

COUNTY OF WELLINGTON LAND DIVISION

B34-21

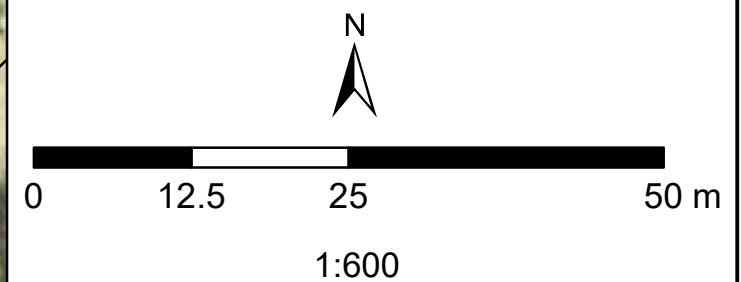
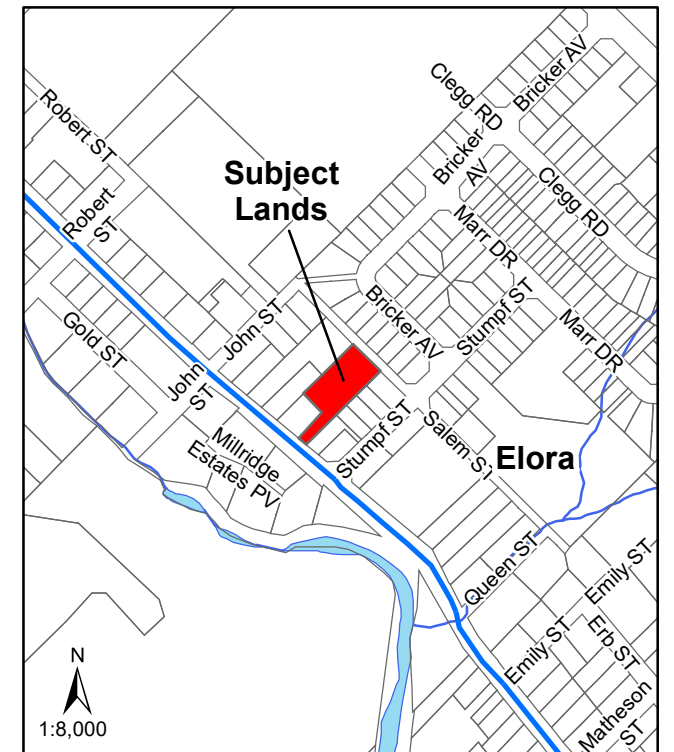
Applicant:

Michael Grabowski & Katelyn McGhie

Township of Centre Wellington

409 Geddes St.

(Elora)

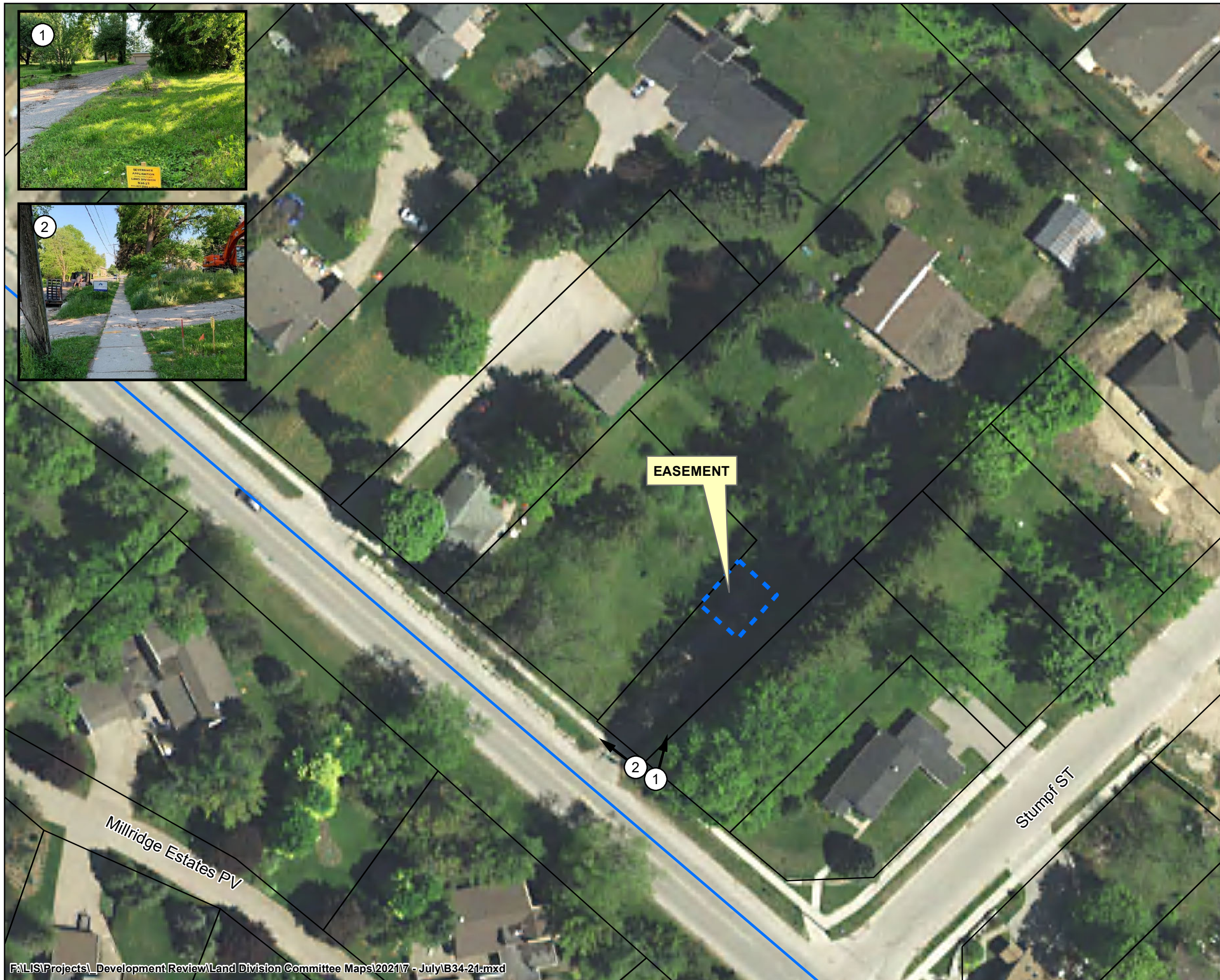


Date: May 2021

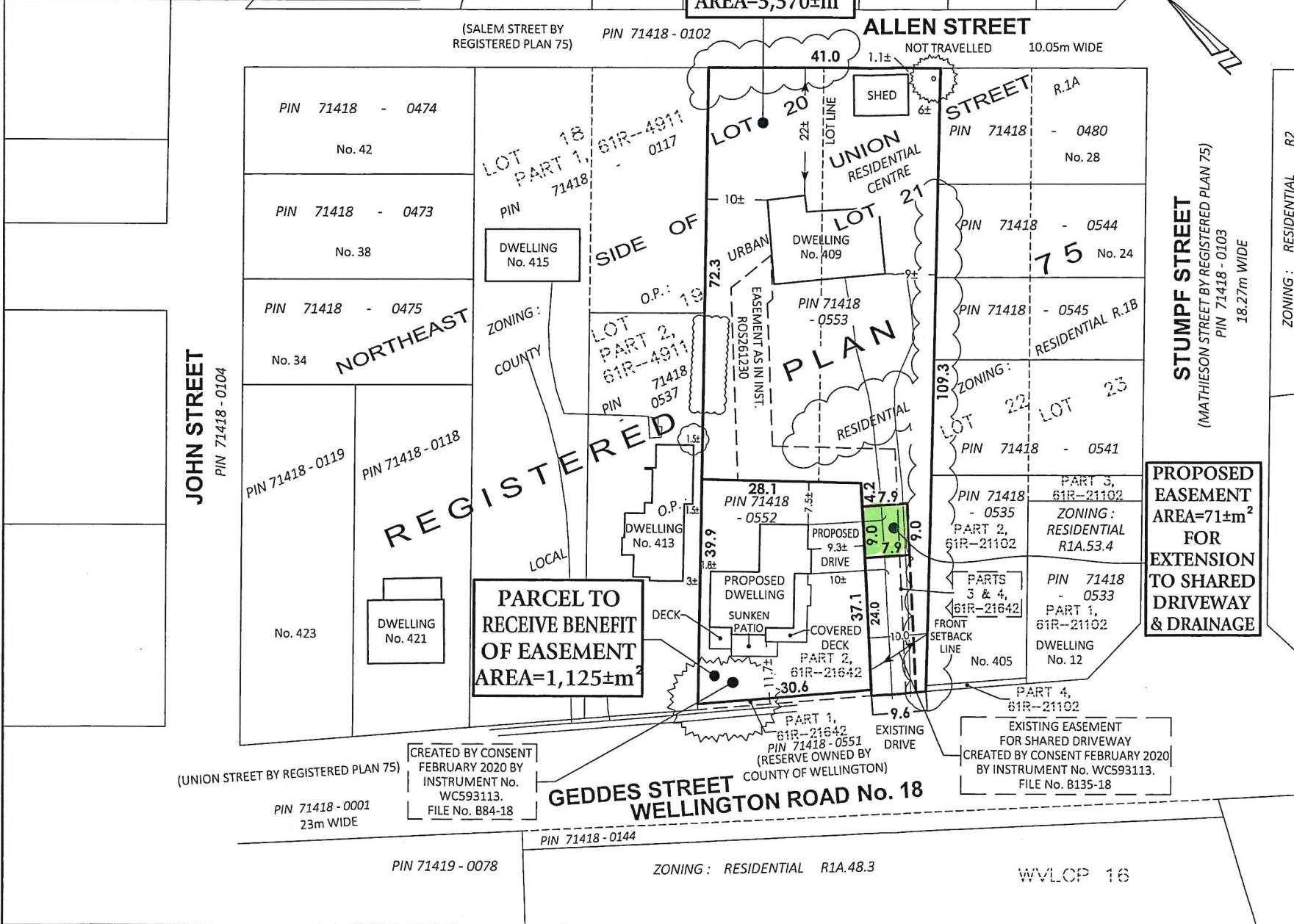
Produced by: County of Wellington Planning & Development Department

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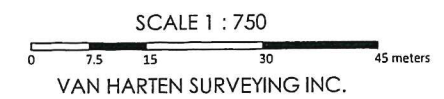
Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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2015 Ortho imagery.



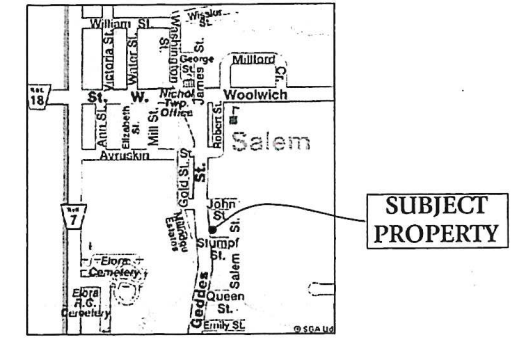
ZONING DESIGNATION: RESIDENTIAL (R1A) ZONE - SINGLE DETACHED DWELLINGS			
TABLE 7A: R1A REGULATIONS FOR LOT WITH BOTH MUNICIPAL SEWER AND WATER SERVICES	REQUIRED	PARCEL TO RECEIVE BENEFIT OF EASEMENT	RETAINED PARCEL SUBJECT TO EASEMENT
MINIMUM Lot Frontage	18m	30.6m	10.0m *
MINIMUM Lot Area	560m²	1,125m²	3,370m²
MINIMUM Lot Depth	26m	38.5m	109.3m
MINIMUM Front Yard	6.0m	11.7m	73m
MINIMUM Side Yard	1.5m	1.8m / 9.3m	9m
MINIMUM Rear Yard	7.5m	7.5m	22m
Maximum Lot Coverage (Including accessory buildings)	40%	26%	9%
* = Approved Minor Variance A4-19			



SEVERANCE SKETCH
LOT 20 & 21, NORTHEAST OF UNION STREET
REGISTERED PLAN 75, WISSLER'S PORTION
GEOGRAPHIC TOWNSHIP OF NICHOL
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON



KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R1A).
3. SUBJECT LANDS HAVE AN LOCAL OFFICIAL PLAN DESIGNATION OF RESIDENTIAL.
3. SUBJECT LANDS HAVE AN COUNTY OFFICIAL PLAN DESIGNATION OF URBAN CENTRE.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. APPROVED MINOR VARIANCE FOR A 10.0m FRONTAGE BY APPLICATION A4-19.
8. RETAINED LANDS SUBJECT TO EASEMENT AS IN INSTRUMENTS WCS93113 & ROS261230.

THIS SKETCH WAS PREPARED ON THE 5th DAY OF MAY 2021

Jeffrey E. Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Elmira Ph: 519-669-5070	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com info@vanharten.com		
DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 29385-21		
May 05, 2021-2: 22pm		
G:\SALEM\75wiss\Acad\SEV PT LOT20 21 (GRABOWSKI) UTM 2.dwg		

WVLOP 16

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: 07/22/2021 EXPEDITED
File Number: B34-21
Applicant: Michael Grabowski & Katelyn McGhie
Subject Lands: Township of Centre Wellington (Elora/Salem) - Lots 20 & 21, n/e Side of Union St.
Reg Plan 75, Wissler's Portion

Proposal is a request for consent to convey fee simple for a proposed easement 71 sq.m with no frontage for extension of a shared driveway and drainage in favour of PIN 71418-0552.

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official plan for an easement; no concerns

Township of Centre Wellington planning staff - in support of application; complies with zoning; conforms with Official Plan - consents for the purpose of easement; condition to apply

Grand River CA no objection to proposed application

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

Miscellaneous Jeff Buisman, agent cover letter

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 B34-21
- 3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
- 4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor shall provide a full print of that deposited reference plan(s) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Township when deed is Registered; Tax Assessment Roll Setup Fee paid) 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; and further that the Township of Centre Wellington 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*****

July 8, 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 B34-21

APPLICANT

Michael Grabowski & Katelyn McGhie
442 South River Road
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora/Salem)
Lots 20 & 21, n/e Side of Union St.
Reg Plan 75, Wissler's Portion

Proposed easement is 71 square metres with no frontage for extension of shared driveway and drainage in favour of PIN 71418-0552.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JULY 22, 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 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: Van Harten Surveying Inc. - c/o Jeff Buisman



Application	B34/21
Location	Lot 20 & 21, n/e Side of Union St., Reg Plan 75 TOWNSHIP OF CENTRE WELLINGTON (Elora)
Applicant/Owner	Michael Grabowski & Katelyn McGhie

PLANNING OPINION: This proposal is for an extension to an existing easement for a shared driveway and drainage. The easement is 71 m² with no frontage in favour of the vacant parcel (PIN 71418-0552) to access a catch basin. The initial easement was created via consent application B84/18 and easement application B135/18 in February 2020.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. Planning staff have no further concerns.

A PLACE TO GROW: No issue

PROVINCIAL POLICY STATEMENT (PPS): No issue.


WELLINGTON COUNTY OFFICIAL PLAN The subject property is designated Urban Centre (Eora/Salem). The matters under Section 10.1.3 were considered including item b) “that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards with undue financial burden on the municipality”.

WELL HEAD PROTECTION AREA: The subject property is located within a Wellhead Protection Area B with Vulnerability Score 10.

LOCAL OFFICIAL PLAN: The subject property is designated RESIDENTIAL.

LOCAL ZONING BY-LAW: The subject lands and the benefitting lands are zoned Residential (R1A).

SITE VISIT INFORMATION: The subject property was visited and photographed on June 11th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.



Zach Prince RPP MCIP, Senior Planner
June 30th, 2021

RECEIVED
JUN 29 2021
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B34-21 (SEN005-2021)

RECEIVED

MAY 21 2021

APPLICANT

Michael Grabowski & Katelyn McGhie
409 Geddes St.
Elora N0B 1S0

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (Elora/Salem)
Lots 20 & 21, n/e Side of Union St.
Reg Plan 75, Wissler's Portion

Proposed easement is 71 square metres with no frontage for extension of shared driveway and drainage in favour of PIN 71418-0552.

2326-000-022-14405 &

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326 000-022-14418

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)

E.9.3 - Consents for the purpose of easement

Will the Severed Parcel comply with all requirements of the Zoning By-law?

YES (X) NO ()

(Please Specify): _____

Will the Retained Parcel comply with all requirements of the Zoning By-law?

YES (X) NO ()

(Please Specify): _____

If necessary, would the Municipality be prepared to consider an **Amendment** to the Zoning By-law to permit the proposal to conform? YES () NO () NA (X) or **Minor Variance** YES () NO () NA (X)

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 (X) NO ()

Is the Retained Lot serviced now by Municipal Water

YES (X) NO ()

Is the Proposed Lot(s) serviced now by Municipal Sewers?

YES (X) NO ()

Is the Retained Lot serviced now by Municipal Sewers?

YES (X) NO ()

Is there a **Capital Works Project** underway to service these lots in the near future?

YES () NO (X)

Approximate Time of Servicing Availability: _____

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

yes, existing easement created through application B135/18

RECEIVED

JUL 05 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B34-21

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 []

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]

N/A

Is the Municipality in support of this application?

YES (x) NO () Planning staff opinion only.

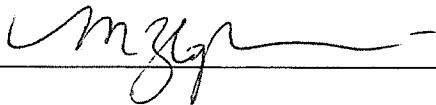
What Conditions, if any, are requested by the Municipality if the Consent is granted?

Please see attached sheet of conditions

Does the Municipality request a Notice of the Decision?

YES (x) NO ()

SIGNATURE



TITLE

Senior Planner

ADDRESS

1 MacDonald Square, Elora ON N0B 1S0

DATE

June 30/21

FILE NO: B34/21 – 409/411 Geddes Street, Elora
Grabowski/McGhie

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☒ Satisfy all the requirements of the local municipality, financial and otherwise
- ☐ Driveway entrance approval
- ☒ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☐ Zoning Compliance
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☒ Copy of deposited Reference Plan
- ☒ Undertaking to advise Township when deed is Registered

LDC-conditions



**PLAN REVIEW REPORT: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer**

DATE: June 30, 2021 **YOUR FILE:** B34-21

RE: Application for Consent B34-21
409 Geddes Street, Township of Centre Wellington
Michael Grabowski & Katelyn McGhie

GRCA COMMENT:*

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands do not contain any features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

None.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

Should you have any questions or require further information, please contact me at 519-621-2763 ext. 2228.

Yours truly,

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

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

* *These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.*

c.c. Michael Grabowski & Katelyn McGhie (via email)
Jeff Buisman, Van Harten Surveying Inc. (via email)
Chantalle Pellizzari, Township of Centre Wellington (via email)

RECEIVED

JUN 30 2021

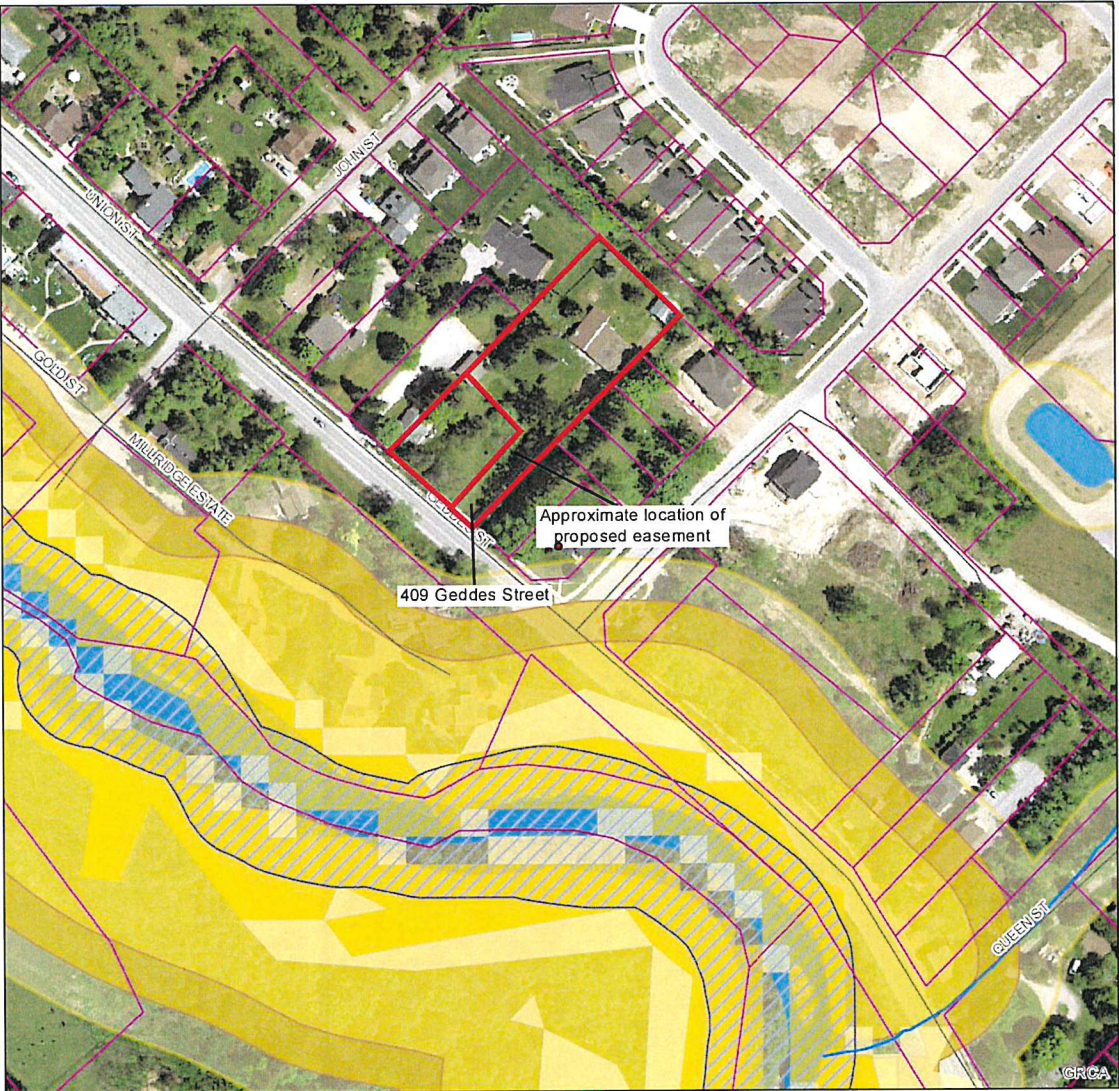
B34-21 - 409 Geddes Street

Legend

-  Regulation Limit (GRCA)
-  Regulated Watercourse (GRCA)
-  Regulated Waterbody (GRCA)
-  Welland (GRCA)
- Floodplain (GRCA)
-  Engineered
-  Estimated
-  Approximate
-  Special Policy Area
- Slope Valley (GRCA)
-  Sleep
-  Oversteep
-  Sleep
- 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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Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.
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>



Map Centre (UTM NAD83 z17): 545,185.09 4,837,692.27

This map is not to be used for navigation | 2015 Ortho (ON) | 2019 Ortho (KWCG)

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Thursday, May 13, 2021 8:07 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: RB34-21 - SW Screening Form
Attachments: WHPA_Map_Geddes_409.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

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 has moved to a province wide shutdown. All Township facilities are closed for public use 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.

Phones will continue to be answered between the hours of 8:30 a.m. and 4:30 p.m., Monday-Friday at 519-846-9691, general email inquiries can be sent to clerks@centrewellington.ca and service requests such as purchasing of dog tags and burn permits are available online at www.centrewellington.ca/permits.

This is a rapidly evolving situation; discussions and decisions are ongoing. Any changes in operations will be communicated and posted to the Townships website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

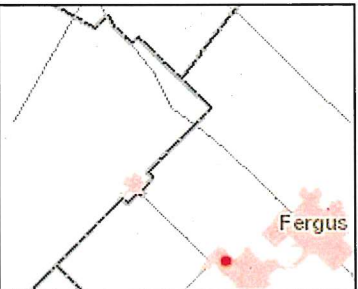
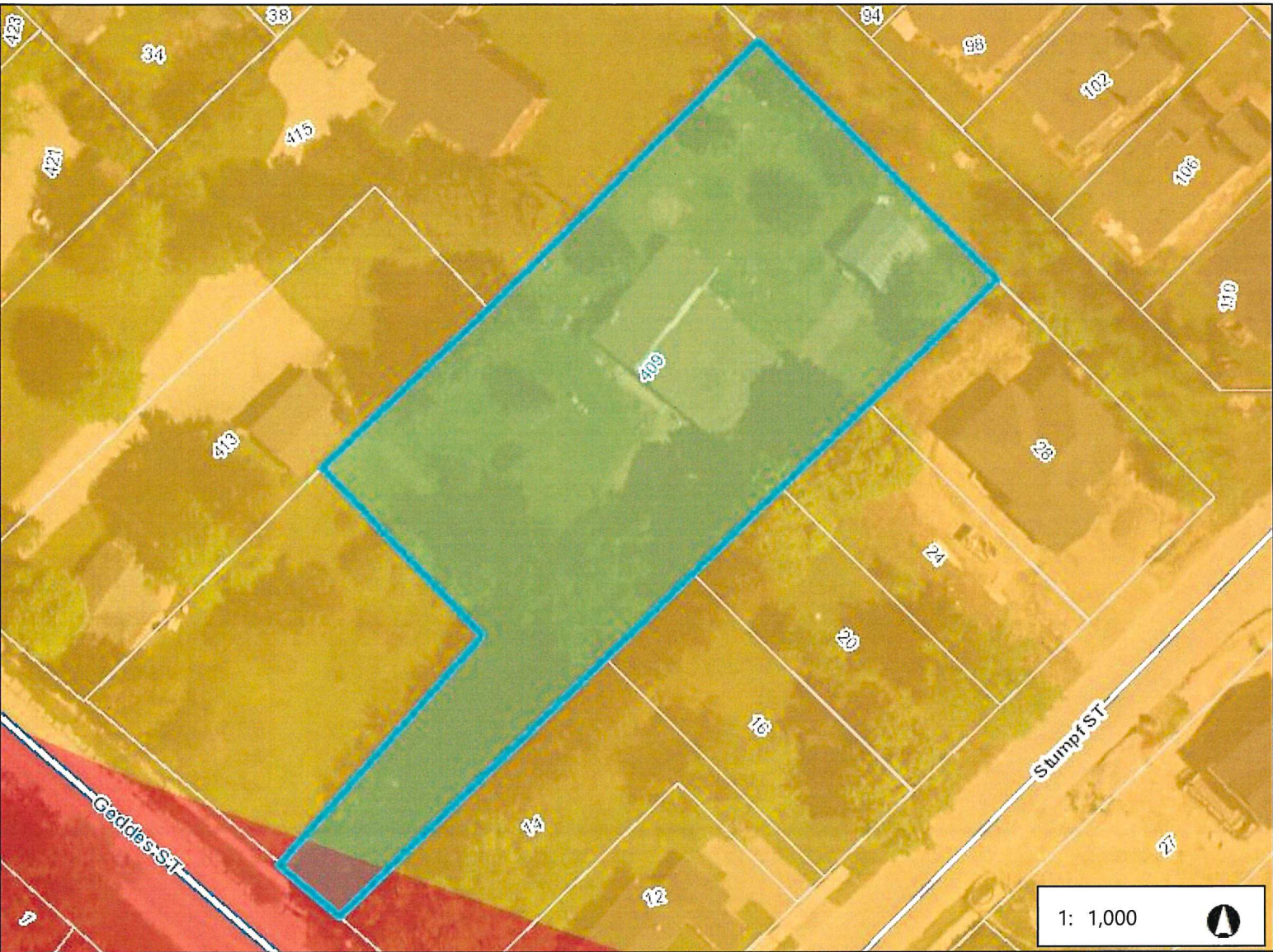
From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: May 7, 2021 11:43 AM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: RB34-21 - SW Screening Form

Here is another consent application for our May 13th circulation.

Thanks.

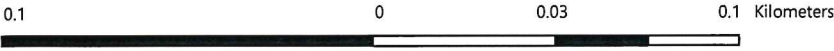
Jana

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



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundaries
 - 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



May 5, 2021
29385-21

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: Severance Application and Sketch
409 Geddes Street
Part of Lot 20 & 21, Northeast of Union Street
Registered Plan 75, Wissler's Portion
PIN 71418-0553 & 71418-0552
Geographic Township of Nichol
Township of Centre Wellington

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, PIN report and map, Source Water Protection Form, 2 copies of the Site Plan, addresses of neighbouring properties, a cheque to the GRCA for \$430.00 and a cheque to Wellington County for \$4,630.00.

Proposal:

The proposal is for an extension to the existing access easement on 409 Geddes Street (PIN 71418-0553). The **proposed easement** will be 7.9m by 9.0m for an area of 71±m² and be located on 409 Geddes Street, in favour of the vacant parcel where a dwelling is proposed (PIN 71418-0552).

The parcel (PIN 71418-0552) to receive the benefit of the proposed easement was recently created by consent and a residential dwelling is proposed. The severance was created by INST No. WC593113; File No. B84-18 and shown on the sketch as Part 2, 61R-21642.

As part of the previous severance application, an easement was as created for a shared driveway. The existing easement was created by INST No. WC593113; File No. B135-18 and shown on the sketch at Parts 3 & 4, 61R-21642. The easement is on 409 Geddes Street, in favour of the severed parcel (PIN 71418-0552) and the new proposed easement will be an extension to the existing easement for access and a catch basin.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

During the Site Plan process for the severed parcel, a new house design is being used in lieu of the house design considered at the time that the Severance was being created. The garage for the new dwelling is further back than originally proposed – thus moving the driveway to the house further back. The proposed extension of the easement is required in order to allow access to the proposed dwelling and to capture a proposed catch basin. The details of the new layout are presented on the enclosed Site Plan.

We consulted with the Township of Centre Wellington regarding the revised Site Development and no issues were raised for an extension of the easement.

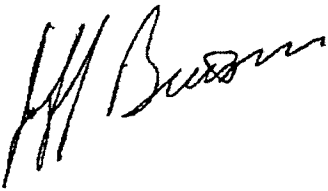
The subject property is designated part of the Elora Urban Centre in the Wellington Official Plan therefore it is subject to the Municipal Official Plan of the Township of Centre Wellington. The Township of Centre Wellington Official Plan designates the property as Residential. Section "D" outlines the guidelines for development in areas designated Residential. The proposed easement and development of a single-detached dwelling follows the objectives stated in Section D.2.4 for low-density development.

The eight requirements for severances as presented in Section E.9.3 of the Municipal Official Plan have been considered and have been met.

In summary, this proposal is technical in nature and will allow for the development on the previously severed parcel while conforming with existing Residential R1A Zoning requirements.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Mike Grabowski
cc Seth Wyga, Centrix Building Group