

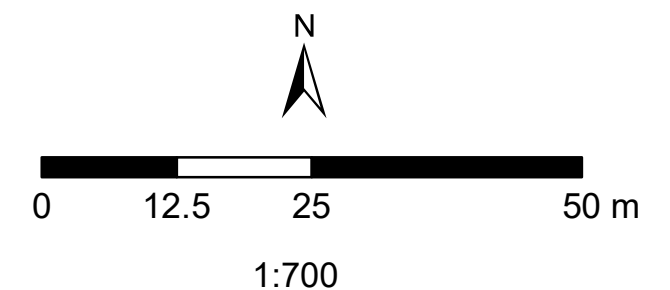
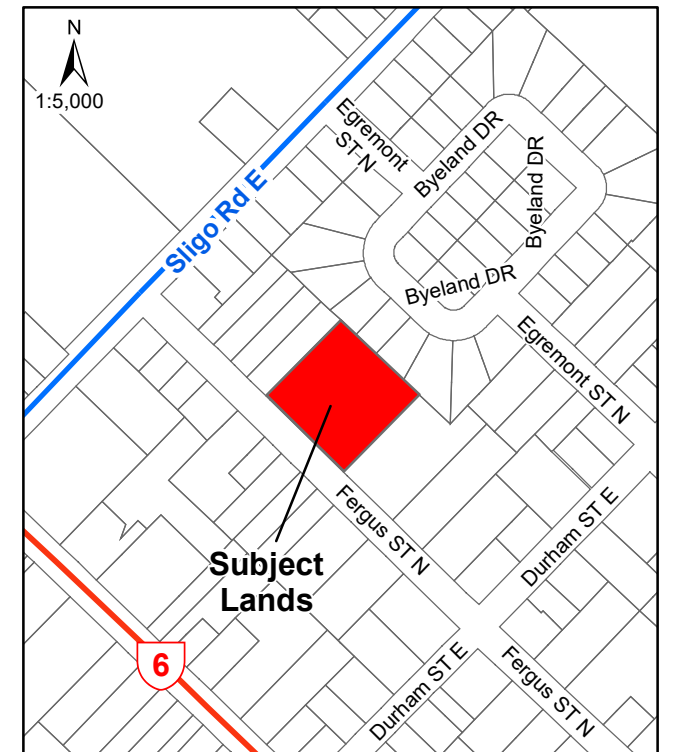
# COUNTY OF WELLINGTON LAND DIVISION

## B80-21

Applicant:  
Luciano & Grazyna Modzynski

### Township of Wellington North

348 Fergus Street N  
(Mount Forest)



Date: October 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.







## 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:** 11/18/2021 **Time:** 9:35 A.M.  
**File Number:** B80-21  
**Applicant:** Luciano & Grazyna Modzynski  
**Subject Lands:** Township of Wellington North (Mount Forest) - Part Park Lot 2, East of Fergus St.  
Plan Town of Mount Forest

**Proposal is a request for consent to convey** fee simple for a proposed urban residential lot 16.1m fr x 70.1m = 1,129.8 sq.m; retained being two lots 1,129.8 sqm, vacant, proposed urban residential and 2,765.5 sq.m with existing house and shed

### SUMMARY of FILED REPORTS and COMMENTS:

<b>Planning Review</b>	notice cards were posted at time of site visit; application is consistent with Provincial Policy and conforms to Official Plan - Residential located within urban centre of Mount Forest; no concerns; conditions to apply
<b>Bell</b>	Bell Canada has identified that we require protection for existing facilities - see sketch attached with location marked in red; condition to apply.
<b>Township of Wellington North</b>	in support of application; severed and retained comply with Zoning By-law; conditions to be addressed
<b>Saugeen Valley CA</b>	SVCA staff find the application acceptable
<b>Source Water</b>	application can be screened out and does not require a Section 59 notice under the Clean Water Act.
<b>Neighbours</b>	Roger & Norma Chevalier (355 Fergus Street North) comments as opposition to severance; concerns with intention to build, existing 3 large deciduous and 1 coniferous trees, increase of vehicular traffic, foot traffic because of local high school, losing trees will dampen the beautiful character for which the street is well known; Mt. Forest looking more like a big city with big city problems (water, sewers, etc.)
<b>Neighbours</b>	Douglas McGill and Angela Graves-McGill (368 Fergus St. N, Mt. Forest, ON N0G 2L2) - oppose severance; Fergus St. N has vintage homes, two additional lots with new home builds would lessen character of street; concerns with water runoff into our basement; additional traffic; devalue our property and reduce privacy, excavation for residential use may affect structural integrity of our home, request notification of consideration and decision

### 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 B80-21.
- 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 local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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 Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2021; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990; and that the Township of Wellington North 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 local municipality with respect to water and sanitary/storm sewer servicing; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 8) **THAT** driveway access can be provided to the severed and retained lands to the satisfaction of the Township of Wellington North; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** Bell Canada requests an easement of 3.0m wide strip to measure 1.5m on either side of the aerial facilities, as can be reasonably accommodated within the subject property's boundary and that the cost associated with registration be the responsibility of the landowner; and further that Bell Canada 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\*\*\*\*\*

October 28, 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 B80-21

**APPLICANT**

Luciano & Grazyna Modzynski  
348 Fergus St.  
Mount Forest N0G 2L2

**LOCATION OF SUBJECT LANDS**

Township of Wellington North (Mount Forest)  
Part Park Lot 2  
East of Fergus St.  
Plan Town of Mount Forest

Proposed severance is 16.1m fr x 70.1m = 1129.8 square metres, vacant land for proposed urban residential use.

Retained parcels are 39.4m fr x 70.1m = 2765.5 square metres, existing and proposed urban residential use with existing house & shed (Retained 1); 16.1m fr x 70.1m = 1129.8 square metres, vacant land for proposed urban residential use (Retained 2).

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, NOVEMBER 18, 2021 AT 09:35 AM** for the purpose of considering this matter.

**CONSIDERATION WILL BE HELD IN THE:**

Council Chambers  
County of Wellington Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

**PLEASE NOTE:** To avoid application deferral, any **new** information addressing comments presented in the attached Report Summary are to be submitted to the Secretary Treasurer of Land Division **no later than FRIDAY, NOVEMBER 12, 2021 by 1:00 pm.**

**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 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](http://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**

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To: Luciano & Grazyna Modzynski  
Wilson-Ford Surveying & Engineering - c/o Greg Ford  
Others: Douglas McGill & Angela Graves-McGill



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OCT 20 2021

**Application  
Location**

B80/21

Part Park Lot 2, East of Fergus St & South of Sligo Rd  
TOWNSHIP OF WELLINGTON NORTH (MT. FOREST)

**Applicant/Owner**

Luciano & Grazyna Modzynski

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

**PLANNING OPINION:** This application would sever a 1,129.8 sq m (0.27 ac) vacant residential lot in the Urban Centre of Mount Forest and retain two parcels that are 2,765.5 sq m (0.68 ac) in size with an existing house and shed (Retained 1); and a 1,129.8 sq m (0.27 ac) vacant lot for proposed residential use (Retained 2).

This application is consistent with Provincial Policy and conforms 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
- a) That driveway access can be provided to the severed and retained lands to the satisfaction of the of the appropriate road authority;

**A PLACE TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The subject property is located within the Urban Centre of Mount Forest. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development.

Guideline #36 of the MDS document specifies that MDS I setbacks are not required for proposed land use changes, including consents, within approved settlement areas.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated as RESIDENTIAL and located within the urban centre of Mount Forest according to Schedule A6-1 of the Official Plan. Section 10.6.2 states that new lots may be created in Urban Centres provided that the land will be appropriately zoned.

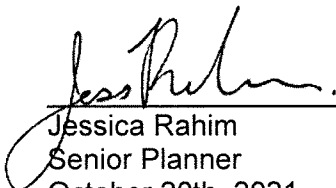
The subject property is currently zoned Medium Density Residential (R2) with an existing single detached dwelling on the subject property. The proposed new lots are already appropriately zoned and would meet the minimum lot area and frontage requirements for a single detached dwelling.

The matters under Section 10.1.3 were also considered including "a) that any new lots will be consistent with official plan policies and zoning regulations". b) "that all lots can be adequately serviced with water, sewage disposal...". item d) "that all lots have safe driveway access to an all-season maintained public road..." and item l) "that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses".

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Medium Density Residential (R2) zone. The R2 zone permits a range of residential uses including single detached, semi-detached, duplex, triplex, and fourplex. The applicant has not indicated the proposed use of the vacant lots however, it appears the vacant retained and severed lands meet the minimum lot area and frontage requirements for a single detached dwelling in the R2 zone.

**WELL HEAD PROTECTION AREA:** The subject property is located within Wellhead Protection Area B with a vulnerability score of 8.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on October 20th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements

  
Jessica Rahim  
Senior Planner  
October 20th, 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 NO: B80-21

APPLICANT

Luciano & Grazyna Modzynski  
348 Fergus St.  
Mount Forest N0G 2L2

LOCATION OF SUBJECT LANDS

Township of Wellington North (Mount Forest)  
Part Park Lot 2  
East of Fergus St.  
Plan Town of Mount Forest

Proposed severance is 16.1m fr x 70.1m = 1129.8 square metres, vacant land for proposed urban residential use.

Retained parcels are 39.4m ft x 70.1m = 2765.5 square metres, existing and proposed urban residential use with existing house & shed (Retained 1); 16.1m fr x 70.1m = 1129.8 square metres, vacant land for proposed urban residential use (Retained 2).

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-001-09300-0000

Does this description reasonably describe the parcel holdings?		YES:	x	NO:		BUILDING & PLANNING DEPARTMENTS		
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:	x	NO:		ROADS		
(Please Specify) Section 12 of Zoning By-law 66-01 (R2)								
Will the Retained Parcel comply with all requirements of the Zoning By-law?		YES:	x	NO:				
(Please Specify) Section 12 of Zoning By-law 66-01 (R2)								
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:	x
Or Minor Variance		YES:		NO:			NA:	
Is proposal on an opened maintained year-round public road?		YES:	X	NO:		WATER		
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	WORKS / DRAIN		
Is the Retained Lot serviced now by Municipal Water?		YES:	X	NO:				
Is the Proposed Lot(s) serviced now by Municipal Sewers?		YES:		NO:	X			
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?								
No Drains								

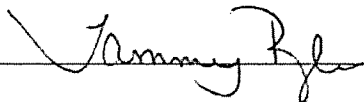
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OCT 13 2021  
SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

**MUNICIPALITY COMMENTING FORM**

**FILE NO: B80-21**

<b>Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?</b>	<b>YES:</b>		<b>NO:</b>		<b>BUILDING</b>				
N/A									
<b>Is there any further information that may assist the Planning and Land Division Committee?</b> [A letter may be attached if there is insufficient space to explain.]									
<b>Is the Municipality in support of this application?</b>	<b>YES:</b>	<b>X</b>	<b>NO:</b>		<b>COUNCIL</b>				
<b>What Conditions, if any, are requested by the Municipality if the Consent is granted?</b>									
<b>THAT</b> the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions — or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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;									
<b>THAT</b> the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication fee be \$1,000/lot or part lot created, in 2021; (or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) as provided for in the Planning Act, R.S.O. 1990; and									
<b>THAT</b> the Owner satisfy the local municipality with respect to water and sanitary/storm sewer servicing; and									
<b>THAT</b> driveway access can be provided to the severed and retained lands to the satisfaction of the Township of Wellington North.									
<b>Does the Municipality request a Notice of the Decision?</b>					<b>YES:</b>	<b>X</b>	<b>NO:</b>		

SIGNATURE: \_\_\_\_\_



TITLE: \_\_\_\_\_

DEVELOPMENT CLERK

ADDRESS: \_\_\_\_\_

P.O. BOX 125, 7490 SIDEROAD 7 W., KENILWORTH, ON, N0G 2E0

DATE: \_\_\_\_\_

Oct. 12, 2021





1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: [debt@wellington.ca](mailto:debt@wellington.ca)

October 18, 2021

County of Wellington Planning and Land Division Committee  
Wellington County Administration Centre  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: Application for Consent B-80-21  
348 Fergus Street North  
Part Park Lot 2 East of Fergus  
Roll No.: 234900000109300  
Geographic Town of Mount Forest  
Township of Wellington North

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OCT 19 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards, natural heritage, and water resources; and the application has been reviewed through our role as a public body under the *Planning Act* as per our Conservation Authority Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

#### **Purpose**

The purpose of applications is to create one severed and two retained parcels for existing and future residential use.

#### **Recommendation**

SVCA staff find the application acceptable. The subject property does not contain any floodplains, watercourses, shorelines, wetlands, valley slopes or other environmental features of interest to SVCA or as per our MOA with the County of Wellington. As such, it is the opinion of SVCA staff that the application is consistent with the Natural Hazard and Natural Heritage Policies of the PPS, 2020 and the Wellington County Official Plan.



#### **Watershed Member Municipalities**

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

County of Wellington Planning & Land Division Committee  
Application for Consent B-80-21  
October 18, 2021  
Page 2 of 2

Additionally, the property is not subject to Ontario Regulation 169/06, or to the policies of SVCA at this time, and as such, permission from the SVCA is not required for development on the property.

Please inform this office of any decision made by the planning approval authority regarding the application. We respectfully request to receive a copy of the decision and notice of any appeals filed. Should questions arise, please do not hesitate to contact this office.

Sincerely,



Michael Oberle  
Environmental Planning Technician  
Saugeen Conservation  
MO\

cc: Jana Poechman, Wellington County (via email)  
Greg Ford of Wilson-Ford Surveying and Engineering, agent (via email)  
Karren Wallace, Clerk, Township of Wellington North (via email)  
Steve McCabe, SVCA Authority Member for Wellington North (via email)

Jana Poechman

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Wednesday, September 8, 2021 10:35 AM  
**To:** Jana Poechman  
**Cc:** Source Water  
**Subject:** RE: B80-21 - SW Screening Form  
**Attachments:** WHPA\_Map\_FergusStN\_348.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.

Danielle Walker | Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x236 | [DWalker@centrewellington.ca](mailto:DWalker@centrewellington.ca) | [www.wellingtonwater.ca](http://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 Three 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](http://www.centrewellington.ca/emergencyplanning) and our social media platforms, [www.facebook.com/CentreWellington](https://www.facebook.com/CentreWellington) and Twitter [www.twitter.com/CentrWellington](https://www.twitter.com/CentrWellington)*

**From:** Jana Poechman <janap@wellington.ca>  
**Sent:** September 7, 2021 2:24 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B80-21 - SW Screening Form

Good Afternoon.

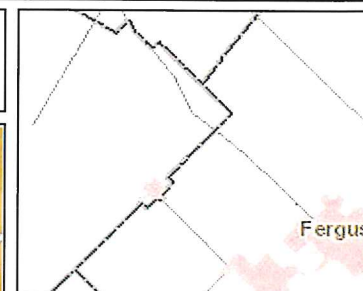
Here is another consent application for your review.

We hope to circulate on Thursday if possible.
















Thanks.  
Jana

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





Legend

-  Parcels
- Roads**
-  Local Road
  -  County Road
  -  Highway
- **Well Locations**
- Wellhead Protection Area Boundaries**
-  A
  -  B
  -  C
  -  D
- Issue Contributing Area**
-  Chloride
  -  Nitrate
  -  Sodium
  -  TCE
- Vulnerability Score**
-  10
  -  8, D; 8; 8, C
  -  2, 4, 6 (A, B or C)
- 2,4,6,D; 2,4,D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

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.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

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

## Notes





Bell Canada  
Right of Way  
Floor 2, 140 Bayfield Street  
Barrie, Ontario  
L4M 3B1

Tel: 705-722-2264  
Fax: 705-726-4600  
E-mail: charleyne.hall@bell.ca



October 7, 2021

County of Wellington Planning and Land Division Committee  
Wellington County Administration Centre  
74 Woolwich Street  
Guelph, ON  
N1H 3T9

E-mail Only: Jana Poechman – janap@wellington.ca

**Subject: Committee of Adjustment Consent Applications B80-21**  
**348 Fergus Street**  
**Part Park Lot 2, East of Fergus Street, South of Sligo Road**  
**Mount Forest ON**  
**Bell File: 519-21-562**

---

Thank you for your correspondence dated September 10, 2021.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

On the attached sketch, the red line indicates the *approximate* location of active, critical infrastructure. Located on the subject property, Bell Canada's facilities provide essential access to the network. Of major concern is the ability to access our equipment, particularly in the event of an interruption, or emergency, that would require Bell Canada to restore service to regular telephone lines, alarm services, internet access, and most importantly ensure the continuity of 911 service.

Bell Canada requests a 3.0m wide strip to measure 1.5m on either side of the aerial facilities, as can be reasonably accommodated within the subject property's boundaries.

Since the intention of the requested easement is to protect the integrity of the existing facilities and preserve many services, we request that the cost associated with registration be the responsibility of the landowner.

We hope this proposal meets with your approval and request a copy of the decision. Should our request receive approval, we look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

Charleyne Hall  
Right of Way Associate

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OCT 07 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

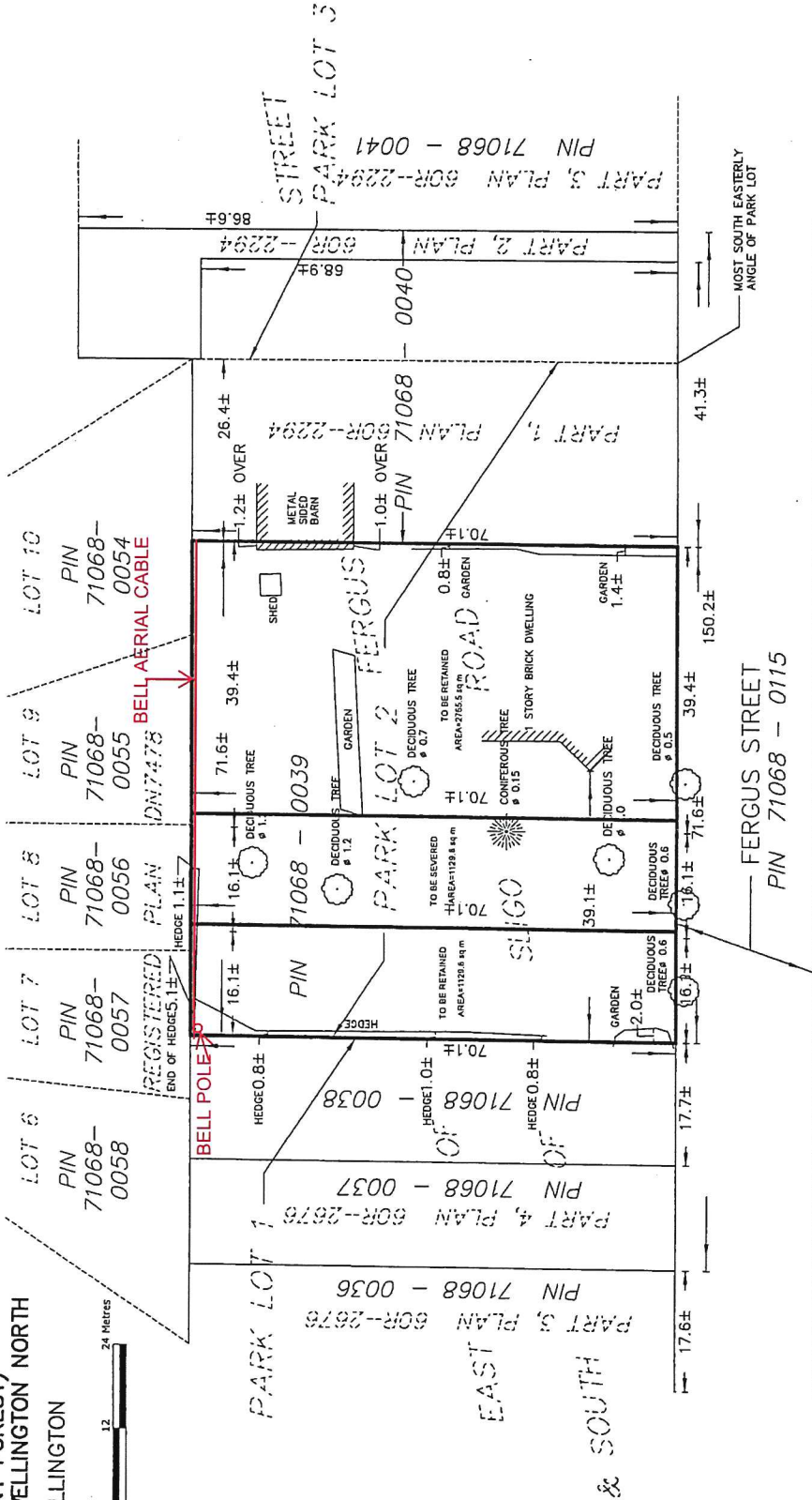
SKETCH FOR SEVERANCE APPLICATION

(TOWN OF MOUNT FOREST)  
TOWNSHIP OF WELLINGTON NORTH  
COUNTY OF WELLINGTON

Scale 1 : 600



WILSON-FORD



CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.  
WILSON FORD SURVEYING & ENGINEERING 2021  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS SKETCH IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

ZONING MATRIX:			
CURRENT ZONING :	R2	PROVIDED:	
MINIMUM FRONTAGE : (SINGLE DETACHED)	12.0m	REQUIRED:	16.1m
MINIMUM LOT SIZE : (SINGLE DETACHED)	371.6 sq m		1129.8 sq m
INTERIOR SIDE YARD : (SINGLE DETACHED)	1.2m		1.2m

NOTES:  
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS).  
DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

THIS SKETCH WAS PREPARED FOR LUCIAN MODZYNSKI AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.  
SEPTEMBER 1, 2021

WILSON - FORD  
Surveying & Engineering  
120 KING ST. E., Box 294,  
MOUNT FOREST ON, N0G 3L0  
PHONE (519)323-2451  
PROJECT No.: 21-9474 MODZYNSKI



County of Wellington Planning & Land division committee  
Deborah Turchet, Secretary-Treasurer  
Wellington County Administration Centre  
74 Woolworth street, Guelph, Ontario  
N1H 3T9

Dated : October 01 2021

Re.: File No. B80-21

In response to receiving a notice of application for consent from our new neighbours , 348 Fergus st.north, we would like to submit the following comments as opposition to this severance application

By severing this larger lot into 3 lots, we assume he/she will sell said severed lot to someone with intention to build a dwelling of some sort which will look out of place in this older homes neighbourhood.

Said parcel severed to be sold has 3 large deciduous & 1 coniferous trees that would probably be cut down to allow construction of dwelling. There is currently a ban on cutting down trees for no good reason other than old & sick trees in Mt-Forest.

Extra dwelling(s) will surely increase vehicular traffic on an already busy street.

Also foot traffic will increase because of local high school within a mile of this location.

Losing above mentioned trees will surely dampen the beautiful character for which this street is well known in Mt-Forest.

By allowing this constant severing & building of dwellings, Mt-Forest is looking more and more like a big city with big city problems (water, sewers,high demands on water treatment plants,etc....)

Thank you for allowing us a voice in this matter,

Roger & Norma Chevalier  
355 Fergus st. North,  
Mt-Forest, Ontario,  
N0G 2L0

Roger + Norma.  
Chevalier

RECEIVED

OCT 06 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

County of Wellington Planning and Land Division Committee  
Wellington County Administration Centre  
74 Woolwich Street, Guelph ON N1H 3T9

RECEIVED

SEP 22 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Attention: Deborah Turchet, Secretary-Treasurer

RE: File NO. B80-21 Notice of an Application for Consent, Ontario Planning Act. Section 53(4) regarding  
348 Fergus St. Mount Forest NOG 2L2

My wife and I are owners and residents of 368 Fergus St, neighboring the above address on the East side of the street. We have lived here for 15 years and we are very concerned about the proposal to severance the above property into three lots for the purpose of urban residential use.

**We oppose the severance and request that the application is refused.**

Fergus St, North is an appealing street with many vintage homes dating back to the Victorian period. Two additional lots with new home builds would lessen the character of the street.

Our home was built in 1900 and has a field stone foundation. Any excavations done in the severed lots (for basements or using heavy equipment) is a risk to the structure of our foundation. This may cause shifting of our house and affect the structural integrity.

We are also concerned about the water table as the above address is on a higher plane than ours. We already get water runoff into our basement in the spring which continuously flows into our sump pump. At present, our sump pump is able to handle the runoff. However, the extra snow mounds from winter shoveling would increase the risk of water flowing in our direction. The new houses would also have eaves troughs running within feet of our property and there will be less grass/dirt to absorb the water.

Fergus Street is already a busy street with additional traffic due to being adjacent to the #6 Highway and would see an increase in vehicle activity with the addition of two lots for urban residential use. The increased traffic resulting from the additional households will negatively affect our safety, particularly that of our children and seniors that use the roads and sidewalks.

Currently our home has one neighbor to the North adjacent to the property, however our neighbor to the south at the above address is on the opposite side of the property which provides privacy due to their oversized lot. If the lot is severed and two additional houses built, this will devalue our property and reduce our privacy. We also have a nice view south of the street and neighboring property. With the additional houses that will be built, this will block our view and limit our afternoon sunlight.

Overall, the proposed severance for urban residential use does not keep with the character of the street and will devalue our property due to the reduced privacy and views. The excavation for residential use may affect the structural integrity of our home and could cause increased flooding due to the higher water table.

As stated previously, we respectfully request that the County of Wellington Planning and Land Division Committee refuse the application to sever the lot into three lots for urban residential use.

We wish to be notified of the date and time of consideration of this application at the following email address [dougmcgill@sympatico.ca](mailto:dougmcgill@sympatico.ca).

We also wish to be notified of the decision of the County of Wellington Planning and Land Division Committee.

Please provide any documentation pertaining to file B80-21 that we are privy too and keep us apprised of any new information that comes forward in the future.

Sincerely,

Douglas McGill and Angela Graves-McGill

368 Fergus St. N

Mount Forest, Ont

N0G 2L2

519-323-3777