

PLANNING DEPARTMENT REPORT

REPORT 16/42

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: KELSEY LANG, PLANNING ASSOCIATE

MEETING DATE: MONDAY, JUNE 27, 2016

SUBJECT: ZONING BY-LAW AMENDMENT 01/16 & Subdivision D12
23T-16001 – Charleston Homes – Bonarrow Meadows –
Public Meeting

LOCATION & WARD: 5155 Fourth Line – Ward 3

ATTACHMENTS: 1 – LOCATION MAP
2 – PROPOSED DRAFT PLAN OF SUBDIVISION

RECOMMENDATION:

Be it resolved that the Council of the Township of Guelph/Eramosa has received Planning Department Report 16/42 regarding ZONING BY-LAW AMENDMENT 01/16 – Charleston Homes – Bonarrow Meadows – Public Meeting.

PROPOSAL:

Charleston Homes Ltd has submitted a Zoning By-law Amendment application, along with a consent application and a subdivision application, to develop a portion of the lands located at 5155 Fourth Line, and the lands located at 5156 Wellington Rd 27 with 214 units made up of detached and street fronting townhouse dwellings. The consent application has recently received conditional approval from the County.

APPLICATION PROCESS:

The subject lands are currently subject to a subdivision application and a Zoning By-law Amendment application. The Zoning By-law Amendment application requests the removal of the Holding Provision, and a Special Provision to facilitate smaller lots, the rezoning of land to medium density residential to facilitate street townhouses, and the

rezoning of land to open space for the stormwater management and pumping station areas.

This Zoning By-law Amendment application was declared complete by the Township on April 4, 2016, and the subdivision application was declared complete by the County on April 15, 2016. The application was circulated by both bodies for comment, with the deadline for the County comments being May 20, 2016.

The County of Wellington is the approval authority for Plans of Subdivision. As such they have circulated the Plan for Township comment. The comments provided by the Township will be considered, along with comments from other agencies, by the County to be included as conditions of Draft Plan Approval. The Township has not yet determined its comments, and will do so following the Public Meeting. Once Staff have developed comments, they will be brought back to Council for approval.

If the County determines that it can support the subdivision application, the applicant would be provided with a list of conditions that must be satisfied before the plan can be given final approval.

WELLINGTON COUNTY OFFICIAL PLAN:

The subject lands are designated as Residential, and within the Urban Centre in the Wellington County Official Plan. The Residential designation permits a variety of residential densities, and has requirements for greenfield (ie: new suburban) development.

TOWNSHIP OF GUELPH/ERAMOSAZONING BY-LAW 57/1999:

The subject lands are zoned as Village Residential Low Density (R1) with a Holding Provision (H). A portion of the lands are also subject to Special Provision 21.176.

The R1 zone permits detached dwellings in a low density context, while Special Provision permits a school and church to be developed within the zone, and prior to the removal of the Holding Provision.

Holding Provisions are established on properties to ensure that certain requirements are met before the property is developed. The purpose of the Holding Provision for these lands was to restrict development until the Township has been assured that the site can function as proposed to be developed, as listed in Section 9.4.2 of the Official Plan and Section 4.4 of Zoning By-law 57/1999. While a public meeting is not required under the Planning Act for removal of a Holding Provision, this applicant also proposes to rezone portions of the property from Hazard to R1, and has requested relief from both the

regulations of the R1 zone and the General Provisions. Therefore, in this situation a Public Meeting is required.

AGENCY COMMENTS:

As of May 10, 2016, the comments below had been received. Some of these comments pertain to the subdivision application, however they have been included for completeness and context.

CN Rail:

- We do note that a portion of the subject property is in close proximity to the railway.
- The Owner shall engage a consultant to undertake an analysis of noise.
- A clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 m of the railway right-of-way.

GRCA:

- No detailed comments available at this time.
- Wetland flagging was confirmed by GRCA on July 31, 2014.
- Development is proposed within the 120 metre area adjacent to the Speed Lutteral Swan Creek Wetland Complex. Comments regarding buffers will be provided through the detailed comments.
- No floodplains have been identified with the Grey Municipal Drain, however, localized impacts or poor drainage may be associated adjacent to the drain or as a result of potential blockages associated with the drain; therefore grade separation should be considered for any lots adjacent to the drain.
- We recommend the applicant contact the Guelph-Eramosa Drainage Superintendent regarding discharging to the Municipal Drain and design of the drain.

GET Department of Parks and Recreation:

- The Parks and Recreation department will accept the proposed park land dedication identified as Block 169 and Block 170 with the final location of these blocks to be finalized through the review process. The balance of parkland will be received as cash in lieu of parkland development.
- The Parks and Recreation Department acknowledges the overlap of the SWM Pond in Block 172 onto parkland to accommodate storm water from the future Rockmosa Park development.
- Any development on the plan where private meets public property there will be a requirement to have a chain link or privacy fence installed on property line.
- Strong pedestrian connections throughout the development on street sidewalks and into parkland and the school property are encouraged.

- Blocks 169 and Block 170 should be developed to include a 2m asphalt pathway, park identifier sign, molok, pedestrian level full cut off lighting and landscaping to the satisfaction of the Director of Parks and Recreation.
- An allowance for all services to be stubbed at the end of Road “A” and the entrance to the Rockmosa Park, including but not limited to Gas, Hydro, Water, Sewer, and Cable.
- A strong elevated pedestrian connection from the front of the library to the opposite side of Christie St. will be required as a traffic calming measure from through traffic.
- Realignment and traffic calming treatment required where street “A” and Christie Street meet adjacent the library to the satisfaction of Director of Public Works and Parks and Recreation.
- During detailed design of the SWM Pond in Block 172 explore the opportunity of a through trail connection to Rockmosa Park
- Property identifier signage to the satisfaction of the municipality at both SWMP Blocks
- Signage required for the renaming of Christie Street to the West of Main Street
- A requirement in the subdivision agreement to notify any potential lot purchasers of the development plans for the future Rockmosa Park

RJ Burnside (Township Consulting Engineers):

- General
 - Sewage allocation is limited to the servicing capacity in Rockwood. The Township should review and confirm sewage allocation prior to draft plan approval. (*NOTE: Please refer to the Director of Public Work’s comments for more details*)
 - Access to Block 172 SWM pond and its outlet will be required. Access can either be gained through conveying Lot 99 to the Township or by re-evaluating the easement length and width shown on the west of the development. This easement could be extended (grading permitting) to the boundary with Rockmosa Park where access can be gained to the SWM block and outlet.
 - In the pre-consultation meeting it was requested to have the 20 m ROW of Street E extend north to the intersection of Street B. Please review. It should also be noted that a new typical 18 m ROW detail will need to be established since the Township currently does not have one. Particular attention will need to be made to tree placement in relation to services.
 - The Street naming should be reviewed.
 - Sidewalk layout should be shown on the drawings. Consideration should be given to:
 - Need for linkage along Christie Street, both to connect to County Road 27 via the north leg of Christie Street and to connect through the municipal parking areas to the south; and

- Need to extend linkages on County Road 27 between the school driveway and Street A.
- Lots 56 and 57 are located very close to County Road 27. These lots should be re-evaluated with respect to distance to County Road 27, driveway location, queuing and noise.
- What is the condition of the existing culvert crossing County Road 27 at the north end of the site?
- The ultimate stormwater outlets for the subdivision are to municipal drains. Future homeowners should be advised that their properties may be assessed for future drain improvements or repairs. This is most applicable to those contributing directly to the Gray Drain (i.e. portion of lands draining towards the northern SWM pond).
- The northeast portion of the property (behind lots 57-61) should not be filled or altered as this may negatively affect the lot to the north. Planting plans should consider the tile running through this area.
- Hydrogeological Assessment
 - It is recommended that the applicant's technical staff consultation with the County of Wellington Risk Assessment Officer, Mr. Kyle Davis on specific Source Water Protection requirements.
 - Prepare fill management plan (FMP) in accordance with the MOECC's 2014 "Management of Excess Soil – A Guide for Best Management Practices" to ensure the environmental quality of the soils being imported onto, or exported from, the property are appropriate.
 - In association with the FMP, provide details on the type of material to be imported and possible effects on the shallow groundwater flow system and recharge to the Gasport Formation bedrock aquifer.
 - As shown in green, a portion of the property is located within an Intake Protection Zone (IPZ) and the site is located less than 300 m from the Station Street Rockwood Wells 1 and 2.
 - Although the site is not specifically located within a well head protection area (WHPA), a Source Water Impact Assessment and Management Plan should be completed to evaluate (and mitigate) negative effects on recharge from fill importation on to the Site and the use of road salt and landscape fertilizers / pesticides.
 - Mapping should be revised to show the site on same map as the local WHPA and IPZ.
 - Review should address quality and quantity.
- Environmental Site Assessment
 - There is a 200 m² shed located on the northern portion of the property at 5156 Wellington Road 27 (the property acquired as part of the proposed subdivision in the north-east corner). During the Phase One ESA the use of the shed was not documented and it does not appear that the interior of the shed was examined. This is considered a data gap which should be addressed.

- Based on the age of the house at 5156 Wellington Road 27, the applicant's consultants indicate that designated substances (asbestos, lead, mercury) may be present. In accordance with the Ontario Health and Safety Act, a pre-demolition designated substance audit should be completed to identify and address any hazardous substances.
- The storage of fuel oil in an above ground tank is considered an environmental concern. There were no pictures of the tank or supplemental information on the age, condition or construction of the tank. It does not appear that the interior of the house was inspected as part of the Phase One ESA. This is considered a data gap which should be addressed.
- Given the presence of a storage tank and associated use of fuel oil for heating purposes, the basement of the house should be considered an Area of Potential Environmental Concern (APEC). Section 32 of Regulation 153/04 indicates that a Phase Two ESA is required when an APEC has been identified at the property. Burnside recommends that:
 - An inspection of the house and fuel oil tank be completed and documented.
 - A soil and groundwater study be completed to assess conditions in the vicinity of the fuel oil storage tank.
 - During the demolition process the water supply well located north of the house at 5156 Wellington Road 27 should be decommissioned in accordance with Ontario Regulation 903.
- Environmental Impact Study
 - Section 5.3.1. This section notes that the MEMM4 community was cleared of trees recently. Was this done by the proponent and was an approval/permit obtained for this?
 - Section 5.4.1. This section notes that barn swallow were observed on-site and that any fields within 200 m of a nest are protected. However, it is not clear whether any potential barn nesting sites are present within 200 m of the property. Please confirm whether any roadside surveys identified barns in close proximity to the property.
 - Section 8.4. This section notes that fencing and dense plantings should be considered. This should be changed to state that these are required.
 - Section 8.1 (incorrect numbering). This Recommendations section should include all recommendations listed in the previous sections. It seems to only include a select few and this could lead to confusion during detailed design and construction as to which are actually required. For example, measure to protect the woodland along the dripline and timing windows for birds should also be include, among others.
- Traffic Impact Study (TIS)
 - The accesses to this subdivision (Street A and Christie Street) intersect with County Road 27, which is under the jurisdiction of the County of Wellington. Comments should be received from the County.

- TIS notes that the speed on County Road 27 changes from 50 km/h at a location about 50 m to the north of the proposed intersection of County Road 27/Street A. We note that imagery from 2014 appears to show the speed change at approximately the location of the Street A intersection. However, we are uncertain as to whether works related to the new school in this area may have subsequently resulted in an adjustment to the location of this speed change. In any case, we suggest that the speed change location be relocated further to the north, to be more effective in moderating speeds in the area of the Street A intersection.
- Section 3 of the TIS notes that no traffic is assigned to access the subdivision by turning at the County Road 27/Christie Street/Jackson Street intersection, since this is through the access to the library, Community Centre and park. While we agree that this route is not the preferred route, it will likely attract some traffic. We suggest that the Street A/Christie Street intersection be configured, in the detailed designs, to promote access via the County Road 27/Christie Street (north leg) intersection, as the safest route (i.e., negating the need to travel through the parking area of the community facilities).
- The trip generation from the proposed school on County Road 27 is based on 280 students (initial development), whereas the previous TIS for that project is based on 350 students (ultimate development). In addition, previous planning work in this area suggests that the park area may be redeveloped to include a significant expansion of the recreational fields in this area. Further considerations of these factors should be made in the trip generation forecasts from background developments.
- Section 5.2 of the TIS reviews the sight distances along County Road 27, however does not comment on the daylighting sight triangle requirements at the intersections. We note that vegetation at the southwest corner of the intersection of County Road 27/Christie Street is currently restricted by vegetation that appears to encroach onto the road right-of-way at this location. Consideration should be given to clearing this vegetation to improve this sight triangle.
- The TIS does not address the phasing or emergency access requirements associated with the development (i.e., assuming the subdivision is to be phased). Detailed designs should provide further consideration of these factors.
- Section 3.2 of the TIS assigns 50% of the trips to the north access and 50% of the trips to the south access. We suggest that this may over-estimate the trips to the north access (particularly for the trips to/from the south). The trip distribution in Section 3.2 also appears to over-estimate the trips to/from the north, considering the location of this development relative to Rockwood and Highway 7, as well as the trip distribution from the existing residential developments in this area (i.e., using the Christie Street and Jackson Street accesses from the east). We suggest that the trip assignment and distribution be reviewed.

- Functional Servicing Report
 - Sewer from Lot 51 to Lot 62 bypasses the forebay. Confirmation from GRCA should be received outlining this is acceptable.
 - Section 4.2: 100 Year pipe from south pond – pipes are prone to blockage (ice, debris) and also have finite capacity. An overland flow route is preferred for emergency conditions. Major system to have Regional Storm capacity or 100 Year, whichever is greater.
 - Section 4.3: Is there sufficient separation between the base of the infiltration trenches and either the high groundwater or bedrock?
 - Section 4.7 (Water Budget): It is not clear why the recharge rate is higher for post development pervious areas without infiltration trenches (220 mm/yr.) than the natural recharge rate (180 mm/yr.). We would argue that post development pervious areas (largely backyards) have lower infiltration capacity than farm field due to the level of activity in a backyard.
 - Further to above, it is agreed that there is less evapotranspiration from impervious surfaces (i.e., rooftops) that are directly connected to a trench. This, in turn, results in more runoff available for recharge. In order to include all this additional runoff as 'recharge' however, it must be demonstrated that the trenches will be completely drained between rain events. If they do not drain completely, they may be subject to overtopping.
 - Water modeling will be required for the watermain sizing and pressure assessment. Burnside will conduct this modelling and share the results with Braun for detailed design.
 - There is a large amount of rear yard catch basins. It is recommended that grading be reviewed to minimize the number required.
 - Infiltrations trenches are used throughout the site. Has the placement of these trenches taken into account the surrounding soils (i.e., are these placed for grading convenience or to optimize infiltration)?
 - Currently the stormwater outlet is to an existing pond on Mrs. Bonner's property. It is unclear as to what the responsibilities for maintenance are. It is understood that an easement will be provided for access but clarification on ownership and responsibilities should be confirmed by Township solicitor.
 - We have reviewed the size (15 m x 25 m) of the Block 173 for the sewage pumping station (SPS) and find it smaller than typical. Please review and comment. Illustrating how all works can be accommodated on site would be beneficial.

Wellington County Engineering Dept.:

- The supplied Traffic Impact Study has been sent to our consultant to be peer reviewed.
- Further comments will be provided during the Plan of Subdivision Application

process.

- The County will be in support with the Township in requiring the proponent to fully urbanize Main Street (WR27) from Street 'A' to the current Rockwood boundary and be responsible for any associated costs.
- A 17' (foot) widening along Wellington Road 27 and 50'x50' daylight corners at Street 'A' will be required.
- The existing 50 km/h sign appears to be in conflict with the proposed location of Street 'A' and will be relocated to an appropriate location.

Wellington Catholic District School Board:

- As you are aware, this subdivision is adjacent to the Board's westerly and southerly boundary. In reviewing the draft plan, the School Board has concerns regarding the walkway connections between the school site and the subdivision. At the current scale, the connection on the westerly side of the site is difficult to confirm so we would ask the Township to review the full scale drawings to ensure the walkway connection is located appropriately. The school has a planned sports field in this area and they do not want the students entering the site directly in the vicinity of this field.
- The southerly walkway connection does not seem to reflect the previously identified location. It appears from this draft plan that the connection is directly in line with the existing garbage enclosures. We are asking the Township to review this location to ensure that the walkway connection does not create a need for the School Board to revisit any grading of their site and/or relocation of the garbage enclosure.

GET Director of Public Works:

- Public works has completed a preliminary review of the above noted circulation and also reviewed the May 2, 2016 comments from R.J. Burnside on same.
- The Public Works review was focused primarily on the Functional Servicing Report and Plan of Subdivision. The Planning report was also viewed for context it does impact the proposed engineering from a servicing and grading standpoint. Public Works is not commenting on the Hydrogeological Assessment, the Environmental Site Assessment, Environmental Impact Study at this time.
- In no particular order, comments are as follows:
 - Sewage Allocation: Item 1.1 of the Burnside letter recommends that the Township review and confirm sewage allocation prior to draft plan approval. It is agreed that this needs to be completed in a more comprehensive manner. However as discussed with Burnside, we have completed some additional review of the servicing numbers and confirm there is some 8 additional units of allocation above the original number of 204 units. The current development application proposes 214 units. Any increase in allocation to this development is predicated primarily on the addition of the

property at 5156 County Road 27 (Holman Property) to the original development area. Additional allocation can be achieved while still adhering to the maximum number of residential connections as presented in the County Growth plan of 2,155 households in Rockwood. There are some definite reductions in development areas as well as actual lot adjustments and physical servicing and development limitations for the infill or unconnected lots. Previous correspondence did indicate that 225 units could be serviced from a plant capacity standpoint. Subsequent planning review of growth forecasts and the permitted flow to the City of Guelph per agreement may reduce that number.

- As per the Burnside comments, access to the outlet control structure in SWM Block 172 is required. Similarly access will be required to the piped portion of the outlet located in the 5 m easement behind lots 99 to 105. Access to the open channel portion of the drainage easement between the development land and existing farm pond is also required.
- The final detail for an 18 m cross section should be approved prior to draft plan approval. Based on a preliminary review of 18 m sections from other jurisdictions something can be developed to work here. However an 18 m cross section will NOT be permitted where sidewalk is required on both sides of the street. Accordingly, the sidewalk layout does need to be shown at this time.
- Review of the preliminary grading drawing indicates that the average slope on the rear yard swale from lot 37 to the Block 168 is approximately 1% and is over 150 metres in length. As proposed, the swale length and slope do not meet minimum lot grading design criteria and is not acceptable. Grading coordination with the adjacent property to the south is recommended. Shifting the drainage easement to the Lot 47/48 lot line which appears to the existing low point on the property line will also reduce the swale length and increase the minimum slope with less reliance on grading coordination.
- As discussed during the recent meeting with the applicant, the five metre drainage easement is behind lots 14 to 23 and the drainage easement along lot 22 are to be eliminated as there is sufficient grade from the rear property line for sufficient back to front drainage. The grading design of the adjacent school site was coordinated with the subdivision and fill slopes were extended in to the subdivision to avoid rear yard swales.
- As also discussed during the recent meeting, the drainage easement and rear yard swale can be eliminated by draining rear yards to a swale as part of the park grading.
- Any required rear yard catchbasins on the west boundary (lots 96 to 105) could be connected directly to the Storm Water Management pond outlet sewer.
- We have concerns over the proposed minimum side yard setbacks for Townhouse dwellings. Block 166 proposes 16 units in no less than 3 separate buildings based on two drainage easements within the block. The

minimum interior side yard proposed for townhouses under Section 9.2.6.5 in the planning report is only 1.5 with 3 m between foundations of separate buildings. The foundation edge should not be immediately adjacent to the edge of any easement.

- The drainage easements shown on lot lines appear to straddle the lot line with part of the easement on each lot. The development standards require that easements be located on one side of a common lot line. Where drainage easements are required along lot lines they are therefore to be contained entirely on one lot.
- As discussed during the meeting with the applicant, the rear yard easements on lots 118 to 128 and 140 to 150 should be eliminated by grading the lots with back to front drainage. Lots 123 and 124 are 11 m frontage in the group from 118 to 128 while lots 142 to 148 are 11 m frontage in the 140 to 150 group. The planning report is proposing interior side yard setbacks of 1.2 m on side and 0.6 m the other for a minimum 1.8 m between foundations. As a result back to front drainage does present some grading challenges. Public works is of the opinion that the minimum setback should be reviewed further. Increased setbacks also allow for improved rear yard access where air conditioners and gas regulators, hydro meters are typically installed in the side yard area further reducing access.
- Further review will be required for determining rear yard drainage easement requirements detailed design.
- The water distribution system will be modeled to ensure proper sizing of watermains during the detailed design phase. A watermain connection will also be required through Block 169 to the existing watermain dead ended in the school site to improve looping.
- Burnside has commented on decommissioning of the existing well at 5156 Wellington Road 27. A well is shown on the drawings located north of lot 57 actually outside the limits of the Holman property. It should be confirmed whether that well is actually in use for the Holman property or another well which was identified during the survey.
- Pending review of details, Public Works cannot commit to acceptance of reduced cover over sewers as indicated in Section 4.6 of the FSR.
- One forebay is preferable to the two proposed for the Storm Water Management pond in the south catchment.
- A sediment drying area for maintenance purposes is to be addressed for the Storm Water Management ponds.
- The grading of the Storm Water Management pond should be such that mandatory fencing is not required. It appears that minimum grading criteria for side slopes per Ministry of the Environment (MOE) Storm Water Management Planning and Design Manual have been followed. Given the integration with the adjacent park, preferred criteria per MOE table 4.6 of the design manual should be followed.

- The above comments are not necessarily complete, but do cover items which may impact the overall draft plan.

Wellington Source Water Protection Risk Management Official:

- The proposed subdivision is not located within the approved Wellhead Protection Areas (WHPA) for Rockwood although the corner of the property abuts the WHPA – B (two year time of travel, vulnerability score 10) at Christie Street. Therefore no Grand River Source Protection Plan, significant threat policies currently apply to the property.
- Although the property is located outside the current WHPA, the property is approximately 250 metres from the Station Street wells and abuts a highly vulnerable portion of the WHPA. Therefore, the developer should take care during development to implement a spill response plan and to store fuel and chemicals away from the southern and eastern portions of the property, especially where the WHPA abuts the property. In particular, contractors and consultants should be made aware of the proximity of the municipal wells, the spill response plan and the designated storage areas for fuel and chemicals. Consideration should be given to having the Township approve the spill response plan and fuel / chemical storage areas through the planning approval process.
- If soil fill is being brought to the property, care should be exercised to ensure that the soil quality meets the applicable Ontario Regulation 153/04 standards for the land use and potable groundwater use.
- Currently water quantity modelling is being completed by the Lake Erie Source Protection Region for the Rockwood water system. This modelling is part of a Tier 3 water budget for the City of Guelph and Township water systems. The Water Quantity Risk Assessment report is currently draft and the Wellhead Protection Areas for Quantity are not currently, formally established. The applicant should note that requirements may apply in the future once the Wellhead Protection Areas for Quantity (WHPA-Q) are finalized. If applicable, possible requirements would apply to water taking and recharge reduction. It is understood that water taking is not being proposed as part of this development, however, an increase in impervious surface could lead to recharge reductions.
- In light of the ongoing Tier 3 project, recommendation #6 from the Banks Groundwater Engineering Limited report should be implemented. “It is recommended that stormwater management techniques be designed to maintain, or possibly enhance, the estimated average annual rate of groundwater recharge for the site. This will support maintenance of local groundwater levels. Stormwater management systems should also be designed to protect groundwater quality.” Given the close proximity of the Station Street wells to the property, it would be critical to implement measures that protect water quality as well as maintain / enhance groundwater recharge.

No further comments have been received as of the writing of this report.

PRELIMINARY TOPICS IDENTIFIED:

The following topics have been identified for further investigation and discussion with the applicant:

- Proposed Lots 56 & 57 and their relation to Wellington Rd 27
- Wellington Rd 27 urbanization (curbs, gutters, sidewalks)
- Traffic Impact Study Peer Review
- Street naming
- Sidewalk location
- Street E ROW (18 m vs 20 m)
- Park block location and cash-in-lieu of parkland
- Christie St entrance design/alignment
- Trails around storm water management blocks
- The placement of street trees
- Sewage capacity numbers
- Rear yard drainage easements
- Drainage and storm water outlet
- Proposed Zoning Regulations
- Tree Compensation

CONCLUSION:

This application is being reviewed with respect to agency and Staff comments. After receiving public comments, Staff will draft Township comments on the subdivision application for Council's consideration.

Respectfully Submitted By:



Kelsey Lang, RPP, MCIP
Planning Associate



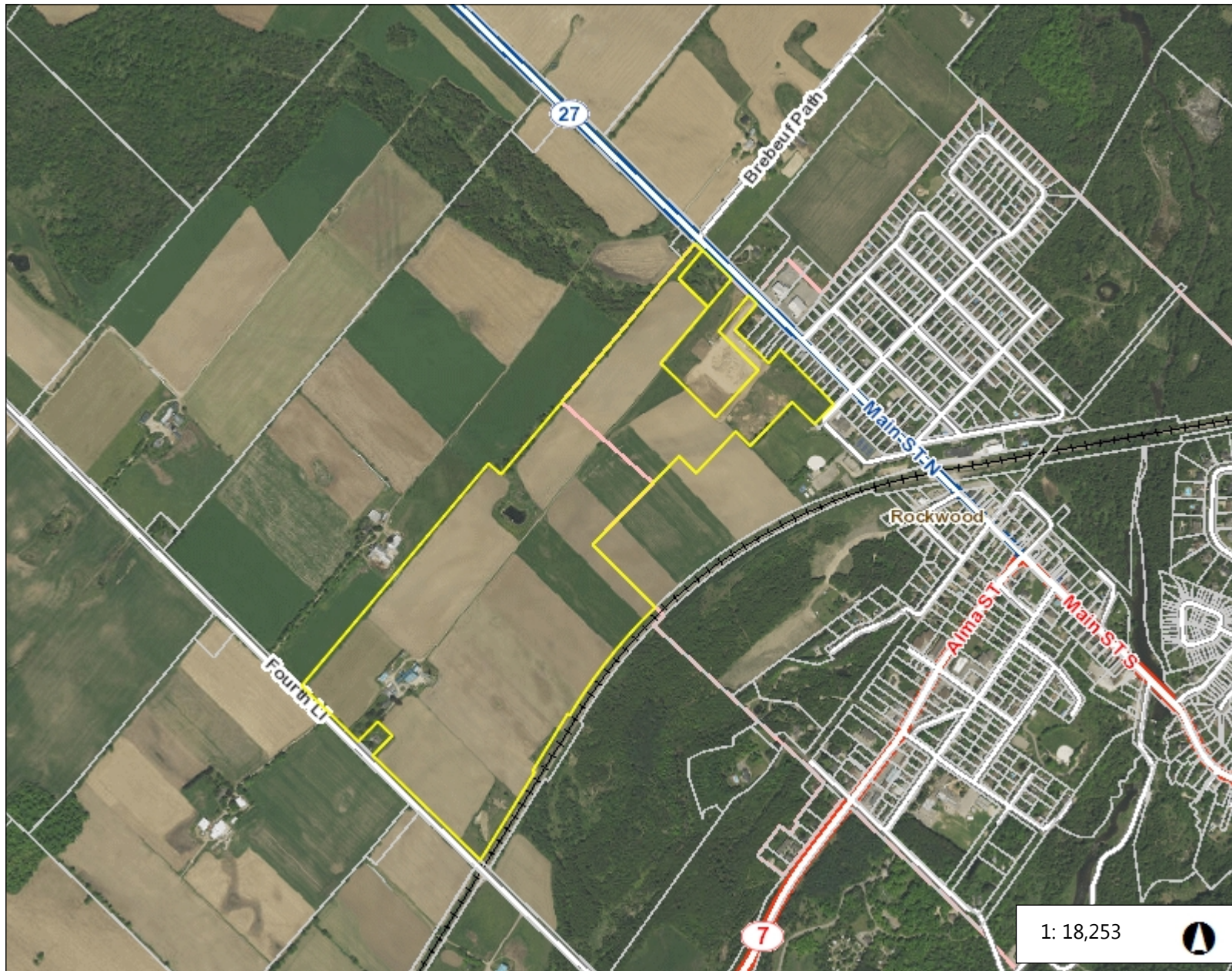
Reviewed and Approved By:



Bernie Hermsen, RPP, MCIP
MHBC Planning

Reviewed By:

Ian Roger, P Eng
CAO



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Railways
- Urban Centres and Hamlets
- Municipalities
- RoadsLookup

1: 18,253



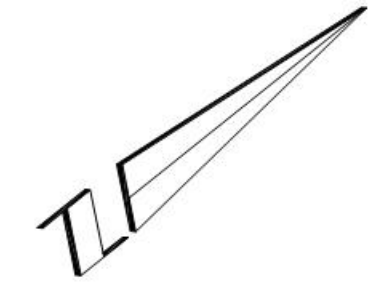
0.9 0 0.46 0.9 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
Includes material © 2014 of the Queen's Printer for Ontario. All rights reserved.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2014

Notes



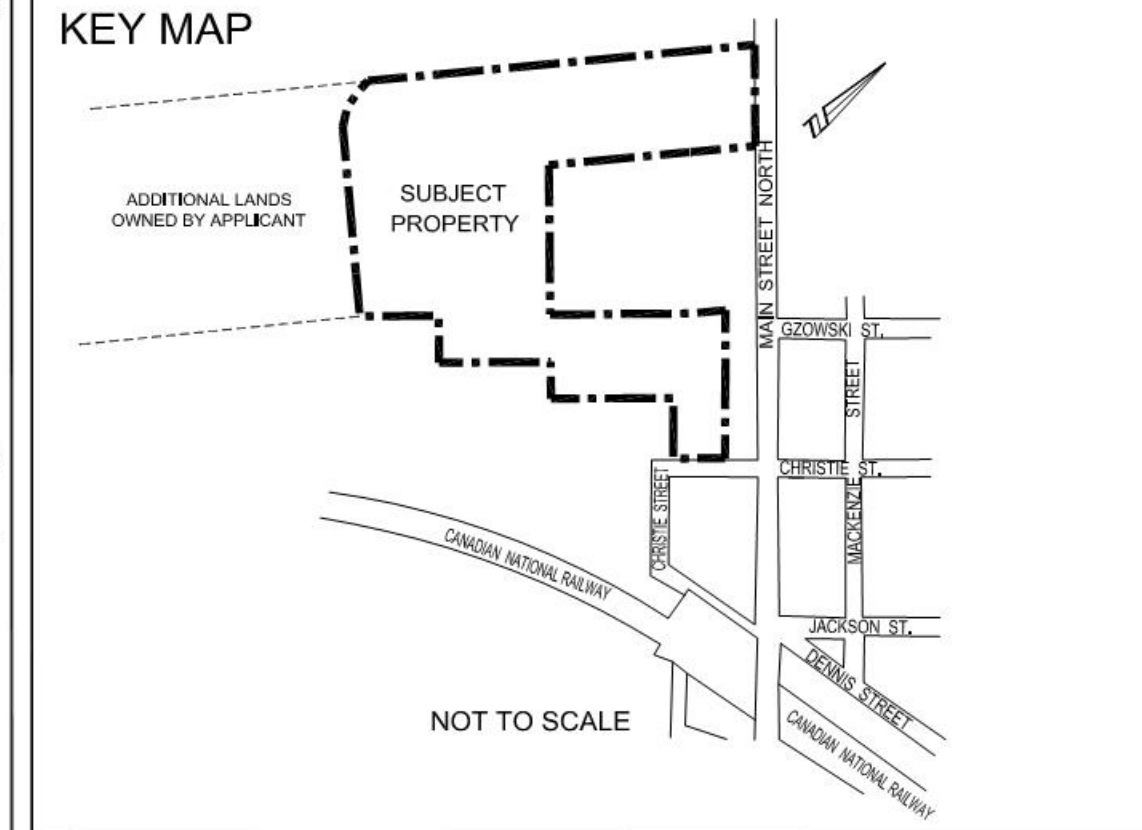
WETLAND LIMIT FLAGGED BY NRSI AND CONFIRMED BY THE GRCA ON JULY 31, 2014 SURVEYED BY VAN HARTEN ON AUGUST 6, 2014

ASTRID J. CLOS
PLANNING CONSULTANTS

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**DRAFT PLAN OF SUBDIVISION
BONARROW MEADOWS**

DATE: FEBRUARY 5, 2016 DRAWN BY : J.L.W.
PROJECT No.: 1403 SCALE 1:1,000



LEGAL DESCRIPTION
PART OF LOTS 6 AND 7, CONCESSION 4
TOWNSHIP OF GUELPH-ERAMOSA
(ROCKWOOD)

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	UNITS	AREA (hectares)
SINGLE DETACHED LOTS			6.693
12.2m (40')	1-8, 18-23, 57, 98, 99, 101, 102, 105 119-122, 125-27, 130, 131, 137, 138 141, 149, 152-156, 160-162	41	
11m (36')	9-17, 24-56, 58-97, 100, 103, 104, 106-118, 123, 124, 128, 129, 132-136, 139, 140, 142-148, 150, 151, 157-159	121	
TOWNHOUSES	163-167	52	1.152
PARK	168-170		0.124
STORMWATER MANAGEMENT PUMPING STATION	171-172		1.270
ROADS	-	-	3.223
TOTAL	173	214	12.502

NOTES:
CORNER LOTS
Single Detached Residential
36' (11m) = 14.9m (Minimum Corner Lot Size)
40' (12.2m) = 16.1m (Minimum Corner Lot Size)
FRONT YARD IS 6m
REAR YARD IS 6.5m

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)
INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON DRAFT PLAN.
h) municipal water supply
i) lot loan and loan
k) municipal sanitary and storm sewers

OWNER'S CERTIFICATE
I AUTHORIZE ASTRID J. CLOS PLANNING CONSULTANTS LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

Barbara Jean Bonner Feb. 24, 2016
BARBARA JEAN BONNER DATE
Jean Marie Klooster Feb. 24, 2016
JEAN MARIE KLOOSTER DATE

OWNER'S CERTIFICATE
I AUTHORIZE ASTRID J. CLOS PLANNING CONSULTANTS LIMITED TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

[Signature] Feb. 24, 2016
2487308 ONTARIO INC. DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

James Laws Feb. 24, 2016
JAMES LAWS DATE
VAN HARTEN SURVEYING INC.

