

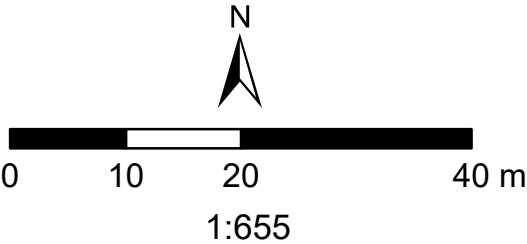
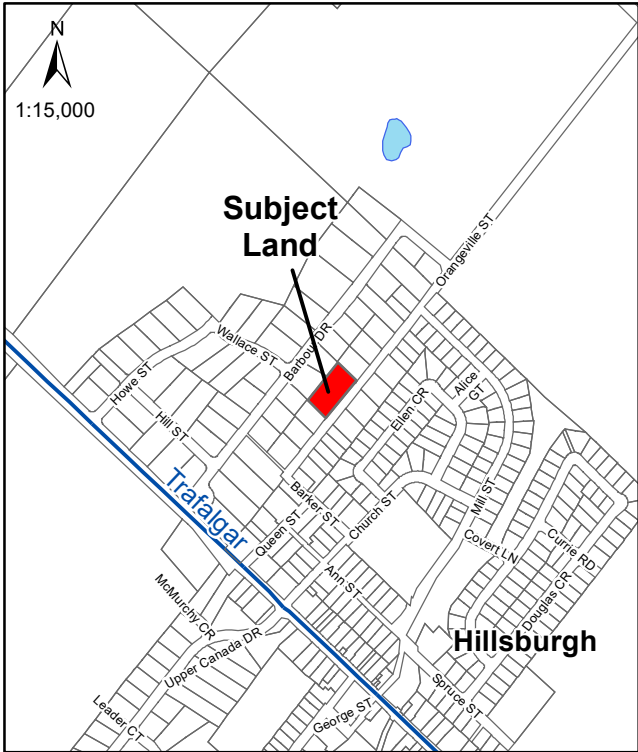


COUNTY OF WELLINGTON LAND DIVISION

B145/18

Applicant:
Gordon & Christine Stevenson

Town of Erin

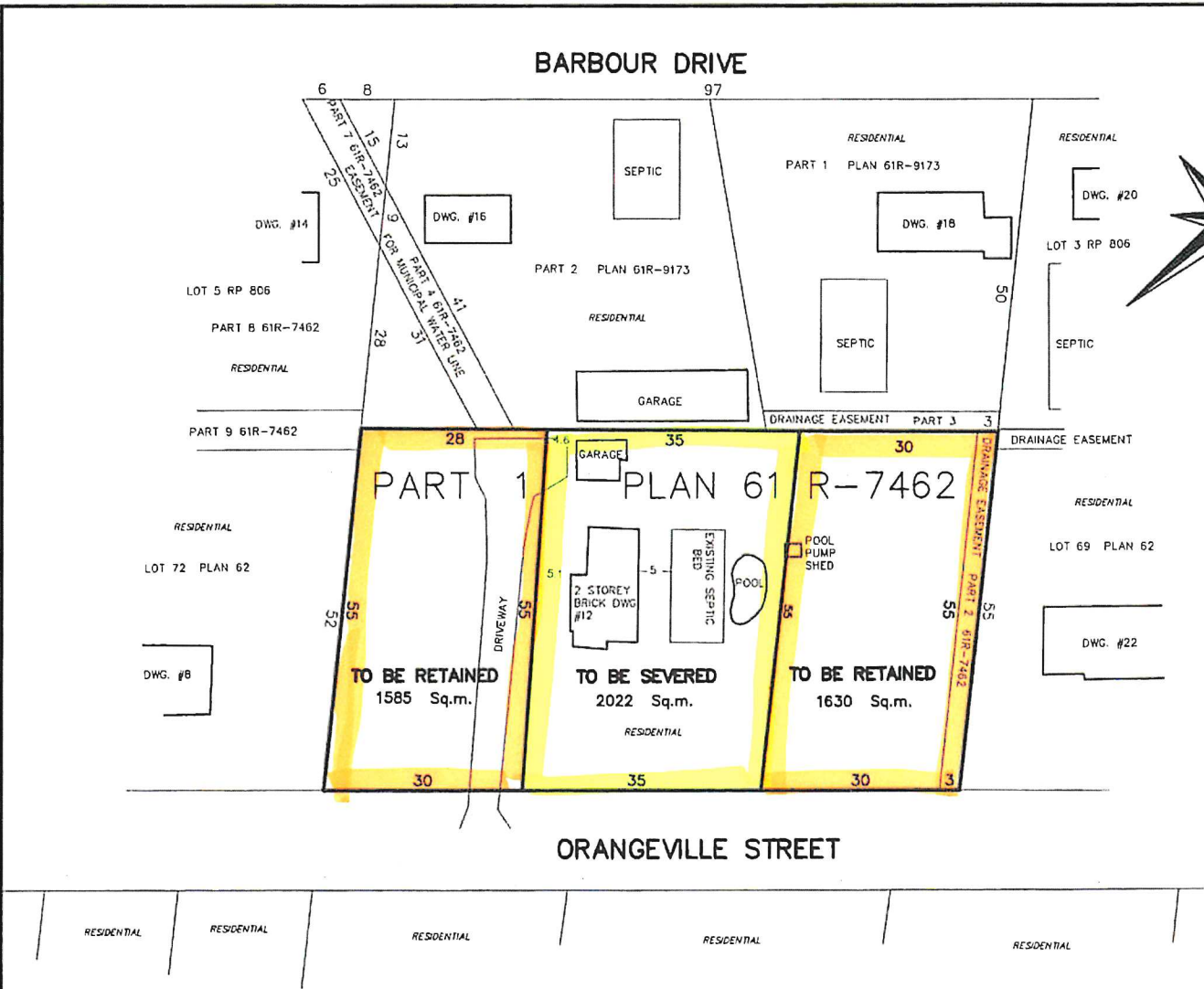


Date: January 2019
File: F:\GIS\Projects\Development Review\Land
Division Committee Maps\2019\3 - March\B145-18.mxd

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County of Wellington Planning and Development
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SKETCH FOR SEVERANCE APPLICATION
PART OF LOT 4, REGISTERED PLAN 806

FORMER VILLAGE OF HILLSBURGH

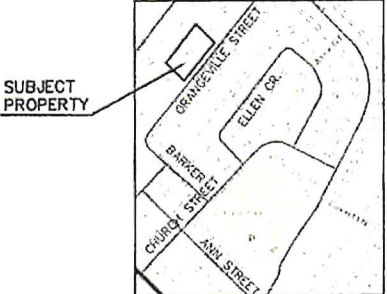
TOWN OF ERIN
COUNTY OF WELLINGTON

J. R. FINNIE O.L.S.
SCALE 1:750 METRIC



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

KEY MAP



RECEIVED
TOWN OF ERIN
FEB 06 2020
BUILDING/PLANNING
DEPARTMENT

NOTES

INFORMATION ON THIS PLAN HAS BEEN COMPILED FROM REGISTRY OFFICE RECORDS, COUNTY OF WELLINGTON AERIAL PHOTOGRAPHY AND FIELD SURVEY AND NOTES BY J. R. FINNIE O.L.S.
NTS DENOTES NOT TO SCALE
CON DENOTES CONCESSION

CAUTION

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

CLIENT: GORD & CHRIS STEVENSON

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

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DRAWN BY: jrf PROJECT: 18-1936SKT R2

B145-18-Stevenson

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: 03/14/2019 **EXPEDITED**
File Number: B145-18
Applicant: Gordon & Christine Stevenson
Subject Lands: Town of Erin (Hillsburgh) - Part Lot 4, Reg Plan 806, 12 Orangeville St.

Proposal is a request for consent to convey fee simple for a proposed urban residential lot 2,022 sq.m, 36 m frontage in Hillsburgh; retained two lots being 1,585 sq.m and 1,630 sq.m with 30m fr

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review April 21/21 comments - application deferred - applicant has indicated the new lots will be serviced via a new water main on Orangeville Street; application B146-18 for waterline easement withdrawn; application is consistent with Provincial Policy and generally conforms to Official Plan; no concerns

Feb. 20/19 comments - notice cards were posted at time of site visit; insufficient information is available to determine if the new lots represent an appropriate form of development; require more information about adequacy of servicing being proposed and to address matters related to zoning compliance; property is designated Urban Centre of Hillsburgh; staff is unclear about location of septic system on severed; feasibility of siting two additional septic systems on undersized retained parcels in accordance with applicable building code standards; and feasibility of existing waterline being able to accommodate two additional dwellings being proposed; Additional file B146-18 would establish an easement over one retained and severed to accommodate proposed water lines;

Town of Erin March 24, 2021 - updated conditions to be fulfilled

February 20, 2019 - not in support; does not conform to Town of Erin OP - requires new development to connect to municipal water services where feasible; Engineering Department has found that the properties must connect to municipal services; both retained lots are undersized and require relief from Zoning By-law; conditions to apply

Source Water application can be screened out and does not require a Section 59 notice under Clean Water Act.

Neighbours Paul Phillips & Judy Stanich (16 Barbour Drive Hillsburgh, ON N0B 1Z0) concerns; existing water service line easement was created for servicing one single family dwelling, not three; extension of easement - potential of running multiple water service lines through our property; Town of Erin state a water main must be in front of new properties looking for services; affects resale of our home; concerns existing swales that take our surface water out to Orangeville St would be disturbed or not maintained; request notification of consideration and decision of B145-18 & B146-18

Miscellaneous Rod Finnie, OLS - agent cover letters

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 B145-18
- 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 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.
- 6) **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.

- 7) **THAT** the Owner provides written confirmation from a qualified professional that the existing septic system is functioning properly and the required setbacks from property boundaries are in compliance with the Ontario Building Code. Also the Town request confirmation from a qualified professional that new septic systems can be installed on the retained lots and can meet the required setbacks from property boundaries and are in compliance with the Ontario Building Code 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
- 8) **THAT** a 3m road widening on Orangeville Street for the severed and retained 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.
- 9) **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
- 10) **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 location 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.
- 11) **THAT** the proponent shall provide security to guarantee the installation of the water service 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.
- 12) **THAT** the proponent to enter into a development agreement to decommissioning the existing waterline and easement and extend the watermain to service the new lots; 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** zoning compliance be confirmed/achieved to the satisfaction of the Town of Erin for the location of the pool, garage, and the location of the pool pump shed; 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 B145-18

APPLICANT

Gordon & Christine Stevenson
12 Orangeville St.
PO Box 206
Hillsburgh N0B 1Z0

LOCATION OF SUBJECT LANDS

Town of Erin (Hillsburgh)
Part Lot 4
Reg Plan 806
12 Orangeville St.

Proposed severance is 36m fr x 55m = 2022 square metres, existing and proposed urban residential use with existing house & pool.

Retained parcels are 30m fr x 55m = 1630 square metres and 30m fr x 55m = 1585 square metres, vacant land for proposed urban residential 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: Gordon & Christine Stevenson
Rod Finnie

Paul Philips & Judy Stanich (16 Barbour Drive Hillsburgh, ON N0B 1Z0)



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APR 21 2021

Application | B145/18
Location | Part Lot 4, Reg Plan 806
Applicant/Owner | TOWN OF ERIN
Gordon & Christine Stevenson

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This consent application proposes to sever one lot and retain two parcels as follows:

Parcel	Lot area	Frontage
Severed	0.50 ac (2,022 m²)	35 m
Retained 1	0.39 ac (1,585 m²)	30 m
Retained 2	0.40 ac (1,630 m²)	30 m

Planning Staff prepared an earlier report dated March 25, 2019 that provided a review of the application. The application was deferred by the Committee. The applicant has since indicated that the new lots will be serviced via a new water main on Orangeville St, and that application B146/18 (waterline easement) be withdrawn. A zoning by law amendment By-law #20-37 (R1-114 & R1-115) was approved by the Town permitting the reduced lot sizes.

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;

PLACES TO GROW: No issue.

PROVINCIAL POLICY STATEMENT (PPS): No Issue.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated URBAN CENTRE and is located with the urban centre of Hillsburgh.

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). Since the initial application the applicant has rezoned the lands to permit a reduced lot size and demonstrated that partial services can be achieved subject to the Town's conditions of approvals.

WELL HEAD PROTECTION AREA: The subject property is located within a WHPA B with a Vulnerability score of 8.

LOCAL OFFICIAL PLAN: The Town of Erin 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 One (R1) and Residential site specific (R1-114 & R1-115) in the Towns Zoning By-law. The special provisions recognize the reduced lot sizes under By-law No. 20-37. One of the retained lands shows an existing pool shed which may need to be removed.

SITE VISIT INFORMATION: The subject property was visited on February 15, 2019. Notice Cards were posted and the survey sketch appears to meet the application requirements.


Zach Prince MCIP RPP, Planner
April 21st, 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

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MAR 24 2021

SECRETARY TREASURER
WELLINGTON COUNTY
~~LAND DIVISION COMMITTEE~~

Severance Application Recommendation

To: County of Wellington Land Division Committee
From: Joanna Salsberg, Building & Planning Technician, Town of Erin
Date: March 24 2021
Applicant: Gordon and Christine Stevenson
Location: 12 Orangeville Street
File: B145-18

Local Official Plan: Residential

Zoning By-Law: Residential One (R1), Residential One Special Provision (R1-114), and Residential One Special Provision (R1-115)

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 professional that the existing septic system is functioning properly and the required setbacks from property boundaries are in compliance with the Ontario Building Code. Also the town requests confirmation from a qualified professional that new septic systems can be installed on the retained lots and can meet the required setbacks from property boundaries and are in compliance with the Ontario Building Code.
2. That the owner pay parkland dedication and 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.
3. Request a 3m road widening on Orangeville Street for the severed and retained parcels, anything beyond that is beyond the control of the applicant.
4. Provide a survey confirming the location of the proposed entrance that should meet the standards outlined in the entrances by-law 10-47.
5. 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.

6. That the proponent **shall provide security** to guarantee the installation of the water service to the satisfaction of the Town of Erin.
7. The proponent to **enter into a development agreement** to decommissioning the existing waterline and easement and extend the watermain to service the new lots.
8. That **zoning compliance** be confirmed/achieved to the satisfaction of the Town of Erin for the location of the pool, garage, and the location of the pool pump shed.