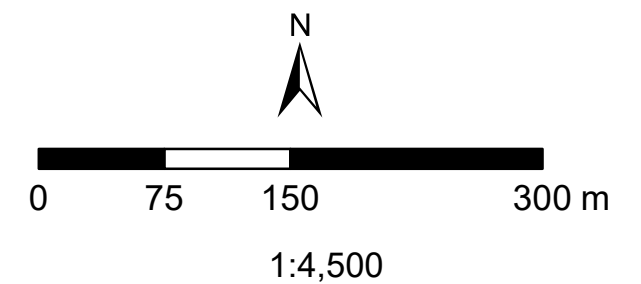
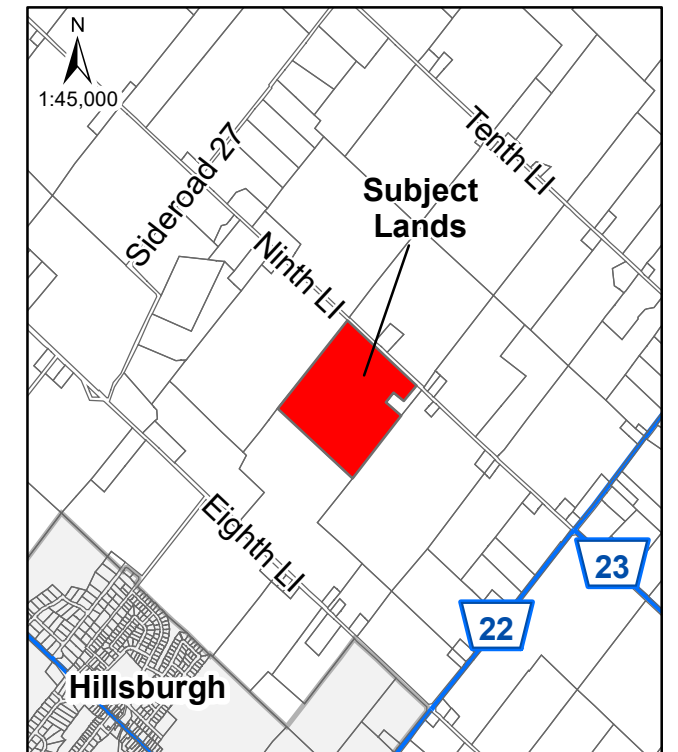


COUNTY OF WELLINGTON LAND DIVISION

B11-21

Applicant:
Neil & Gail Baldwin

Town of Erin
5886 Ninth Line



Date: January 2021

Produced by: County of Wellington Planning & Development Department

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Sources:
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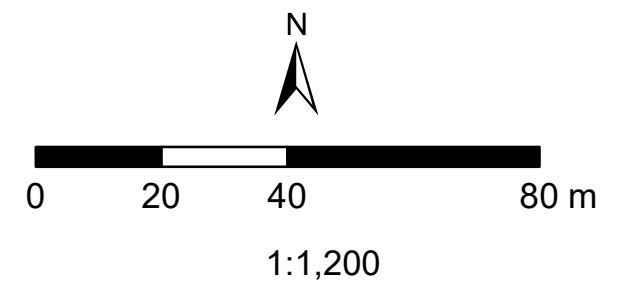
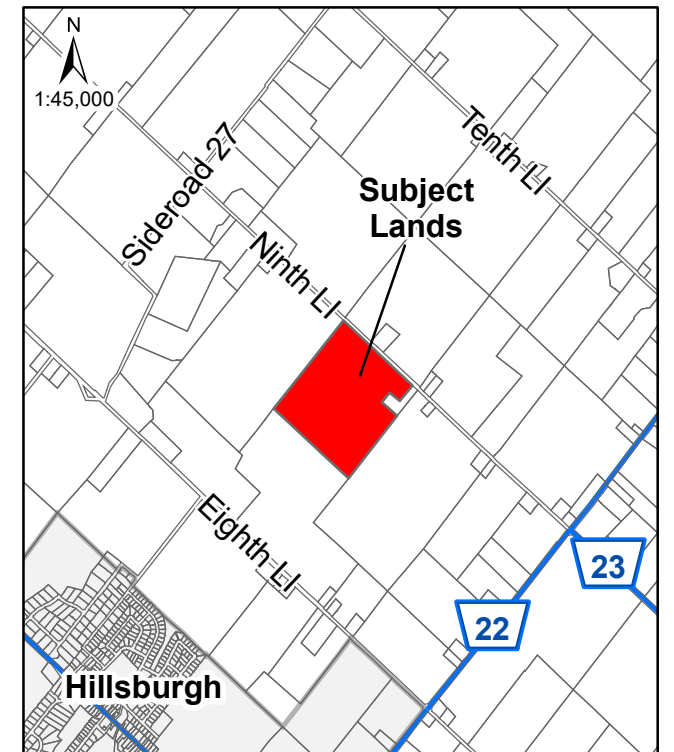


COUNTY OF WELLINGTON LAND DIVISION

B11-21

Applicant:
Neil & Gail Baldwin

Town of Erin
5886 Ninth Line



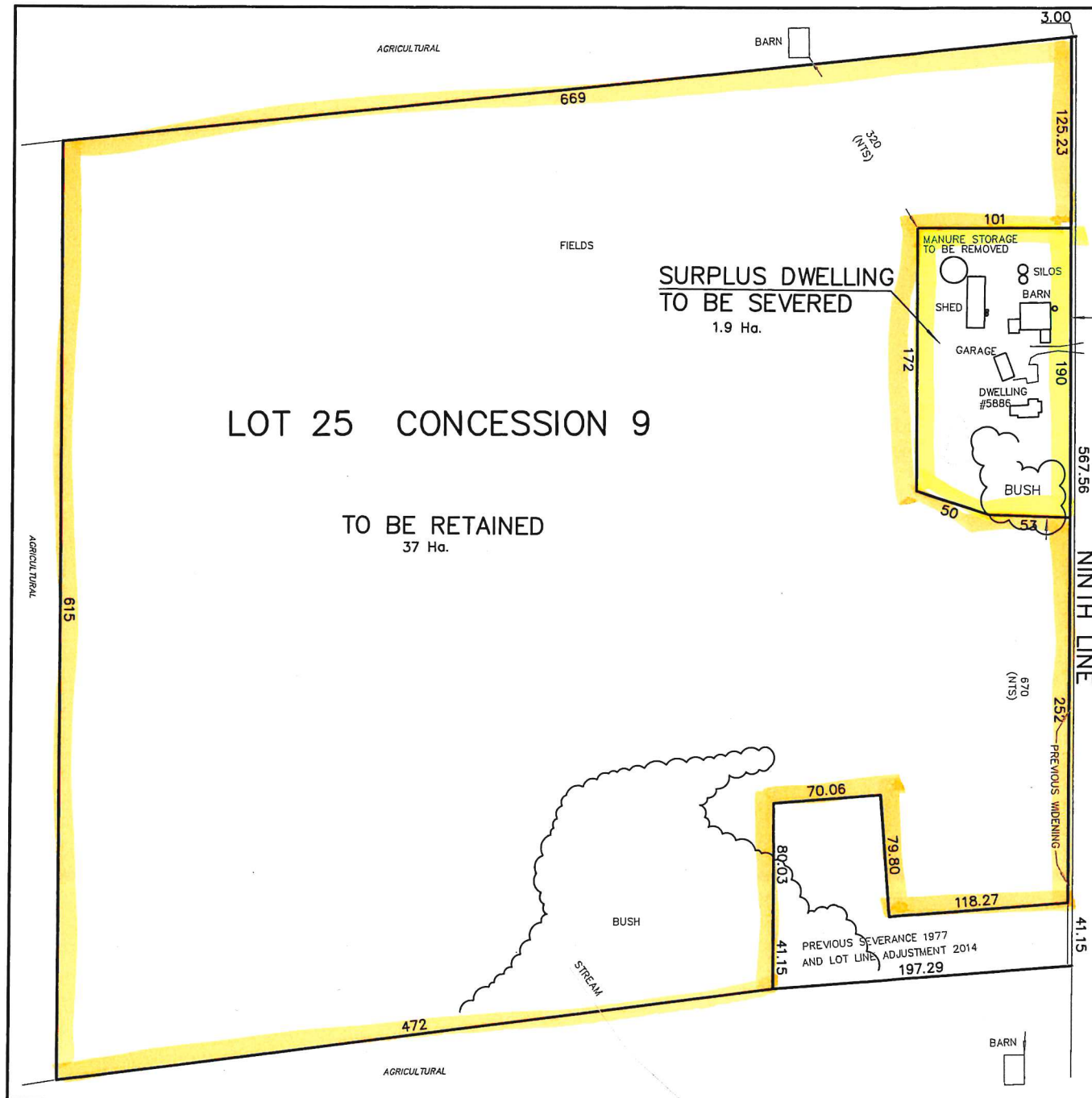
Date: January 2021

Produced by: County of Wellington Planning & Development Department

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SKETCH FOR SEVERANCE APPLICATION
PART OF LOT 25, CONCESSION 9

GEOGRAPHIC TOWNSHIP OF ERIN

TOWN OF ERIN
COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.

SCALE 1:3000 METRIC

0 30 60 90 120 METRES



METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

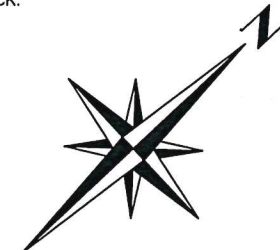
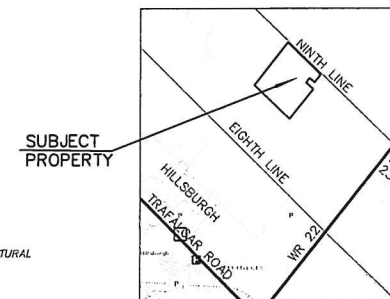
NOTES

INFORMATION ON THIS SKETCH HAS BEEN COMPILED FROM LAND REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY, AND RECORDS OF J. R. FINNIE O.L.S.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL ONLY BE USED FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

KEY MAP



CLIENTS: A & A FAMILY FARMS

J. R. FINNIE
ONTARIO LAND SURVEYOR
BOX 31, ERIN ON NOB 1T0

PH (519) 833-2380 FAX (519) 833-0208

EMAIL: rfinnie@jrfinnie.com

www.jrfinnie.com

DRAWN BY: jrf

PROJECT: 21-2096SKT

© J. R. FINNIE O.L.S. - 2121

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: 05/13/2021 **EXPEDITED**
File Number: B11-21
Applicant: Neil & Gail Baldwin
Subject Lands: Town of Erin - Part Lot 25, Concession 9

Proposal is a request for consent to convey fee simple for a proposed Surplus Farm Dwelling rural residential lot 1.9 ha, 190m fr, in the Town of Erin ; retained being 37 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy - barn is being included with severed and does not create an MDS1 setback issue; generally conforms to Official Plan - Surplus Farm Dwelling policies - staff have been provided with farm information form demonstrating this application would constitute a farm consolidation; conditions to apply
Town of Erin	in support of application; zoning compliance required on retained - restrict residential development; and on the severed - barn and shed accessory buildings are above maximum accessory building ground floor area; the silos and manure storage must be removed; conditions to apply
Credit Valley CA	no objections to approval
Source Water	application can be screened out and no notice required pursuant to the Clean Water Act.
Neighbours	Douglas Macaulay (4-200 Evans Avenue, Etobicoke, ON M8Z 1J7) request notice of 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 B11-21.
- 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 receive zoning compliance and classification from the Town of Erin and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Town of Erin and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the Owner satisfy all the requirements of the Town of Erin, financial and otherwise which the Town of Erin 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 Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner provides written confirmation from a qualified septic professional that the existing on-site septic system(s) is functioning properly as designed and that all required clearances for treatment units, distribution piping/leaching chambers and holding tanks are in compliance with the Ontario Building Code Division B, Part 8; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition
- 9) **THAT** the owner provide a predevelopment site plan to the satisfaction of the Town of Erin denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements; and that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) **THAT** the Owner provide a survey confirming the location of the proposed entrance that should meet the standards outlined in the entrances by-law 10-47 to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition

- 11) **THAT** a 3m road widening on the retained and severed parcels, anything beyond that is beyond the control of the applicant, to satisfy the requirements of the Town of Erin; and that the Town of Erin files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 12) **THAT** the silos, grain elevators and manure storage are to be removed to the satisfaction of the Town of Erin; and further that the Town of Erin file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 13) **THAT** the property achieve zoning compliance or removal of the agricultural buildings on-site to the satisfaction of the Town of Erin; and further that the Town of Erin 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*****

April 29, 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 B11-21

APPLICANT

Neil & Gail Baldwin
5886 9th Line
RR#1
Erin N0B 1T0

LOCATION OF SUBJECT LANDS

Town of Erin
Part Lot 25
Concession 9

Proposed severance is 1.9 hectares with 190m frontage, existing and proposed rural residential use with existing dwelling, bank barn, detached garage, well & silos.

Retained parcel is 37 hectares with 377m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, MAY 13, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION: County of Wellington Administration Centre

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 Local Planning Appeal 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: Neil & Gail Baldwin Andrea Donkers
JL Cox Planning Consultants Inc.



Application	B11/21
Location	Part Lot 25, Concession 9 TOWN OF ERIN
Applicant/Owner	Neil and Gail Baldwin

PLANNING OPINION: This application would sever 1.9 ha rural residential parcel with an existing dwelling, two barns, detached garage and silos in the Prime Agriculture Area. An agricultural parcel of 37 ha would be retained. This application is being submitted under the surplus farm dwelling policies.

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 driveway access can be provided to the retained lands to the satisfaction of the local municipality;
- b) That servicing on the severed lands can be accommodated to the satisfaction of the local municipality;
- c) That the agricultural structures on the severed lands be removed or rezoned to the satisfaction of the Town; and,
- d) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department.

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states “Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) Agricultural uses, provided lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
- b) Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use an appropriate sewage and water services;
- c) a residence surplus to a farming operation...; and
- d) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways.”

The subject application is for a surplus farm dwelling residence which will include a barn. The applicant has not provided any confirmation as to how this barn is intended to be utilized in the future. As the barn is being included with the severed lands, this does not create an MDS 1 setback issue.

GREENBELT PLAN: The subject property is within the Protected Countryside and also contains portions of the Natural Heritage System. According to Section 4.6, the severance of a residence surplus to a farming operation as a result of a farm consolidation, on which a habitable residence was an existing use, is permitted provided that:

- “i) the severance will be limited to the minimum size needed to accommodate the use and appropriate sewage and water services; and
- ii) the planning authority ensures that a residential dwelling is not permitted in perpetuity on the retained lot of farmland created by this severance. Approaches to ensuring no new residential dwellings on the retained lot of farmland may be recommended...”

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. Identified features include Provincially Significant Wetlands, Subwatershed Environmental Priority Area and Significant Wooded Areas. According to section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- “a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and



- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.

LOCAL OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS.

WELL HEAD PROTECTION AREA: The subject property is located in the Well Head Protection Area D with Vulnerability Score 4 and 2.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and Rural Environmental Protection (EP2) Zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural (A) Zone. As part of the surplus farm severance policies a standard condition is recommended to rezone the retained lands to prohibit future residential uses.

The severed lands are proposed to contain two barns, manure storage and silos. Staff notes that the buildings proposed to be included with the retained lands. The agricultural structures should be removed as the main use of the property will become residential.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 15th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Asavari Jadhav
Junior Planner

Zach Prince, RPP MCIP
Senior Planner

Dated: April 21st, 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: B11-21

APPLICANT
Neil & Gail Baldwin
5886 9th Line
RR#1
Erin N0B 1T0

LOCATION OF SUBJECT LANDS
Town of Erin
Part Lot 25
Concession 9

Surplus Farm Dwelling Application

Proposed severance is 1.9 hectares with 190m frontage, existing and proposed rural residential use with existing dwelling, bank barn, detached garage, well & silos.

Retained parcel is 37 hectares with 377m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

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)
The subject property is designated as Prime Agricultural and Core Greenlands. Section 5.15.2 of the Town Official Plan contains requirements for severances. Section 4.2.2 of the Town of Erin Official Plan also refers to the County of Wellington Official Plan section 10.3 which contains requirements for surplus farm dwelling severances. Section 10.3.4 contains requirements in the County of Wellington Official Plan for a residence surplus to a farming operation. A rezoning is required by the County Official Plan. The Core Greenlands designation appears to be outside of severance and setback from adjacent lands definition in the Town Official Plan.

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [] NO (X)
(Please Specify): The severed parcel meets minimum lot requirements and frontage. The existing barn and shed must meet the requirements of the by-law for accessory buildings. On the application form it appears two of the accessory buildings are above maximum accessory building ground floor area permitted. Compliance with the zoning by-law is required. The silos, and manure storage must be removed.

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [] NO (X)
(Please Specify): The retained agricultural parcel will need to be re-zoned to be in compliance with section 10.3.4. of the County of Wellington Official Plan. The retained lot meets minimum lot requirements and 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 () 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 () 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?

RECEIVED
APR 22 2021
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

RECEIVED
TOWN OF ERIN
MAR 19 2021
BUILDING/PLANNING
DEPARTMENT

MUNICIPALITY COMMENTING FORM

File: B11-21

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 []

See conditions attached.

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]


The shed and barn identified on the site plan for the severed lot appear to be agricultural buildings that exceed the requirements for accessory buildings for a lot that is not a farm. The barn is on the Town of Erin's Heritage Inventory List and therefore must achieve zoning compliance or be removed with the approval of the Town of Erin Heritage Committee. The other accessory building, which appears to be the shed on the site plan, is to be removed as it appears to be beyond the maximum requirements for an accessory building in section 4.2 of the zoning by-law.

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

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

Please find conditions in letter attached.

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

SIGNATURE	
TITLE	Junior Planner and Building Technician
ADDRESS	5684 Trafalgar Road, Hillsburgh Ontario
DATE	April 21 2021



Corporation of the Town of Erin
5684 Trafalgar Road
RR2 Hillsburgh ON N0B 1Z0
(519) 855-4407 Ext. 240 Fax: (519) 855-4281
EMAIL: joanna.salsberg@erin.ca

Severance Application Recommendation

To: County of Wellington Land Division Committee
From: Joanna Salsberg, Building & Planning Technician, Town of Erin
Date: April 21 2021
Applicant: Neil & Gail Baldwin
Location: Part Lot 25 Concession 9
File: B11-21

Local Official Plan: Prime Agricultural and Core Greenlands
Zoning By-Law: Agricultural (A) and Rural Environmental Protection (EP2)

Recommendation: The Town of Erin relies on the County of Wellington to confirm compliance with Minimum Distance Separation Formulae.

The Town of Erin requests that the following conditions of approval be required if the application is approved. The Town of Erin will file clearance of these conditions with the Secretary-Treasurer of the Planning and Land Division once the conditions have been fulfilled.

1. That the owner provides **written confirmation from a qualified septic professional** that the existing on-site sewage system(s) is functioning properly as designed and that ALL required clearances for treatment units, distribution piping/leaching chambers and holding tanks are in compliance with the Ontario Building Code Division B, Part 8.
2. That the owner pay **parkland dedication** to the satisfaction of the Town of Erin.
3. That the owner satisfy any other requirements of the local municipality, **financial and otherwise** to 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.
4. That the owner provide a **predevelopment site plan** to the satisfaction of the Town of Erin, denoting the existing (if applicable) and proposed driveway, buildings, well and on-site septic field locations to ensure the site will accommodate development of a single dwelling residence. Provide dimensions to illustrate compliance with setback requirements.
5. Provide a survey confirming the **location of the proposed entrance** that should meet the standards outlined in the entrances by-law 10-47.

6. Request a **3m road widening** for the retained and severed parcels, anything beyond that is beyond the control of the applicant.
7. That the silos, grain elevators, and manure storage are **to be removed** to the satisfaction of the Town of Erin.
8. That the property achieve **zoning compliance or removal** of the agricultural buildings on-site to the satisfaction of the Town of Erin.
9. That the retained parcel is **re-zoned to prohibit** a residential use to the satisfaction of the Town of Erin.



**Credit Valley
Conservation**
inspired by nature

RECEIVED

MAR 19 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

March 19, 2021

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

Attention: Deborah Turchet, Secretary-Treasurer

Dear Ms. Turchet:

**Re: CVC File No. B 21/011
Municipality File No. B11-21
Neil & Gail Baldwin
5886 9th Line
Part of Lot 25, Concession 9
Town of Erin**

Credit Valley Conservation (CVC) staff have reviewed the subject application and offer comments based on the following roles and responsibilities:

1. Watershed Based Resource Management Agency and Public (commenting) Body under the *Planning Act* – providing comments based on CVC's Board approved policies;
2. Planning Advisory Services – providing environmental planning and technical advice/comments based on service agreements or memorandum of understanding;
3. Delegated Responsibilities – providing comments representing the provincial interest regarding natural hazards (except forest fires) as identified in Section 3.1 of the *Provincial Policy Statement (2020)*;
4. Regulatory Responsibilities – providing comments to ensure the coordination of requirements under the *Conservation Authorities Act Section 28 regulation*, to eliminate unnecessary delay or duplication in process.

ONTARIO REGULATION 160/06:

Portions of the retained land are subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in areas adjacent to the Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of CVC (i.e. the issuance of a permit).

The severed land is located outside of CVC's Regulated Area and a CVC permit is not required for development in this area.

March 19, 2021

Re: CVC File No. B 21/011
Municipality File No. B11-21
Neil & Gail Baldwin
5886 9th Line
Part of Lot 25, Concession 9
Town of Erin

SITE CHARACTERISTICS:

The property is located within the Protected Countryside of the Greenbelt Plan, and partially within the Greenbelt Natural Heritage System (NHS) and Erin Greenlands/Core Greenlands designations. The property contains a watercourse (tributary to West Credit River) and hazards associated with the watercourse including the floodplain. The property contains Significant Woodlands and Provincially Significant Wetlands. The property is located within a Significant Groundwater Recharge Area (SGRA), Highly Vulnerable Aquifer (HVA), and Wellhead Protection Area (WHPA-D).

It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological, and biological features associated with the above-noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or ecological functions of these areas.

PROPOSAL:

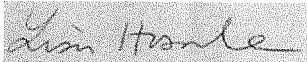
Based on our review of the application, we understand that the proposal would sever approx. 1.9 ha of land, with approx. 37 ha of retained land.

COMMENTS:

The severance, as currently proposed, is adequately setback from natural features and natural hazards. CVC staff have no concerns and **no objection** to the approval of this application by the Committee at this time.

We trust that these comments are sufficient. If you have any questions or concerns, please do not hesitate to contact the undersigned at 905-670-1615 (x 268).

Sincerely,



Lisa Hosale, Planner

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Friday, March 5, 2021 9:47 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B11-21 - SW Screening Form
Attachments: WHPA_Map_NinthLi_5886.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,

Located in WHPA D no Transport Pathway (or Private Well):

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to 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 in the Red-Control level of the Province's COVID-19 response framework. The Elora Municipal Office remains closed to the public, however 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: March 4, 2021 3:52 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: B11-21 - SW Screening Form

Hello.

Please see the attached screening form for your review. This should be the last of the applications for our March 11th circulation.

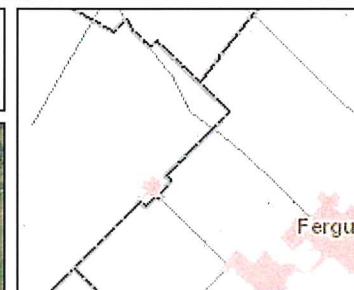
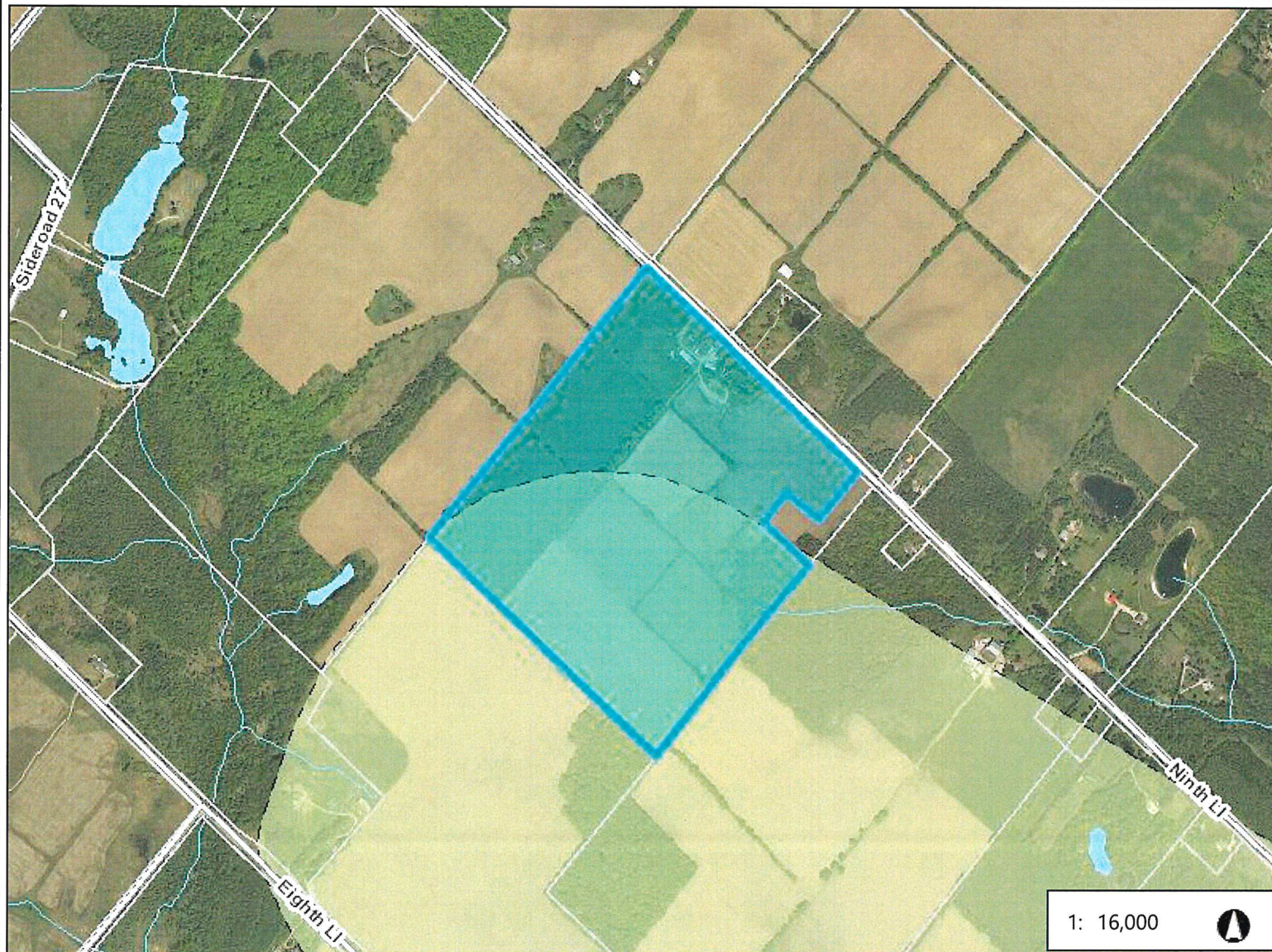
Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Explore
Wellington

5886 Ninth Line, Erin



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundary
 - A
 - B
 - C
 - D
- 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

0.8 0 0.41 0.8 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

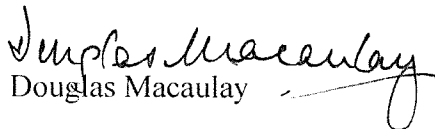
16 March 2021

County of Wellington Planning & Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T6

Re: File No. B11-21

I would like to be notified of the decision of the County of Wellington Planning & Land Division Committee in respect of this consent.

Regards


Douglas Macaulay

4-200 Evans Avenue
Etobicoke, Ontario
M8Z 1J7

RECEIVED

MAR 26 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE