



COUNTY OF WELLINGTON LAND DIVISION

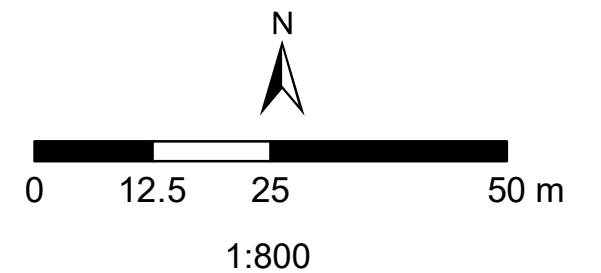
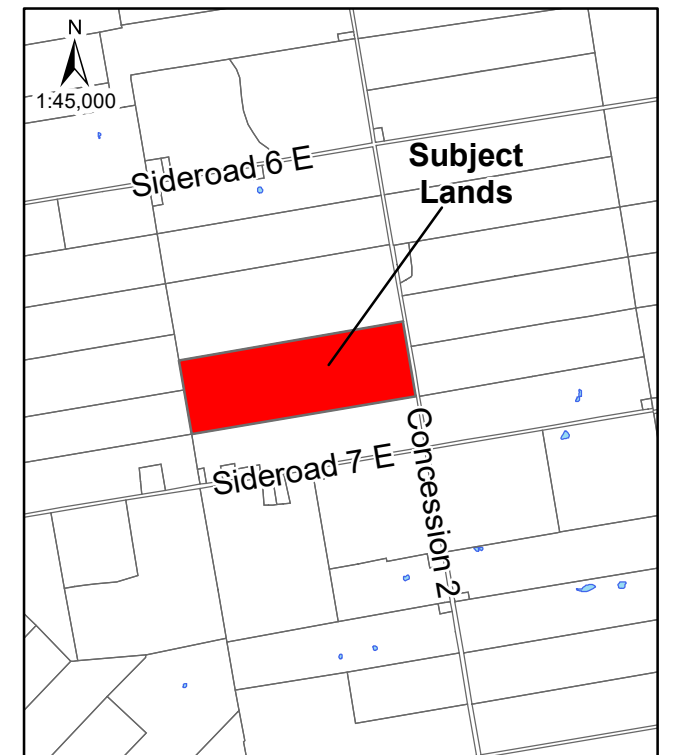
B147-22

Applicant:
Schill-Land Holdings Inc

Township of Wellington North

9088 Concession 2

(Arthur Township)



Date: January 2023

Produced by: County of Wellington Planning & Development Department

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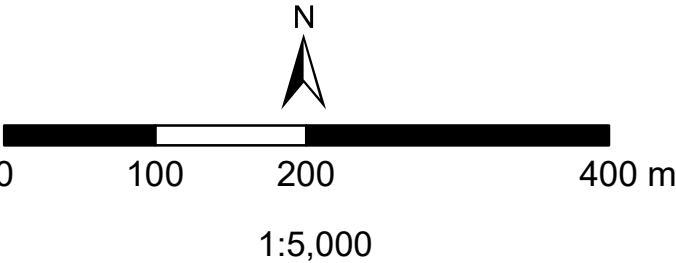
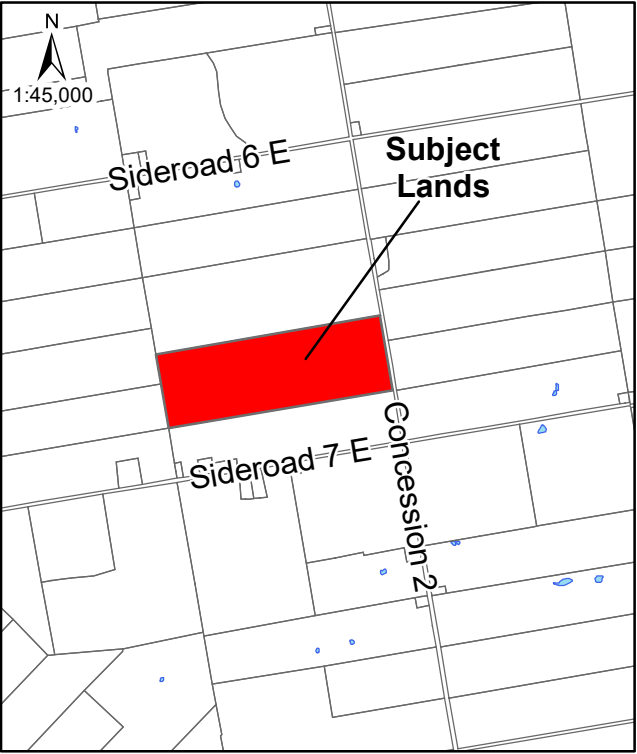
COUNTY OF WELLINGTON
LAND DIVISION

B147-22

Applicant:
Schill-Land Holdings Inc

Township of Wellington North

9088 Concession 2
(Arthur Township)



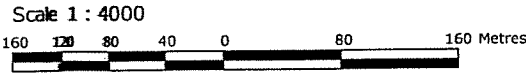
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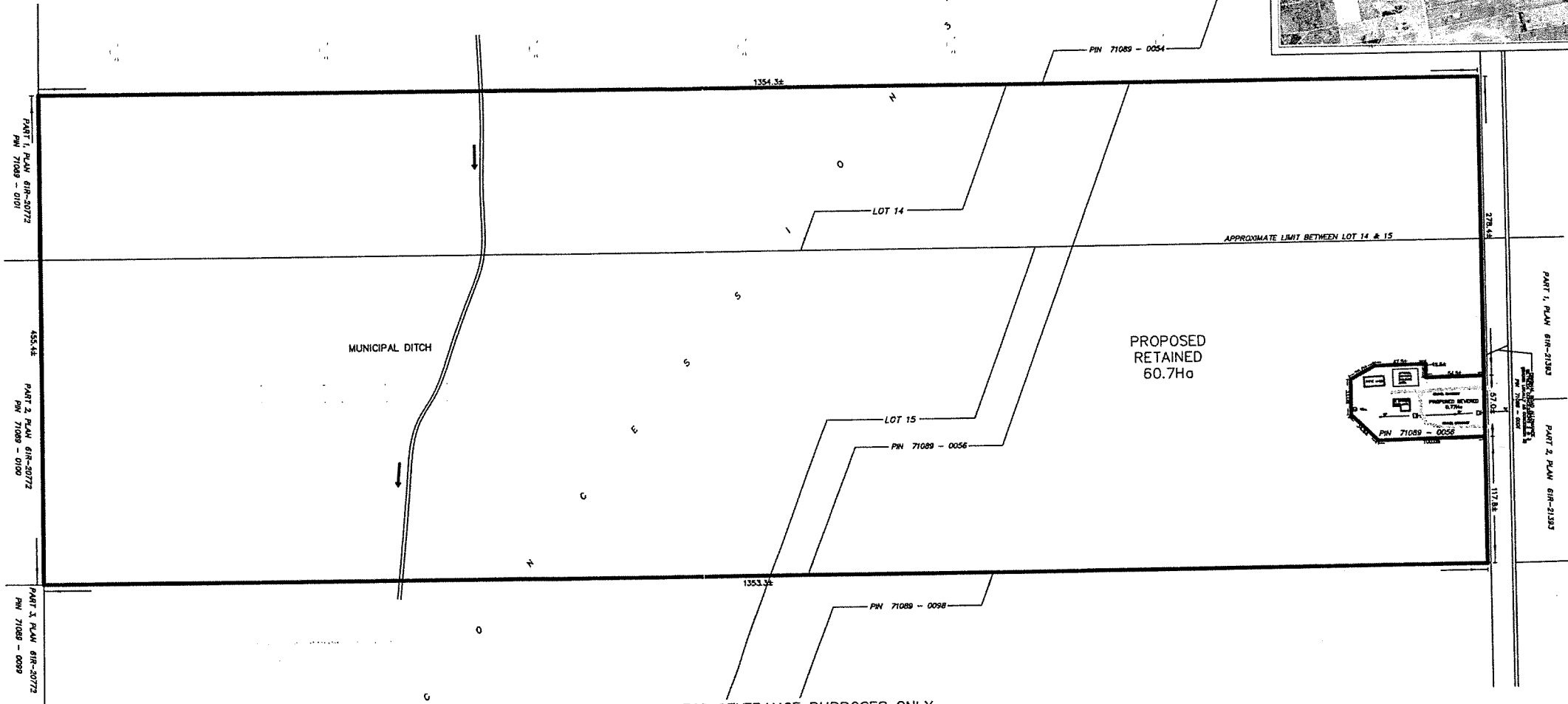
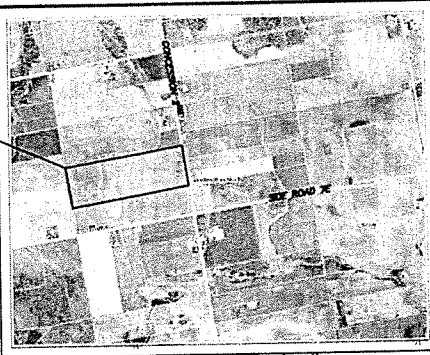
SKETCH FOR SEVERANCE APPLICATION
(TOWNSHIP OF ARTHUR)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON



WILSON-FORD

KEY MAP:

SUBJECT
PROPERTY



CAUTION

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LEGEND:

- (—)— EXISTING CONTOUR
- 399.99 EXISTING GRADE
- (—)— PROPOSED GRADE
- FLOW DIRECTION
- BENCHMARK

ELEVATION:

SITE BENCHMARK IS XXX
WITH AN ELEVATION OF XXX

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.

24 NOVEMBER, 2022

GREG FORD, P.Eng(CIVIL)
ONTARIO LAND SURVEYOR

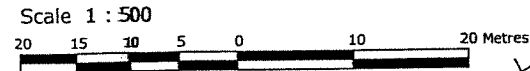
WILSON - FORD

Surveying & Engineering
120 KING ST. E., Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

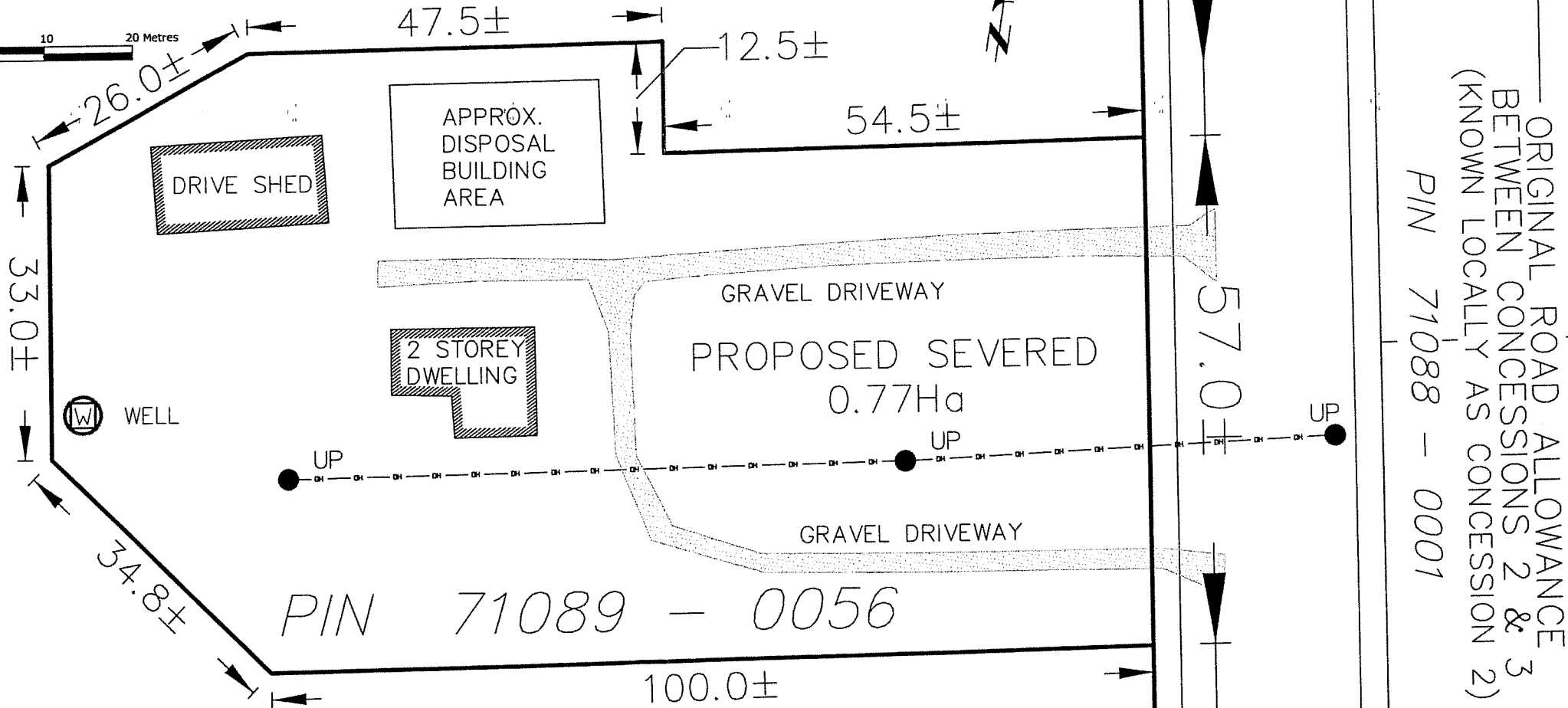
PROJECT No.: 22-9781 SCHILL

SKETCH FOR SEVERANCE APPLICATION
(TOWNSHIP OF ARTHUR)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

PAGE 2-2



WILSON-FORD



CAUTION

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WITH AN ELEVATION OF XXX

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24 NOVEMBER, 2022

GREG FORD, P.Eng(CIVIL)
ONTARIO LAND SURVEYOR

WILSON - FORD

Surveying & Engineering
120 KING ST. E., Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

PROJECT No.: 22-9781 SCHILL

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: 02/09/2023 EXPEDITED
File Number: B147-22
Applicant: Schill-Land Holdings Inc.
Subject Lands: Township of Wellington North (Arthur Twp) - Part Lots 14 & 15, Concession 3

Proposal is a request for consent to convey fee simple for a proposed Surplus Farm rural residential lot 0.77 ha with existing dwelling and drive shed; retained agricultural parcel being 0.7 ha

ISSUES: None

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review notice cards have been posted; application is consistent with Provincial Policy and generally conforms to Official Plan - Prime Agricultural, Surplus Farm Dwelling application. staff have been provided with farm information form which demonstrates that this application would constitute a farm consolidation; no concerns

Township of Wellington North in support of application; severed and retained complies with zoning; conditions to apply

Grand River CA no objection to consent

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 a signed 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
- 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 consistent with By-law 011-22; 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 enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the reapportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain; 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 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 zoning compliance for the driveshed on the severed parcel is achieved to the satisfaction of the Township; 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.
- 10) THAT servicing on the severed lands can be accommodated to the satisfaction of the Township; 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.
- 11) THAT the Owner receive zoning compliance and classification from the Township of Wellington North 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 Township of Wellington North 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.

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

January 26, 2023

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 B147-22

APPLICANT

Schill-Land Holdings Inc.
c/o Peter & Danielle Schill
5105 Perth Line 91
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lots 14 & 15
Concession 3

Proposed severance is 0.77 hectares with 57m frontage, existing and proposed rural residential use with existing dwelling and drive shed.

Retained parcel is 60.7 hectares with 396.2m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, FEBRUARY 09, 2023** for the purpose of considering this **EXPEDITED APPLICATION**.

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

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

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario 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: Schill-Land Holdings Inc.
Wilson-Ford Surveying & Engineering - c/o Greg Ford



JAN 17 2013

**Application
Location**

B147-22
Part Lots 14 & 15 Concession 3
TOWNSHIP OF WELLINGTON NORTH
TOWNSHIP)

SECRETARY TREASURER
WELLINGTON COUNTY
(ADMINISTRATION COMMITTEE)

Applicant/Owner

Schill-Land Holdings Inc.

PLANNING OPINION: This application would sever a 0.77 ha (1.9 ac) rural residential parcel with existing dwelling and drive shed. A vacant 60.7 ha (150 ac) agricultural parcel 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:

- That servicing on the severed lands can be accommodated to the satisfaction of the Township;
- That driveway access can be achieved for the retained lands to the satisfaction of the appropriate road authority;
- That a dwelling be prohibited on the retained lands to the satisfaction of the County of Wellington Planning Department; and
- That zoning compliance for the drive shed on the severed parcel is achieved to the satisfaction of the Township.

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:

- 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;
- Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
- a residence surplus to a farming operation as a result of farm consolidation, provided that
 - the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 - the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches which achieve the same objective; and
- Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways."

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The feature present on the site is flood plain which is fully contained on the proposed retained agricultural lot. 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:

- the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- 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
- the surplus residence is habitable and is not expected to be demolished by a future owner; and
- the Minimum Distance Separation formula will be met; and
- 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 Schill Land Farms Inc., which demonstrates that this application would constitute a farm consolidation.

WELL HEAD PROTECTION AREA: The subject property is not located within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and Natural Environment (NE) Zone. The severed parcel is fully located within the A Zone. Both the severed and retained lands meet the minimum lot area and frontage requirements of the A Zone.

The proposed severed parcel includes a drive shed with an approximate area of 213.67 m² (2,300 ft²), which exceeds the combined maximum floor area for all accessory buildings or structures in Section 6.1.4.b of the Zoning By-law. As this relief is required additional review of setbacks and height will also be required. Staff propose a zoning relief condition to address the lot coverage, and confirm the height and setbacks of the accessory building to the satisfaction of the Township.

SITE VISIT INFORMATION: The subject property was visited and photographed on January 6th, 2023. Notice Cards were not posted at the time of the site visit, but were posted on January 10th, 2023. The survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read "Joanna Salsberg".

Joanna Salsberg, Planner B.A., M.PL
January 17th, 2023

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: B147-22

APPLICANT

Schill-Land Holdings Inc.
c/o Peter & Danielle Schill
5105 Perth Line 91
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Twp)
Part Lots 14 & 15
Concession 3

Proposed severance is 0.77 hectares with 57m frontage, existing and proposed rural residential use with existing dwelling and drive shed.

Retained parcel is 60.7 hectares with 396.2m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-008-06300-0000

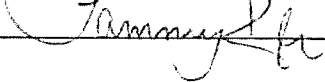
Does this description reasonably describe the parcel holdings?				YES:	X	NO:		BUILDING & PLANNING DEPARTMENTS	
If answer is no, please provide new information:									
Do you consider this proposal to conform to your Official Plan?				YES:		NO:			
What Section(s) does it conform to or contravene? (Please specify)									
Will the Severed Parcel comply with all requirements of the Zoning By-law?				YES:	X	NO:		ROADS	
(Please Specify) Section 8 of Zoning By-law 66-01									
Will the Retained Parcel comply with all requirements of the Zoning By-law?				YES:	X	NO:			
(Please Specify) Section 8 of Zoning By-law 66-01									
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:	X
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:		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?									
Municipal Drain - Lehman Main Drain									

RECEIVED
JAN 17 2023
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM
FILE NO: B147-22

Continue to Page 2

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?	YES:	X	NO:		BUILDING
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.]					
Is the Municipality in support of this application?	YES:	✓	NO:		COUNCIL
What Conditions, if any, are requested by the Municipality if the Consent is granted?					Initial
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;					TP
THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22;					TP
THAT the Owner enter into an agreement apportioning any future maintenance costs on any municipal drain impacted by the application, and the owner shall provide a \$500.00 deposit to cover the cost of the re-apportionment if it is determined there are municipal drains impacted by the application and a \$250.00 fee for the Drainage Superintendent's review of the application to determine status of any drain;					TP
THAT driveway access can be provided to the retained lands to the satisfaction of the Township of Wellington North;					TS
THAT a dwelling be prohibited on the retained lands to the satisfaction of the County of Wellington Planning Department; and					
THAT zoning compliance for the drive shed on the severed parcel is achieved to the satisfaction of the Township					
Does the Municipality request a Notice of the Decision?	YES:	X	NO:		

SIGNATURE: 

TITLE: DEVELOPMENT CLERK

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

DATE: _____



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

January 18, 2023

via email

GRCA File: B147-22 – 9088 Concession 2

Deborah Turchet, Secretary-Treasurer
County of Wellington Planning and Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

RECEIVED
JAN 18 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

Re: Application for Consent B147-22
9088 Concession 2, Township of Wellington North
Schill-Land Holdings Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted application to sever a surplus farm dwelling.

Recommendation

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

GRCA Comments

GRCA has reviewed this 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 150/06. GRCA has also provided comments as per our Memorandum of Understanding with The County of Wellington and as a public body under the Planning Act as per our CA Board approved policies.

Information currently available at this office indicates that the lands to be severed do not contain any natural hazard features of interest to the GRCA. The retained parcel contains a watercourse, floodplain, and the regulated allowance adjacent to these features. A portion of the retained parcel is also identified as part of the Greenlands System in the County of Wellington Official Plan (2022).

Due to the presence of the features noted above, a portion of the retained parcel is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed consent application will sever a surplus farm dwelling with existing and proposed rural residential uses. The severed lot is outside of the regulated area noted

above and the existing agricultural uses will continue on the retained lands. As such, GRCA staff do not anticipate any impacts to above-noted features as a result of this application.

We acknowledge receipt of the applicable plan review fee in the amount of \$445.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: Schill-Land Holdings Inc. c/o Peter and Danielle Schill (via email)
Greg Ford (via email)
Township of Wellington North (via email)



Grand River
Conservation Authority
Date: Dec 09, 2022
Author: ah

B147-22 - 9088 Concession 2

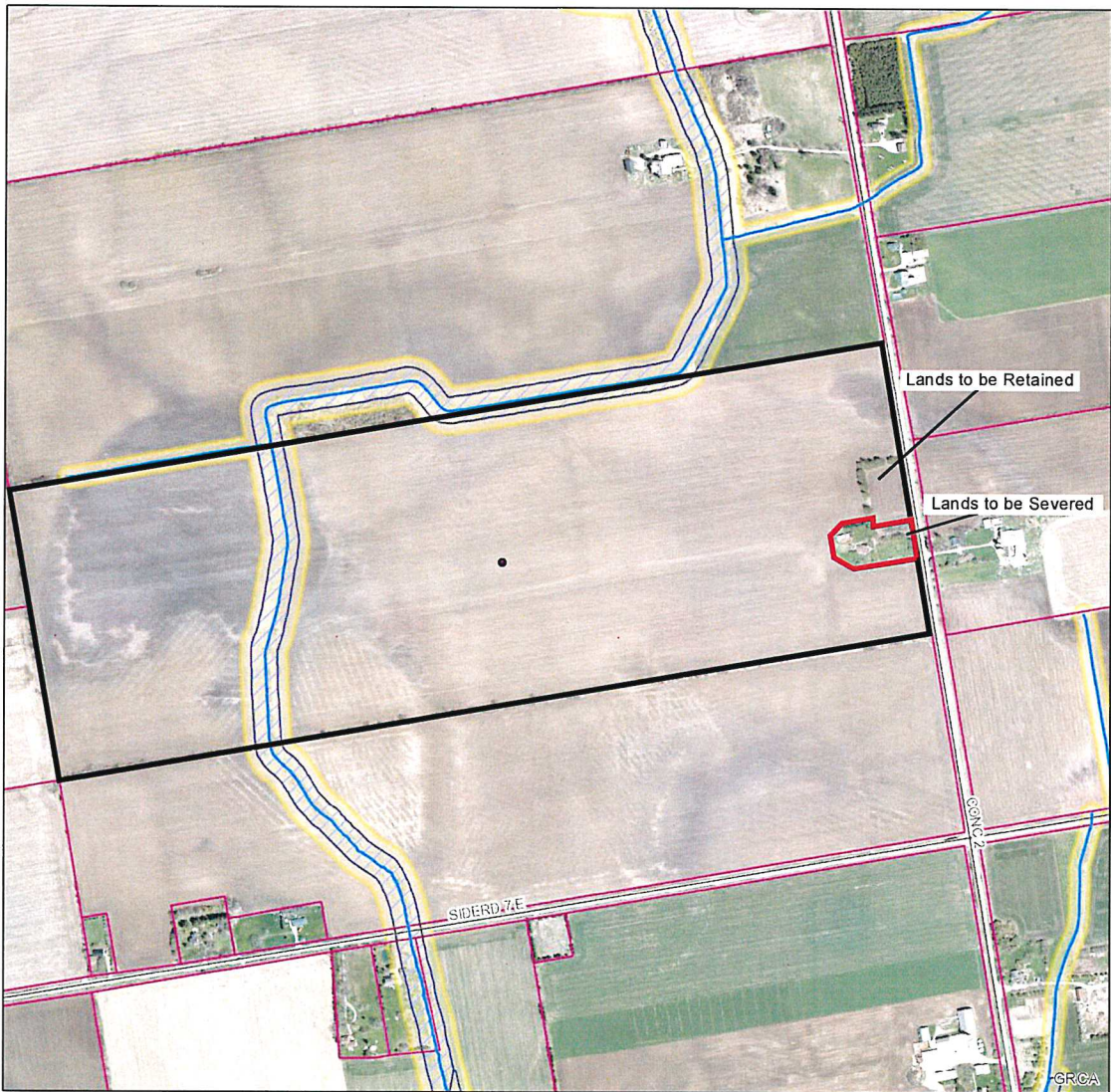
Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
- Special Policy Area
- Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Toe
- 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>

0 50 100 200 300 Meters
NAD 1983 UTM Zone 17N
Scale: 6,526



Map Centre (UTM NAD83 z17): 532,737.26 4,862,698.33

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