



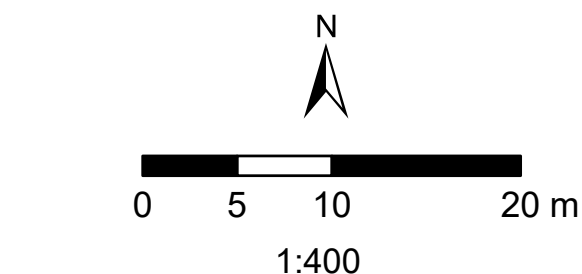
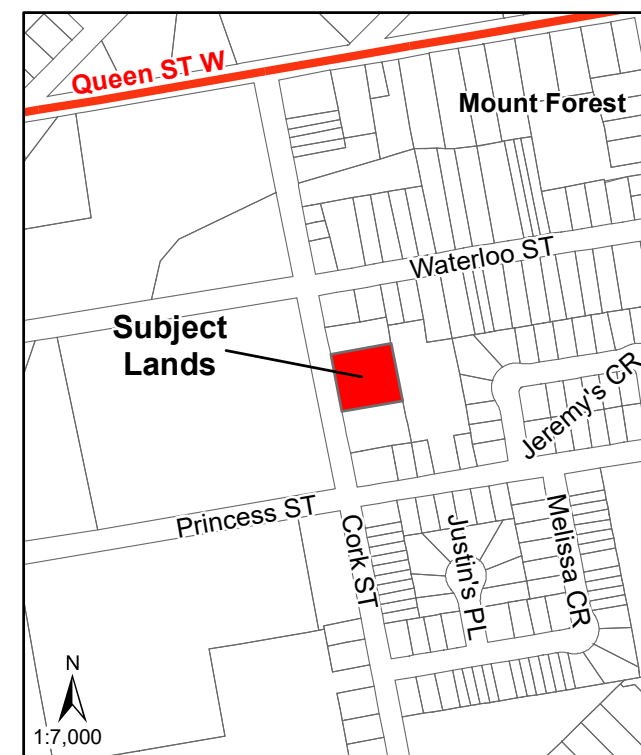
COUNTY OF WELLINGTON LAND DIVISION

B26-23 & B27-23

Applicant:
Terrence Martin

Township of Wellington North

Frontage on Cork Street
(Mount Forest)



Date: May 2023

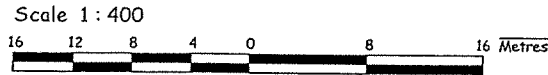
Produced by: County of Wellington Planning & Development Department 2023

This is not survey data. All rights reserved.
May not be reproduced without permission.

Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
© King's Printer for Ontario, 2023.
2020 Ortho imagery.



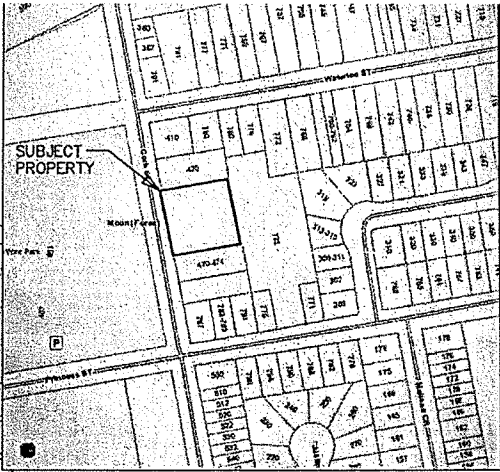
SKETCH FOR SEVERANCE APPLICATION
(TOWN OF MOUNT FOREST)
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON



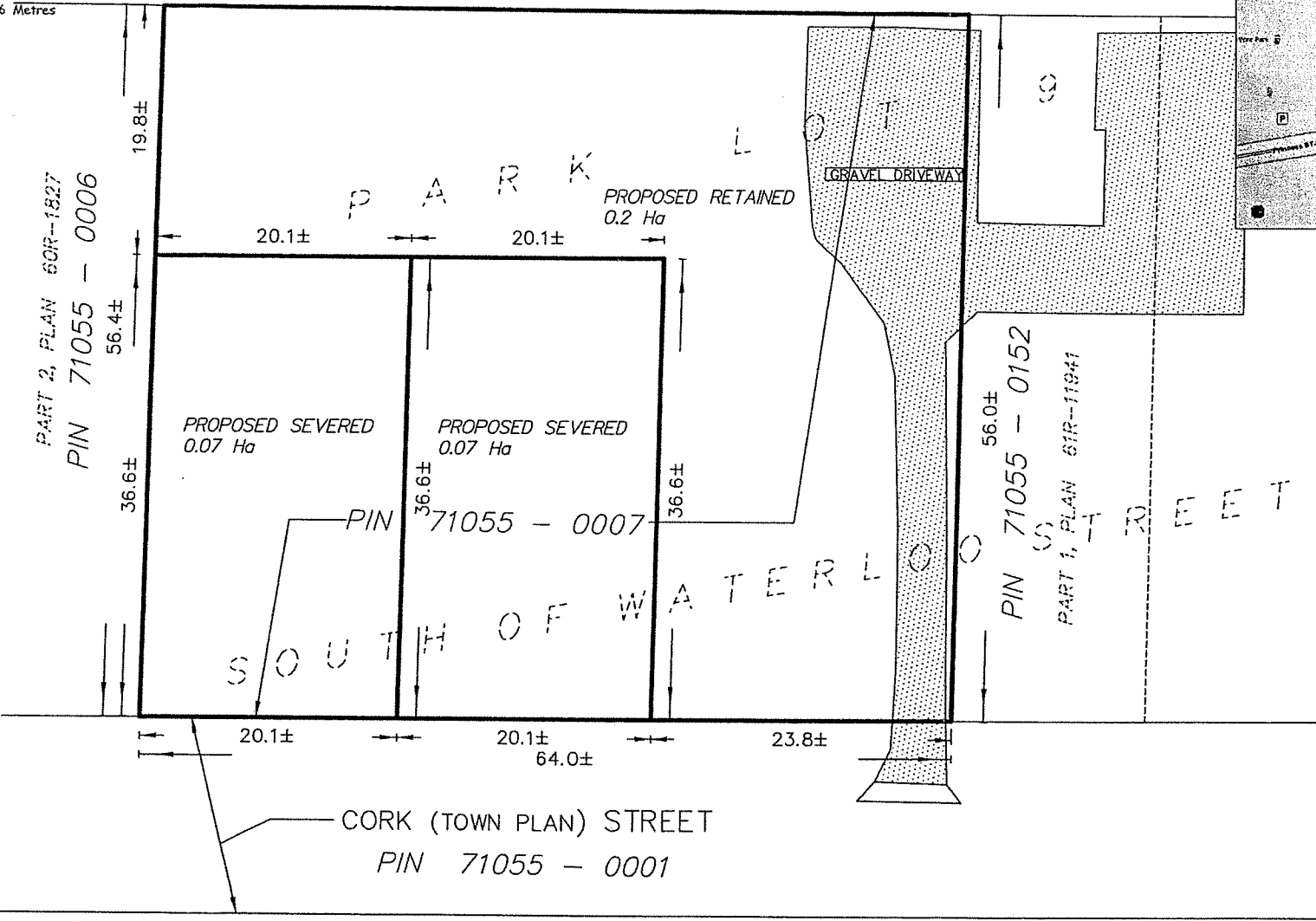
WILSON-FORD

PART 1, PLAN 61R-7008
PIN 71055 - 0155
64.0±

KEY PLAN:



PART 2, PLAN 60R-1827
PIN 71055 - 0006



ZONING R2	REQUIRED	PROVIDED SEVERED LOT	PROVIDED RETAINED LOT
LOT AREA (MIN)	371.6 m ²	735.9 m ²	2123 m ²
LOT FRONTAGE (MIN)	12.0 m	20.1 m	23.8 m
FRONT YARD (MIN)	6 m		
REAR YARD (MIN)	7.6 m		
INT. SIDE YARD (MIN)	1.2 m		
EXT SIDE YARD (MIN)	6 m		

CAUTION

THIS SKETCH IS NOT A PLAN OF SURVEY.
IT WAS PREPARED FOR THE LIMITED USE OF TERRY & TERRY MARTIN FOR SEVERANCE PURPOSES ONLY.
THIS PLAN IS TO REMAIN CONFIDENTIAL, IS PREPARED UNDER COPYRIGHT AND THE UNDERSIGNED ACCEPTS
NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

© WILSON FORD SURVEYING & ENGINEERING 2023
NO PERSON MAY COPY, REPRODUCE, ALTER OR DISTRIBUTE THIS PLAN IN WHOLE OR IN PART WITHOUT THE
WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

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.

23 MARCH, 2023

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.: 23-9849 TERRY & TERRY MARTIN

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: 06/08/2023 EXPEDITED
File Number: B26-23
Applicant: Terrence Martin - c/o Terrence & Terry Martin
Subject Lands: Township of Wellington North (Mount Forest) - Part Park Lot 9, s/s Waterloo St.

Proposal is a request for consent to convey fee simple for a proposed urban residential semi-detached dwelling 20.1m fr x 36.6m = 0.07 ha; retained being 0.27 ha, 43.9m fr, existing vacant land for proposed urban residential use.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review 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

Township of Wellington North application complies with Section 12 of Zoning By-law 66-01; conditions to apply

Saugeen Valley CA staff find the applications acceptable

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 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.
- 7) THAT the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct, and otherwise including but not limited to: the provision of servicing as part of the 2023 Cork Street Reconstruction Project; the Owner will pay at the time of connection to the new set of sanitary/water/storm servicing of the actual tendered 2023 Cork Street Reconstruction costs; if servicing needs change in the future, the Owner is responsible for all cost to properly decommission services installed as part of the 2023 Cork Street Reconstruction Project and full restoration (i.e. granular base, asphalt, curb, sidewalk, etc); only 1 entrance into the retained lands with access off of Cork Street; and lot grading, to the satisfaction of the Township and at the sole expense of the Owner; 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 property matters for access to the rear yard accessory building, at 470-474 Cork St, be resolved to the satisfaction of the Township of Wellington North. Only one entrance access to the retained lands is permitted; 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.

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

May 25, 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 B26-23

APPLICANT

Terrence Martin - c/o Terrence & Terry
Martin
781 Princess St.
Mount Forest N0G 2L3

LOCATION OF SUBJECT LANDS

Township of Wellington North (Mount Forest)
Part Park Lot 9
s/s Waterloo St.

Proposed severance is 20.1m fr x 36.6m = 0.07 hectares, vacant land for proposed semi-detached residential.

Retained parcel is 0.27 hectares with 43.9m frontage, existing vacant land for proposed urban residential use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 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: Terrence Martin - c/o Terrence & Terry Martin

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: 06/08/2023 **EXPEDITED**
File Number: B27-23
Applicant: Terrence Martin - c/o Terrence & Terry Martin
Subject Lands: Township of Wellington North (Mount Forest) - Part Park Lot 9, s/s Waterloo St.

Proposal is a request for consent to convey fee simple for a proposed urban semi-detached residential lot 20.1m fr x 36.6m = 0.07 ha; retained being 0.2 ha, vacant land for proposed urban residential use

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	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
Township of Wellington North	application complies with Section 12 of Zoning By-law 66-01; conditions to apply
Saugeen Valley CA	staff find the applications acceptable

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent on both the severed and retained parcels, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division a printed copy of each of the "completed electronic transfer documents 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 on both the severed and retained parcels.
- 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 fees which are in effect at the time of the payment of the fees required for the review and issuance of the Certificate of Consent for the severed and retained parcels.
- 4) **THAT** the transfers of the severed and retained parcels 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 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.
- 7) **THAT** the Owner enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct, and otherwise including but not limited to: the provision of servicing as part of the 2023 Cork Street Reconstruction Project; the Owner will pay at the time of connection to the new set of sanitary/water/storm servicing of the actual tendered 2023 Cork Street Reconstruction costs; if servicing needs change in the future, the Owner is responsible for all cost to properly decommission services installed as part of the 2023 Cork Street Reconstruction Project and full restoration (i.e. granular base, asphalt, curb, sidewalk, etc); only 1 entrance into the retained lands with access off of Cork Street; and lot grading, to the satisfaction of the Township and at the sole expense of the Owner; 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** property matters for access to the rear yard accessory building, at 470-474 Cork St, be resolved to the satisfaction of the Township of Wellington North. Only one entrance access to the retained lands is permitted; 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.

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

May 25, 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 B27-23

APPLICANT	LOCATION OF SUBJECT LANDS
Terrence Martin - c/o Terrence & Terry Martin 781 Princess St. Mount Forest N0G 2L3	Township of Wellington North (Mount Forest) Part Park Lot 9 s/s Waterloo St.

Proposed severance is 20.1m fr x 36.6m = 0.07 hectares, vacant land for proposed semi-detached residential.

Retained parcel is 0.2 hectares with 23.8m frontage, existing vacant land for proposed urban residential use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 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: Terrence Martin - c/o Terrence & Terry Martin



RECEIVED

MAY 16 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application Location B26/23 & B27/23
Part Park Lot 9, s/s Waterloo St
Applicant/Owner TOWNSHIP OF WELLINGTON NORTH (Mount Forest)
Terrance and Terry Martin

PLANNING OPINION: These applications propose to sever three (3) vacant lots in the Urban Centre of Palmerston for residential purposes:

Parcel ID	Lot Area	Frontage
Severed (Parcel 1)	700 m ² (7,535 ft ²)	20.1 m (66 ft)
Severed (Parcel 2)	700 m ² (7,535 ft ²)	20.1 m (66 ft)
Retained (Parcel 3)	0.2 ha (0.5 ac)	23.8 m (78 ft)

This application is consistent with Provincial Policy and generally conforms to the County Official Plan. Planning staff recommends approved subject that the following can be addressed as conditions of approval:

- a) That driveway access can be provided to the severed and retained lands to the satisfaction of the local municipality; and,
- b) That servicing is available for the severed and retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: The subject property is located within Urban Centre of Mount Forest. Section 2.2.1.2 a) states the vast majority of growth will be directed to settlement areas that i) have a delineated built up boundary; ii) have existing or planned municipal water and wastewater systems; and iii) can support the achievement of complete communities. The subject lands represent intensification area as the lands are located outside of the existing built boundary.

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, and their vitality and regeneration shall be promoted.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL and located within the Urban Centre of Mount Forest according to Schedule A6-1 of the Official Plan. Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities.

Within the Residential designation, a variety of housing types shall be allowed. It is understood that the subject severances are for semi detached residential units.

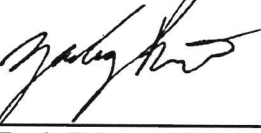
Section 10.6.2 states that new lots may be created in Urban Centres provided that the land will be appropriately zoned. The proposed severed lands are zoned Medium Density Residential (R2) Zone.

The matters under section 10.1.3 were also considered, including item b) "that all lots can be adequately serviced with water, sewage disposal...", item d) "that all lots will 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".

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

LOCAL ZONING BY-LAW: The subject property is currently zoned Medium Density Residential (R2) zone. The severed and retained lots meet the frontage and area requirements for semi detached dwellings.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.


Zach Prince, RPP MCIP
Senior Planner
May 16th, 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.

RECEIVED

MAY 09 2023

FILE NO: B26-23

SECRETARY TREASURER
WELLINGTON COUNTY
LANDS DIVISION COMMITTEE

APPLICANT
Terrence Martin c/o Terrence & Terry Martin
781 Princess St.
Mount Forest N0G 2L3

LOCATION OF SUBJECT LANDS
Township of Wellington North (Mount Forest)
Part Park Lot 9
s/s Waterloo St.

Proposed severance is 20.1m fr x 36.6m = 0.07 hectares, vacant land for proposed semi-detached residential.

Retained parcel is 0.27 hectares with 43.9 m frontage, existing vacant land for proposed urban residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-006-11170-0000

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						
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						
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:	WATER
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 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:	X	NO:		
Approximate Time of Servicing Availability: July 2024						
Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?						
No Drains						

FILE NO: B26-23

DATE: May 8 2013

MUNICIPALITY COMMENTING FORM

RECEIVED

The Planning and Land Division Committee, in considering the following application, respectfully requests that you advise the municipality. The Application and Sketch are enclosed for your information.

MAY 09 2023

FILE NO: B27-23

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

APPLICANT

Terrence Martin c/o Terrence & Terry Martin
781 Princess St.
Mount Forest N0G 2L3

LOCATION OF SUBJECT LANDS

Township of Wellington North (Mount Forest)
Part Park Lot 9
s/s Waterloo St.

Proposed severance is 20.1m fr x 36.6m = 0.07 hectares, vacant land for proposed semi-detached residential.

Retained parcel is 0.2 hectares with 23.8 m frontage, existing vacant land for proposed urban residential use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-006-11170-0000

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						
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						
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:	WATER
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 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:	X	NO:		
Approximate Time of Servicing Availability: July 2024						WORKS / DRAIN
Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?						
No Drains						

MUNICIPALITY COMMENTING FORM

FILE NO: B27-23

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:		BUILDING
n/a						
Is there any further information that may assist the Planning and Land Division Committee? [A letter may be attached if there is insufficient space to explain.]						
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 enters into a development agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial, construct, and otherwise including but not limited to: the provision of servicing as part of the 2023 Cork Street Reconstruction Project; the Owner will pay at the time of connection to the new set of sanitary/water/storm servicing of the actual tendered 2023 Cork Street Reconstruction costs; if servicing needs change in the future, the Owner is responsible for all cost to properly decommission services installed as part of the 2023 Cork Street Reconstruction Project and full restoration (i.e. granular base, asphalt, curb, sidewalk, etc); only 1 entrance into the retained lands with access off of Cork Street; and lot grading, to the satisfaction of the Township and at the sole expense of the Owner.						TS
THAT property matters for access to the rear yard accessory building, at 470-474 Cork St, be resolved to the satisfaction of the Township of Wellington North. Only one entrance access to the retained lands is permitted.						TS
Does the Municipality request a Notice of the Decision?		YES:	X	NO:		

SIGNATURE:

Tammy De

TITLE:

DEVELOPMENT CLERK

ADDRESS:

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

DATE:

May 8, 2023

SENT ELECTRONICALLY ONLY: debt@wellington.ca and landdivisioninfo@wellington.ca

April 12, 2023

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: Applications for Consent B26-23 and B27-23 (Martin)
Unassigned civic address, Cork Street
Part Park Lot 9 S/S Waterloo Street
Roll No.: 234900000611170
Geographic Town of Mount Forest
Township of Wellington North

RECEIVED

APR 12 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications 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; and the applications have 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 the applications is for proposed and existing residential use.

Recommendation

SVCA staff find the applications 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 applications are consistent with the Natural Hazard Policies of the PPS, 2020 and the Wellington County Official Plan. 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.

County of Wellington Planning & Land Division Committee
Application for Consent B26-23 and B27-23 (Martin)
April 12, 2023
Page 2 of 2

Please inform this office of any decision made by the planning approval authority regarding the applications. 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)
Terrence and Terry Martin, owners (via email)
Steve McCabe, SVCA Authority Member for the Township of Wellington North (via email)