfy all the requirements of the local municipality, financial and otherwise
- ☒ Driveway entrance approval
- ☒ Taxes Paid in Full
- ☒ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☒ Zoning Compliance
- ☒ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☒ Copy of deposited Reference Plan
- ☒ Undertaking to advise Township when deed is Registered

The following conditions are requested, in addition to the above prior to final consent:

- A vegetation management plan which includes tree protection and removal details will be required for all retained and severed parcels.
- There are no municipal water services within this area (only sanitary) and there are no future plans to extend municipal water services. Confirmation of where the existing well is located will be required prior to final consent. Development of the two vacant lots will each require on-site, private wells subject to MECP approval. A pre-servicing report will be required which addresses the viability of new wells and their impact on ground water quality and quantity, including impacts on adjacent properties.
- Note: Connection fees and frontage fees would apply to each of the lots for sanitary services.

LDC-conditions



RECEIVED

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844
SECRETARY-TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: August 18, 2021 YOUR FILE: B60-21

RE: Application for Consent B60-21
347 Erb Street, Elora, Township of Centre Wellington
James McBride

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed consent application.

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:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

Should you have any questions or require further information, please contact me at 519-621-2763 ext. 2228.

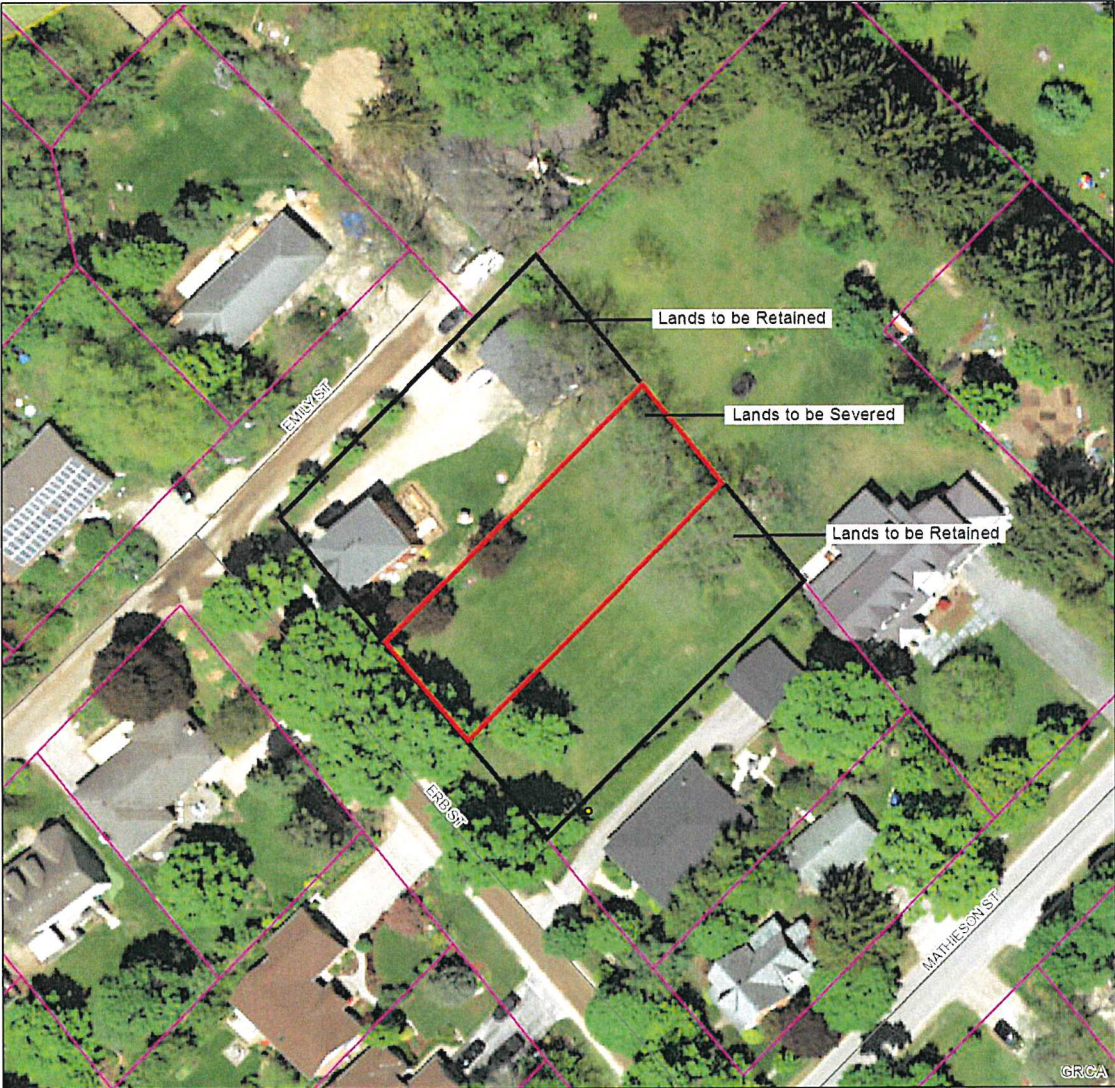
Yours truly,

Andrew Herreman, CPT
Resource Planning Technician
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.*

c.c. James McBride (via email only)

Jeff Buisman, Van Harten Surveying Inc. (via email only)
Township of Centre Wellington (via email only)



Map Centre (UTM NAD83 z17): 545,503.89 4,837,526.29

This map is not to be used for navigation | 2015 Ortho (ON)



Grand River
Conservation Authority
Date: Jul 22, 2021
Author: cf

347 Erb Street, Township of
Centre Wellington

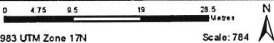
B60-21

Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Sleep
 - Oversteep
 - Sleep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, July 7, 2021 2:35 PM
To: Jana Poechman; Source Water
Subject: RE: B60-21 - Screening Form
Attachments: WHPA_Map_ErbSt_347.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

Wellington Source Water Protection’s offices are located in the Township of Centre Wellington offices. Centre Wellington is now in Step One of the Province’s [roadmap to reopening](#), a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

Although some Township facilities remain closed to the public, many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township’s website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: June 30, 2021 3:44 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>; Source Water <sourcewater@centrewellington.ca>
Subject: B60-21 - Screening Form

Please see another application for next week’s circulation.

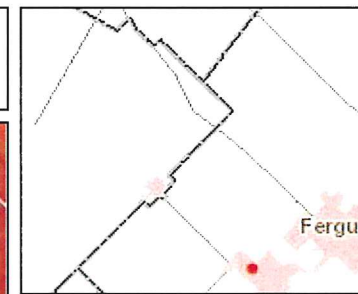
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street



Explore
Wellington

347 Erb Street, Elora



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Conservation Authority Boundary
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup

1: 1,000



0.1 0 0.03 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

June 30, 2021
28541-20

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application & Sketch
347 Erb Street
Part of Lots 13, 14 & 15, Registered Plan 112
PIN 71418-0073
Geographic Township of Nichol
Township of Centre Wellington**

RECEIVED

JUN 30 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, PIN Report and Map, the required deeds, addresses of neighbouring properties, Source Water Protection Form, a cheque to the GRCA for \$430.00 and a cheque to Wellington County for \$4,630 for the application.

Proposal:

The proposal is to sever the subject property known as 347 Erb Street to create a new parcel "in the middle" and have a retained parcel on either side. The northerly retained parcel contains the existing dwelling and detached garage. The severance and the retained lands to the south will be vacant parcels for urban residential development.

The two vacant parcels will be identical in size with 18.3m of width and 50.3m of depth for an area of 919m^2 each. Single family residential dwellings are proposed for each parcel. The subject area is serviced with a sanitary sewer along Erb Street, but there is no water service. Therefore, the new parcels will be connected to the sanitary laterals that were installed to these parcels along with a new well for each parcel.

The Retained (2) Parcel is a corner lot with a frontage of $24.2\pm\text{m}$ along Erb Street, frontage of $50.3\pm\text{m}$ along Emily Street, for an area of $1,218\pm\text{m}^2$ where the existing dwelling (#347) and detached garage will remain.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON
249-499-8359

www.vanharten.com

Minor Variance Applications will be applied for the two vacant parcels for 18.3m of Lot Width versus the minimum requirement of 20m in the Zoning By-law. Although slightly under the required minimum, the parcels exceed the minimum area requirement by 23% and have plenty of room for new house construction. We feel the variances are minor and will not have a negative impact in the neighbourhood.

The properties are zoned Residential R1A which permits single-detached dwellings and the parcels will conform to the R1A zoning requirements except for the frontages of the vacant parcels. Minor Variance Applications will be applied for to address the slight deficiency of each.

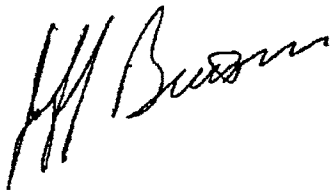
The subject property is designated part of the Elora Urban Centre in the Wellington Official Plan therefore it is subject to the Municipal Official Plan of the Township of Centre Wellington. The Township of Centre Wellington Official Plan designates the property as Residential. Section "D" outlines the guidelines for development in areas designated Residential. This proposed development of a single detached dwelling follows the objectives stated in Section D.2.4 for low-density development.

The eight requirements for severances as presented in Section E.9.3 of the Municipal Official Plan have been considered and have been met.

In summary, the severance is a natural fit given the open space and this proposal provides a great opportunity for intensification and development where municipal sanitary services exist within Elora.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



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

cc Jim McBride
cc Vince Starratt, SV Law