



# Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

## Public Meeting

Monday, March 10, 2014 at 7:00 p.m.

Municipal Office Council Chambers, Kenilworth

## AGENDA

Page 1 of 2

| AGENDA ITEM  | PAGE NO. |
|--|----------|
| <p><b>The Mayor will call the meeting to order.</b></p> <p><b>Declaration of Pecuniary Interest.</b></p> <p><b>Owners/Applicant: Brian O'Donnell</b></p> <p><b>Location of the Subject Land</b><br/>The property subject to the proposed amendment is described as Lot 6, Concession 5, Geographic Township of West Luther, with a civic address of 8754 Sideroad 7. The property is 41.6 hectares (103 acres) in size and the location is shown on the map attached.</p> <p><b>The Purpose and Effect of the Application</b><br/>The purpose and effect of the proposed amendment is to rezone the “retained” agricultural (41 ha) portion of the subject lands to restrict future residential development. This rezoning is a condition of a surplus farm dwelling severance B129/12, granted by the Wellington County Land Division Committee December 5th, 2013.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> | 1        |

| <b>AGENDA ITEM</b>   | <b>PAGE NO.</b> |
|--|-----------------|
| 1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on February 14, 2014.                                |                 |
| 2. Application for Zoning By-law Amendment   | 2               |
| 3. Presentations by:<br><br>- Jameson Pickard, Junior Planner<br>- See attached comments and draft by-law  | 9               |
| 4. Review of Correspondence received by the Township:<br><br>- Nathan Garland, Resource Planner, GRCA<br>- No objection.   | 13              |
| 5. The by-law will be considered at the regular council meeting following the public meeting. Persons wishing notice of the passing of the By-law must submit a written request. |                 |
| 6. Mayor opens floor for any questions/comments.   |                 |
| 7. Comments/questions from Council.  |                 |
| 8. Adjournment   |                 |



CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Application for Zoning By-law Amendment

Application No. \_\_\_\_\_

A. THE AMENDMENT

1. TYPE OF AMENDMENT?            Site Specific             Other \_\_\_\_\_

2. WHAT IS THE PURPOSE OF AND REASONS FOR THE PROPOSED AMENDMENT(S)?

\_\_\_\_\_  
To rezone the retained lands to not allow a residence.  
\_\_\_\_\_

B. GENERAL INFORMATION

**3. APPLICANT INFORMATION**

a) Registered Owner's Name(s): Brian O'Donnell

Address: RR #2, Arthur ON N0G 1A0

Phone: Home () 519-829-5392 Work () \_\_\_\_\_ Fax () 519-848-2981

b) Applicant (Agent) Name(s): Jeff Buisman, Van Harten Surveying Inc.

Address: 423 Woolwich Street, Guelph, ON N1H 3X3

Phone: Home () \_\_\_\_\_ Work () 519-821-2763x225 Fax () 519-821-2770

Email: Jeff.Buisman@vanharten.com

c) Name, Address, Phone of all persons having any mortgage charge or encumbrance on the property:

d) Send Correspondence To?    Owner [ ]            Agent             Other [ ] \_\_\_\_\_

e) When did the current owner acquire the subject land? October 31, 2012

4. WHAT AREA DOES THE AMENDMENT COVER?    [ ] the "entire" property             a "portion" of the property (This information should be illustrated on the required drawing under item G of this application.)

**5. PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY:**

Municipal Address: 8754 Sideroad 7

Concession: 5 Lot: 6 Registered Plan No: \_\_\_\_\_

Area: 41 hectares      Depth: 1360 meters      Frontage (Width): 306 meters  
\_\_\_\_\_ acres                      \_\_\_\_\_ feet                      \_\_\_\_\_ feet

**6. PROVIDE A DESCRIPTION OF THE AREA TO BE AMENDED IF ONLY A "PORTION" OF THE PROPERTY:**

Area: 41 hectares      Depth: 1360 meters      Frontage (Width): 306 meters  
\_\_\_\_\_ acres                      \_\_\_\_\_ feet                      \_\_\_\_\_ feet

**7. WHAT IS THE CURRENT COUNTY OF WELLINGTON OFFICIAL PLAN DESIGNATION OF THE SUBJECT PROPERTY?**

\_\_\_\_\_  
Primary Agricultural & Core Greenlands  
\_\_\_\_\_

**8. LIST LAND USES THAT ARE PERMITTED BY CURRENT OFFICIAL PLAN DESIGNATION**

\_\_\_\_\_  
Agricultural and Environmental-type uses.  
\_\_\_\_\_

**9. WHAT IS THE CURRENT ZONING OF THE SUBJECT PROPERTY AND WHAT USES ARE PERMITTED?**

\_\_\_\_\_  
Agricultural and Natural Environment  
\_\_\_\_\_

**C. EXISTING AND PROPOSED LAND USES AND BUILDINGS**

**10. WHAT IS THE "EXISTING" USE(S) OF THE SUBJECT LAND?**

\_\_\_\_\_  
Farm Fields and some wetlands  
\_\_\_\_\_

**11. HOW LONG HAS THE "EXISTING" USE(S) CONTINUED ON THE SUBJECT LAND?**

Many Years \_\_\_\_\_

**12. WHAT IS THE "PROPOSED" USE OF THE SUBJECT LAND?**

Agricultural as part of a larger farm operation. \_\_\_\_\_

**13. PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS OR STRUCTURES ON THE SUBJECT LAND:**

*(Please use a separate page if necessary.)*

|   | <u>Existing</u>                  |               | <u>Proposed</u> |               |
|---|----------------------------------|---------------|-----------------|---------------|
| a) Type of Building (s) -or Structure (s)       | NO BUILDING EXISTING OR PROPOSED |               |                 |               |
| b) Date of Construction                         |                                  |               |                 |               |
| c) Building Height                              | _____ (m)                        | _____ (ft)    | _____ (m)       | _____ (ft)    |
| d) Number of Floors                             |                                  |               |                 |               |
| e) Total Floor Area (sq.m.)                     | _____ (sq m)                     | _____ (sq ft) | _____ (sq m)    | _____ (sq ft) |
| f) Ground Floor Area (sq.m.) (exclude basement) | _____ (sq m)                     | _____ (sq ft) | _____ (sq m)    | _____ (sq ft) |
| g) Distance from building/structure to the:     | _____ (sq m)                     | _____ (sq ft) | _____ (sq m)    | _____ (sq ft) |
| Front lot line                                  | _____ (m)                        | _____ (ft)    | _____ (m)       | _____ (ft)    |
| Side lot line                                   | _____ (m)                        | _____ (ft)    | _____ (m)       | _____ (ft)    |
| Side lot line                                   | _____ (m)                        | _____ (ft)    | _____ (m)       | _____ (ft)    |
| Rear lot line                                   | _____ (m)                        | _____ (ft)    | _____ (m)       | _____ (ft)    |
| h) % Lot Coverage                               |                                  |               |                 |               |
| i) # of Parking Spaces                          |                                  |               |                 |               |
| j) # of Loading Spaces                          |                                  |               |                 |               |

**D. EXISTING AND PROPOSED SERVICES**

**14. WHAT IS THE ACCESS TO THE SUBJECT PROPERTY?**

Provincial Highway                       Continually maintained municipal road                       Right-of-way   
County Road                       Seasonally maintained municipal road                       Water access

**15. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?**

Sideroad 7 & Line 4

**16. IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. (This information should be illustrated on the required drawing under item G of this application.)**

\_\_\_\_\_  
\_\_\_\_\_

**17. INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

|             | Municipal Sewers | Communal Sewers | Private Wells | Other Water Supply | Communal Sewers | Private Septic | Other Sewage Disposal |
|-------------|------------------|-----------------|---------------|--------------------|-----------------|----------------|-----------------------|
| a) Existing | ( )              | ( )             | ( )           | ( )                | ( )             | ( )            | ( )                   |
| b) Proposed | ( )              | ( )             | ( )           | ( )                | ( )             | ( )            | ( )                   |

No well or septic required on retained parcel

**18. HOW IS THE STORM DRAINAGE PROVIDED?**

Storm Sewers ( )                      Ditches (X)                      Swales ( )                      Other means (explain below)

\_\_\_\_\_  
\_\_\_\_\_

**E. OTHER RELATED PLANNING APPLICATIONS**

19. HAS THE CURRENT OWNER (OR ANY PREVIOUS OWNER) MADE APPLICATION FOR ANY OF THE FOLLOWING, EITHER ON OR WITHIN 120 METRES OF THE SUBJECT LAND?

|                         |         |        |
|-------------------------|---------|--------|
| Official Plan Amendment | Yes ( ) | No (X) |
| Zoning By-law Amendment | Yes ( ) | No ( ) |
| Minor Variance          | Yes ( ) | No (X) |
| Plan of Subdivision     | Yes ( ) | No (X) |
| Consent (Severance)     | Yes (X) | No ( ) |
| Site Plan Control       | Yes ( ) | No (X) |

20. IF THE ANSWER TO QUESTION 19 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. and Date of Application: B129/12, Dec. 20, 2012

Approval Authority: County of Wellington Land Division Committee

Lands Subject to Application: Same as this Zone Change

Purpose of Application: Surplus Farm Residence Severance

Status of Application: Approved Subject to Conditions

Effect on the Current Application for Amendment: Required as a condition of Severance

**F. OTHER SUPPORTING INFORMATION**

21. PLEASE LIST THE TITLES OF ANY SUPPORTING DOCUMENTS: (E.G. Environmental Impacts Study, Hydrogeological Report, Traffic Study, Market Area Study, Aggregate License Report, Stormwater Management Report, etc.)

None

**G. APPLICATION DRAWING**

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY MOORE APPROPRIATE TO SUBMIT ADDITIONAL DRAWINGS AT VARYING SCALES TO BETTER ILLUSTRATE THE PROPOSAL. THE DRAWING MUST INCLUDE THE FOLLOWING:

- Owners' / applicant's name;
- Legal description of property;
- Boundaries and dimensions of the subject property and its current land use;
- Dimensions of area of amendment (if not , the entire property);
- The size and use of all abutting land;
- All existing and proposed parking and loading areas, driveways and lanes;



- The nature of any easements or restrictive covenants on the property;
- The location of any municipal drains or award drains;
- Woodlots, forested areas, ANSI's, ESA's, wetlands, floodplain, and all natural watercourses (rivers, stream banks, etc);
- The dimensions of all existing and proposed buildings and structures on the subject land and their distance to all lot lines;
- The name, location and width of each abutting public or private road, unopened road allowance or right of way;
- If access to the subject land is by water only, provide the location of the parking and docking facilities to be used; and
- Other features both on site or nearby that in the opinion of the applicant will have an effect on the application (such as bridges, railways, airports, wells, septic systems, springs, slopes, gravel pits).

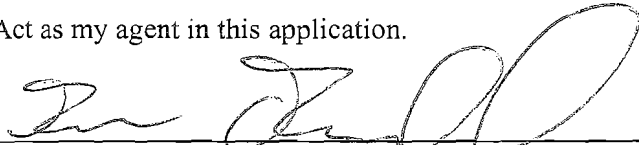
THE DRAWING SHOULD ALSO INCLUDE THE SCALE, NORTH ARROW AND DATE WHEN THE DRAWING WAS PREPARED.

**H. AUTHORIZATION FOR AGENTS / SOLICITOR TO ACT FOR OWNER:**

(If affidavit (I) is signed by an Agent / Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Brian O'Donnell of the Township Wellington North of \_\_\_\_\_ in the  
 County / Region of Wellington do hereby authorize Jeff Buisman to

Act as my agent in this application.

  
 \_\_\_\_\_  
 Signature of Owner(s)

Jan 02 2014  
 \_\_\_\_\_  
 Date

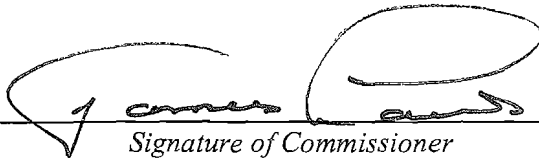
I. AFFIDAVIT: (This affidavit be signed in the presence of a Commissioner)

I (we) Jeff Buisman of the City of the Guelph County / Region of Wellington solemnly declare that all the statements contained in this application are true, and I, (we), make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City of Guelph in the County / Region of Wellington this 15<sup>th</sup> day of January 2014

  
Signature of Owner or Authorized Solicitor or Authorized Agent

Jan. 15, 2014  
Date

  
Signature of Commissioner

Jan 15/2014  
Date

James Michael Laws, a Commissioner,  
etc., Province of Ontario, for Van Harten  
Surveying Inc. Expires May 11, 2015.

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

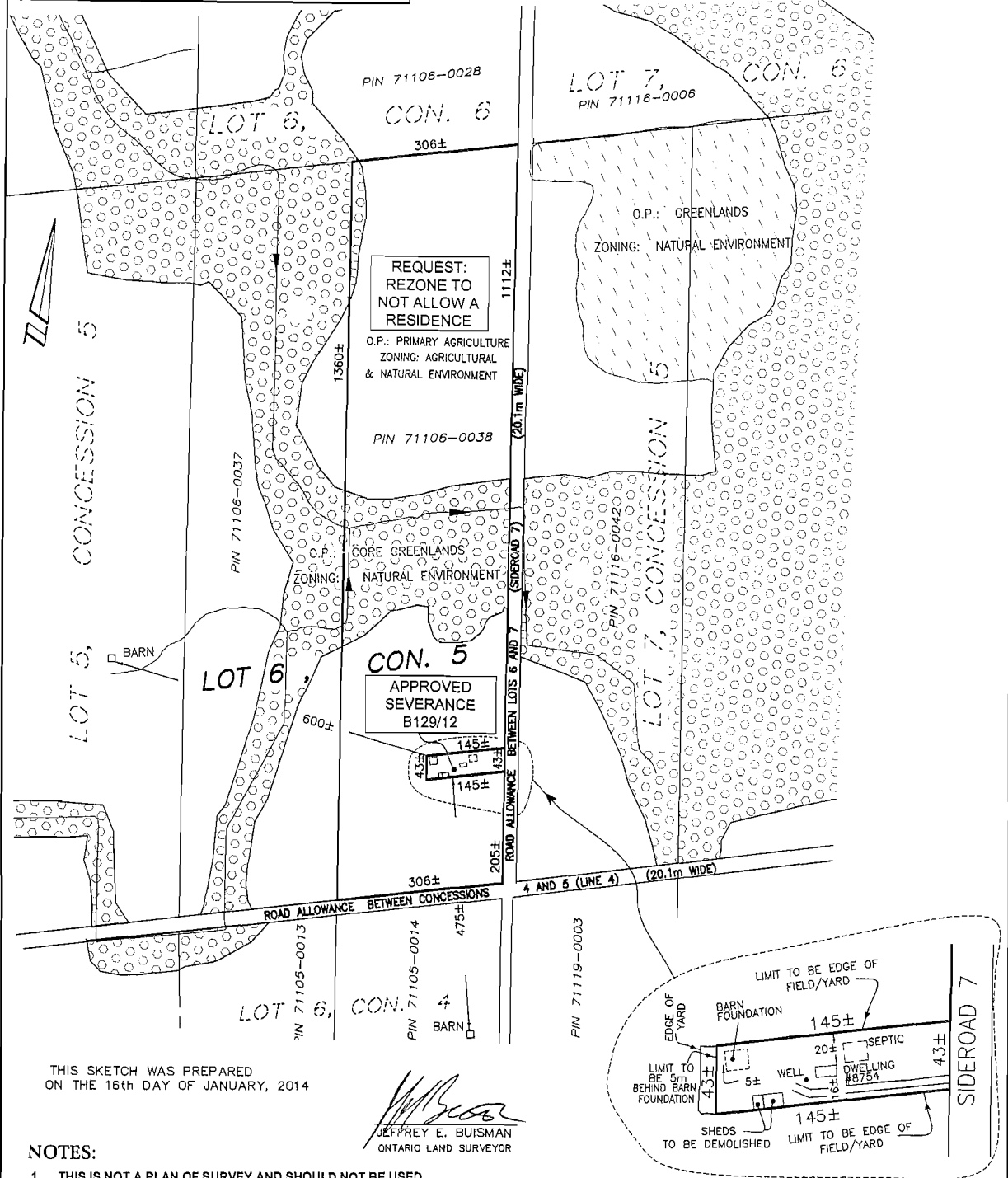
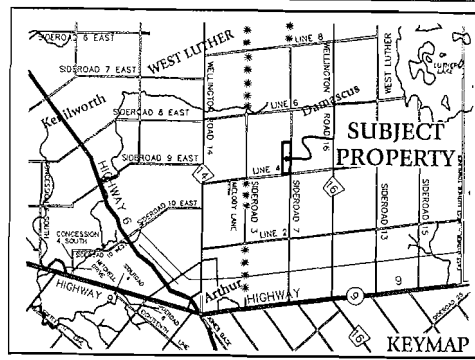
  
Signature of Municipal Employee

January 27, 2014  
Date

**ZONE CHANGE SKETCH  
PART OF LOT 6, CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF WEST LUTHER  
TOWNSHIP OF WELLINGTON NORTH  
COUNTY OF WELLINGTON  
SCALE 1 : 7,500**

0 50 100 200 300 400 500 metres

VAN HARTEN SURVEYING INC.



THIS SKETCH WAS PREPARED  
ON THE 16th DAY OF JANUARY, 2014

*Jeffrey E. Buisman*  
JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

**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 AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES TO BARN ARE TAKEN FROM GRCA MAPPING WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. OWNER: BRIAN O'DONNELL
7. USAGE: AGRICULTURE IN NON-BUSH AREAS.
8. LEGAL PROPERTY DESCRIPTION: PART LOT 6, CONCESSION 5, GEOGRAPHIC TOWNSHIP OF WEST LUTHER, AS IN INSTRUMENT No. DN21158, WELLINGTON NORTH



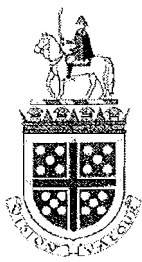
**Van Harten**  
SURVEYING INC.  
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET  
GUELPH - ONTARIO, N1H 3X3  
PHONE: (519) 821 - 2763  
FAX: 821 - 2770  
www.vanharten.com

660 RIDDELL ROAD, UNIT 1  
ORANGEVILLE - ONTARIO, L9W 5G5  
PHONE: (519) 940 - 4110  
FAX: 519 - 940 - 4113  
www.vanharten.com

ORAVN BY: GS CHECKED BY: JEB PROJECT No. 21049-12

Jan 16, 2014-10:45am



# COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

March 4<sup>th</sup>, 2014

Darren Jones, Chief Building Official  
Township of Wellington North  
7490 Sideroad 7 W  
Kenilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: Brian O'Donnell – Lot 6, Con. 5 (West Luther) – 8754 Sideroad 7  
Restrict Future Residential  
Draft Zoning By-law Amendment**

## PLANNING OPINION

The zoning amendment is required as a condition of provisional consent (B129/12) by the Wellington County Land Division Committee. We have no objections to implementing this decision. Both the PPS and County Plan provide for surplus farm dwelling severances, provided the agricultural lands (the retained parcel) are rezoned to prohibit future residential dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

## SUBJECT LAND

The property subject to the proposed amendment is described as Part Lot 6, Concession 5, Geographic Township of West Luther, with a civic address of 8754 Sideroad 7. The property is 41.6 ha (101.3 ac) in size.

## PURPOSE

The purpose and effect of the proposed amendment is to rezone the subject lands to restrict any future residential development on the agricultural, "retained" portion of the property. This rezoning is a condition of severance application B129/12 under the surplus farm dwelling policies that was granted provisional approval by the Wellington County Land Division Committee December 5th, 2013.

## PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL and CORE GREENLAND area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

## WELLINGTON COUNTY OFFICIAL PLAN

The subject land is designated PRIME AGRICULTURE and CORE GREENLANDS. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings.

## ZONING BY-LAW

March 2014

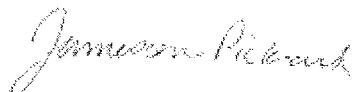
O'Donnell

1

The subject lands are zoned Agricultural (A) and Natural Environment (NE). This zoning by-law amendment will re-zone the retained agricultural lands to a site specific zone, which will include provisions to prohibit a dwelling on the 99.5 acre agricultural parcel. This rezoning is a requirement for applications which are submitted under the surplus farm dwelling polices of the official plan.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard, BURPL  
Junior Planner

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER \_\_\_\_\_.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 to By-law 66-01 is amended by changing the zoning on lands described as Part Lot 6, Concession 5, Geographic Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law from:
  - **Agricultural (A) to Agricultural Exception (A-159),**
  - **Natural Environment (NE) to Natural Environment Exception (NE -159)**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

|  |  |
|--|--|
| <b>33.159</b><br>Part Lot 6, Con. 5<br>W. Luther | <b>A-159</b><br>Notwithstanding any other section of this by-law to the contrary, a residential dwelling shall be prohibited in this zone. Other agricultural uses, that are not accessory to a dwelling, are permitted. |
|--|--|

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

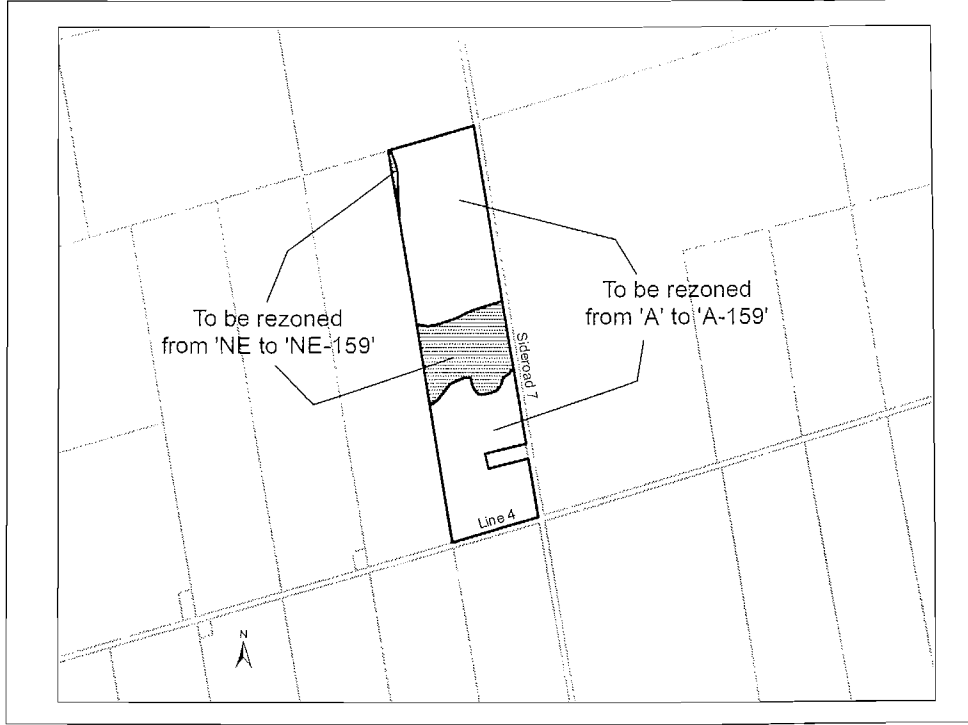
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO \_\_\_\_\_.

Schedule "A"



Rezoned from Agricultural (A) to Agricultural Exceptions (A-159 & NE-159)

Passed this \_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

**THE LOCATION** being rezoned is in Part Lot 6, Concession 5, Geographic Township of West Luther, with a civic address of 8754 Sideroad 7. The property is approximately 41.6 hectares (103 acres) in size and is occupied by a residence.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to restrict any future residential development on the agricultural land (A-159 & NE-159). This rezoning is a condition of severance application B129/12, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing farm dwelling (0.6 ha. (1.5 ac.) from the remainder of the agricultural parcel (41 ha. (101 ac.)).



**PLAN REVIEW REPORT: Township of Wellington North  
Darren Jones, CBO**

DATE: February 24, 2014 YOUR FILE: N/A  
GRCA FILE: Wellington/NorthWell/2014/ZC/C

RECEIVED  
MAR 12 2014

RE: Zoning By-Law Amendment  
8754 Sideroad 7  
Brian O'Donnell

TWP. OF WELLINGTON NORTH

**GRCA COMMENT: \***

The Grand River Conservation Authority (GRCA) has no objection to the rezoning of the subject lands to restrict future residential development.

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject property contains wetlands, Municipal Drain Number 37, floodplain and the allowances adjacent to these features.

**2. Legislative/Policy Requirements and Implications:**

Due to the above mentioned features, portions of the subject lands are regulated by the GRCA under *Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation*. Any future development and/or site alteration within the regulated area will require a permit from our office.

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

We wish to acknowledge receipt of the applicable plan review fee for the associated consent application B129/12. As such, a plan review fee for this application is not required.

Should you have any questions or comments, please feel free to contact me at 519-621-2763 ext. 2236.

Yours truly,



Nathan Garland  
Resource Planner  
Grand River Conservation Authority  
NG/ah

*\* 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. Linda Redmond, County of Wellington  
Brian O'Donnell – 8277 Line 4, R.R. #2 Arthur, ON N0G 1A0



**Grand River  
Conservation Authority**  
Map created: February 24, 2014  
Prepared by: ah

**ZBA 8754 Sideroad 7**

**LEGEND**

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVS)
- ROADS-ADDRESSED (NRVS)
- RAILWAY (NRVS)
- CLASSIFIED STREAMS - NEW (NRVS)
- COLD WATER
- COOL WATER
- UNKNOWN
- WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (NRVS)
- FLOODPLAIN-SPECIAL POLICY AREA (GRCA)
- ENGINEERED
- APPROXIMATE
- ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
- STEEP
- OVERSTEEP
- SLOPE EROSION (GRCA)
- STEEP
- TOE
- WETLAND (NRVS)
- PROVINCIALLY SIGNIFICANT
- LOCALLY SIGNIFICANT
- UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT (GRCA)
- DRAINAGE-POLY (NRVS)
- 2010 ORTHO (GMT)

**GRCA Disclaimer**

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review of a site survey and is subject to change without notice. The Grand River Conservation Authority accepts 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:

<http://grca.grandriver.ca/files/Sources/Citations/List/>

0 150 300 450 600 m

NAD 1983 UTM Zone 17 Scale 1:13,300



THIS MAP IS NOT TO BE USED FOR NAVIGATION