

Draft Plan of Subdivision Ospringe Development

Ospringe Settlement Area
County of Wellington, ON

Functional Servicing Report

Prepared for Client
by IBI Group

January 2022

Document Control Page

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PROJECT NAME:	Ospringe Development
REPORT TITLE:	Draft Plan of Subdivision Ospringe Development Ospringe Settlement Area County of Wellington, ON Functional Servicing Report
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ORIGINATOR:	[Paul Kiggins]
REVIEWER:	[Kelly Cobbe]
AUTHORIZATION:	
CIRCULATION LIST:	
HISTORY:	

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-

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- GRCA email dated November 8, 2019

1 Overview

This Functional Servicing Report reviews the Ospringe Development in the Ospringe Settlement Area in the County of Wellington, Ontario, from a municipal engineering perspective.

The subject development is approx. 3.62 ha in area, and is proposed to comprise a 20.0 m wide municipal road (Street A), 13 residential lots, and a Stormwater Management Tank.

The development is located at the northwesterly corner of the intersection of Wellington County Road 124 (Highway 124) and Second Line-Wellington County Road 125. For purposes of description, County Road 124 is assumed to run north-south. Refer to **Figure 1** for the development location.



FIGURE 1: LOCATION PLAN (source Google Maps)

The purpose of this Functional Servicing Report is to describe the various engineering design components of the development in support of the Draft Plan of Subdivision application.

Separate studies have been prepared to review the subsurface conditions, including:

- Geotechnical Report, prepared by Chung & Vander Doelen Engineering Ltd. dated November 16, 2018; and
- Hydrogeological Report, prepared by Chung & Vander Doelen Engineering Ltd. dated February 27, 2019.

2 Existing Conditions

The subject development is located in the Ospringe Settlement Area in the County of Wellington. The development is generally bounded by Wellington County Road 124 to the east and Second Line to the north. Existing residential and agricultural lands surround the development. Refer to **Figure 1** for an aerial photo of the subject development and environs.

The existing site is characterized by moderate to steep topography with drainage directed in a north-easterly direction. Refer to **Appendix A, Figure 2** for existing topography and existing drainage catchment areas.

No municipal servicing (sewers or water) exists within the vicinity of the development.

3 Proposed Conditions

The following sub-sections describe the proposed access, area grading/drainage and municipal servicing of the subject development.

3.1 Access

The subject development will be accessed with a proposed internal municipal road (Street A) with a 20.0 m right-of-way width and a total length of approx. 280 m. Street A will intersect at right-angles to Second Line at its northern limit and terminate with a 44 m diameter cul-de-sac at its southern limit.

The northern approx. 50 m of Street A at its intersection with Second Line will have an urban cross section with curb and gutter to direct drainage to road side catchbasins. The remaining southern approx. 230 m of Street A will have a rural cross section with roadside ditches and culverts at driveways.

The proposed road cross sections are shown in **Appendix A, Drawing GP: Functional Grading Plan**.

3.2 Proposed Area Grading & Stormwater Drainage

Generally, the area grading has been designed to match into the surrounding existing elevations and to protect identified healthy boundary trees. The grading has also been designed to set finished ground elevations on the residential lots at an elevation that will allow separation of the basement floor (0.5m above) and septic systems (0.6m above) from the high groundwater elevations on the subject development. The proposed grading and existing high ground water elevations are shown in **Appendix A, Drawing GP: Functional Grading Plan**.

Aside from the steeper 3:1 slopes used to match existing elevations at the sides and rear of the proposed development lots, the general maximum slope on travelled (pedestrian or vehicular) portions of the development will be 5%. This facilitates movement of pedestrians and vehicles within the site, and minimizes risk of erosion.

The development's proposed grading will generally capture and direct drainage internally (refer to **Appendix A, Figure 3** for the proposed drainage catchment areas). This drainage will be intercepted by the development's roadside ditches which will convey stormwater northerly to its outlet into the proposed SWM tank at the southeast corner of Second Line and Street A.

Runoff from the minor (5 year) storm will be collected by the proposed roadside ditches and directed to ditch inlets and a storm sewer outlet to the development's proposed SWM tank. The major storm will be conveyed overland within the Street A right-of-way and collected by double catchbasins at the sag just southerly of Second Line and conveyed by storm sewer (sized for the 100 year storm flow) to the SWM tank.

The SWM tank will include orifice controls to attenuate peak flows from the development to be at, or below, pre-development rates for events up to the 100-year storm. Stormwater quality control will be achieved with a treatment-train utilizing roadside ditches, and an OGS unit at the outlet to Second Line. An Enhanced Protection Level for stormwater quality is proposed.

The stormwater outlet from the SWM tank will be to the existing municipal storm sewer system on Second Line.

It is noted that the GRCA has advised that as the development is outside their regulatory limits, they have no comment and do not need to review the application further (refer to **Appendix C** for GRCA correspondence).

Again, the Stormwater Management Report completed by IBI Group provides more detail on the stormwater management controls.

3.3 Septic Design

It is proposed to service the residential lots by individual tertiary septic systems. For the preliminary septic design, refer to the report completed by FlowSpec Engineering Ltd. The tile systems will be located a minimum of 0.6 m above the high groundwater elevation.

3.4 Water Supply

It is proposed to service the residential lots by individual private wells.

For the Hydrogeological Report and Well Recommendations, refer to Chung & Vander Doelen Engineering Ltd.'s report dated February 27, 2019.

4 Erosion and Sediment Control

Prior to any area grading or construction onsite, erosion and sediment control measures will be implemented to ensure sediment does not escape the development nor impact the adjacent lands. These controls will include boundary silt fences, temporary sediment ponds, check dams, mud mats at the development's exit, as per current practice.

An environmental monitoring program will be developed as part of the detailed design approval process to ensure the erosion and sediment control measures are installed, maintained and functioning as intended.

5 Utilities

There are a variety of utilities (i.e. hydro, gas, cable and telephone) with existing facilities surrounding the subject development. Servicing of the development by the various utilities will be provided by the extension of these facilities. It is anticipated that each of these utilities will, as required, identify their specific requirements through the standard application circulation and review process.

6 Summary

This Report demonstrates that the proposed development can be designed and constructed in accordance with municipal standards with respect to access, area grading, and stormwater management.

Other reports detail the sanitary and water supply strategies.

We trust the foregoing is satisfactory to support the draft plan approval process.

All of which is respectfully submitted.

Yours truly

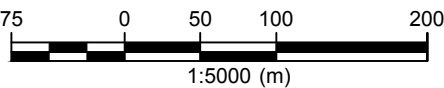
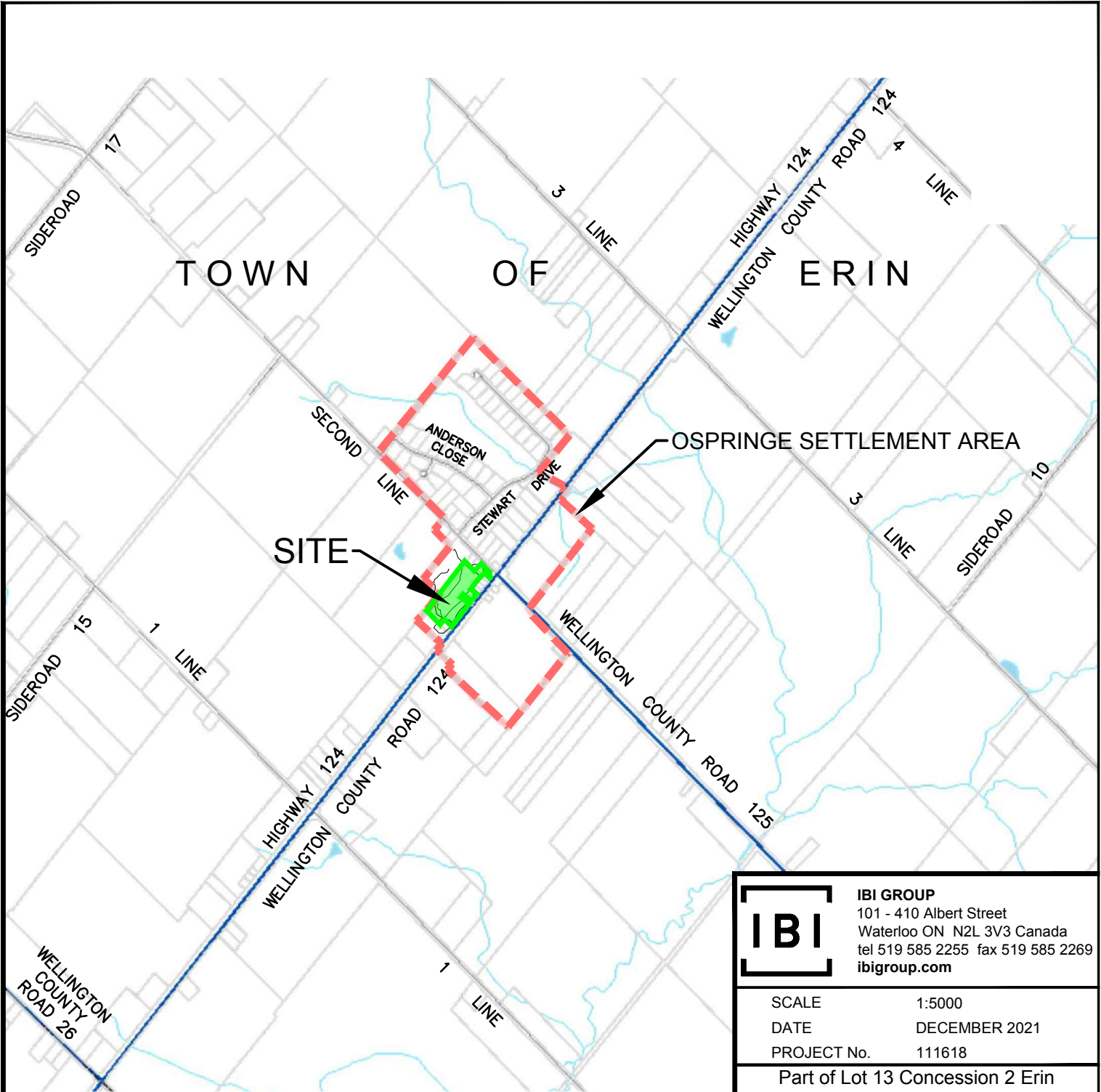
IBI GROUP



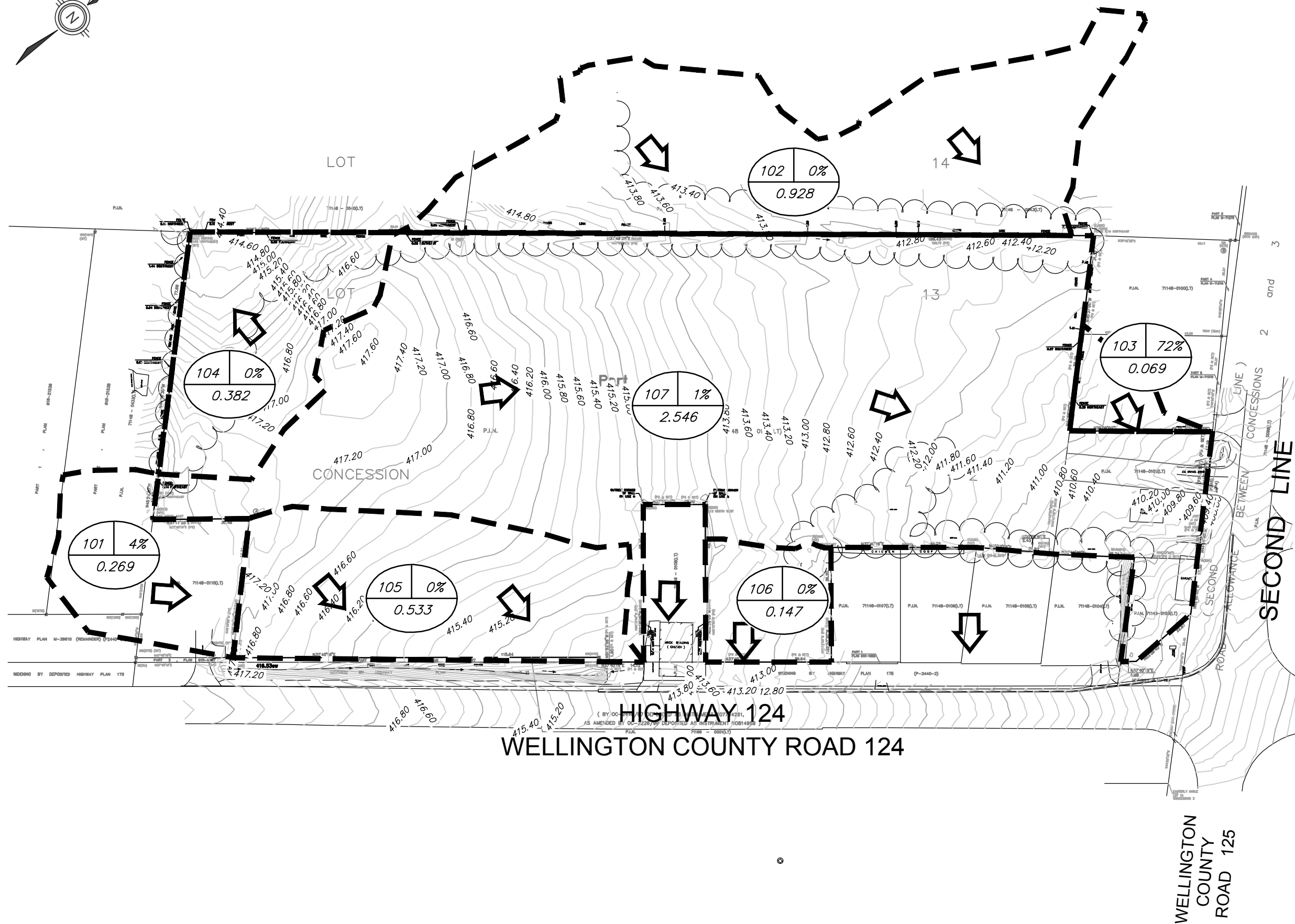
Kelly Cobbe, P.Eng.
Director – Office Lead

Appendix A – Engineering Drawings

- Figure 1: Site Location
- Figure 2: Existing Conditions SWM Areas
- Figure 3: Proposed Conditions SWM Areas
- Drawing GP: Functional Grading Plan
- Drawing SP: Plan and Profile
- Figure 6 Preliminary Road Cross Sections

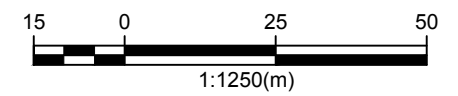


	IBI GROUP 101 - 410 Albert Street Waterloo ON N2L 3V3 Canada tel 519 585 2255 fax 519 585 2269 ibigroup.com
	SCALE 1:5000 DATE DECEMBER 2021 PROJECT No. 111618
	Part of Lot 13 Concession 2 Erin as in MS126136 (Fourthly) Except Part 1, Plan 61R-6497 Ospringe Settlement Area Wellington County ON
OSPRINGE DEVELOPMENT WELLINGTON COUNTY	
SITE LOCATION	
FIGURE 1	



LEGEND

- EXISTING TREELINE
- - - EXISTING FLOODLINE
- - - EXISTING CATCHMENT BOUNDARIES
- EX. CATCHMENT SYMBOL
- CATCHMENT AREA NUMBER
- % IMPERVIOUS
- AREA (ha)
- ⇨ EXISTING DRAINAGE FLOW PATTERN



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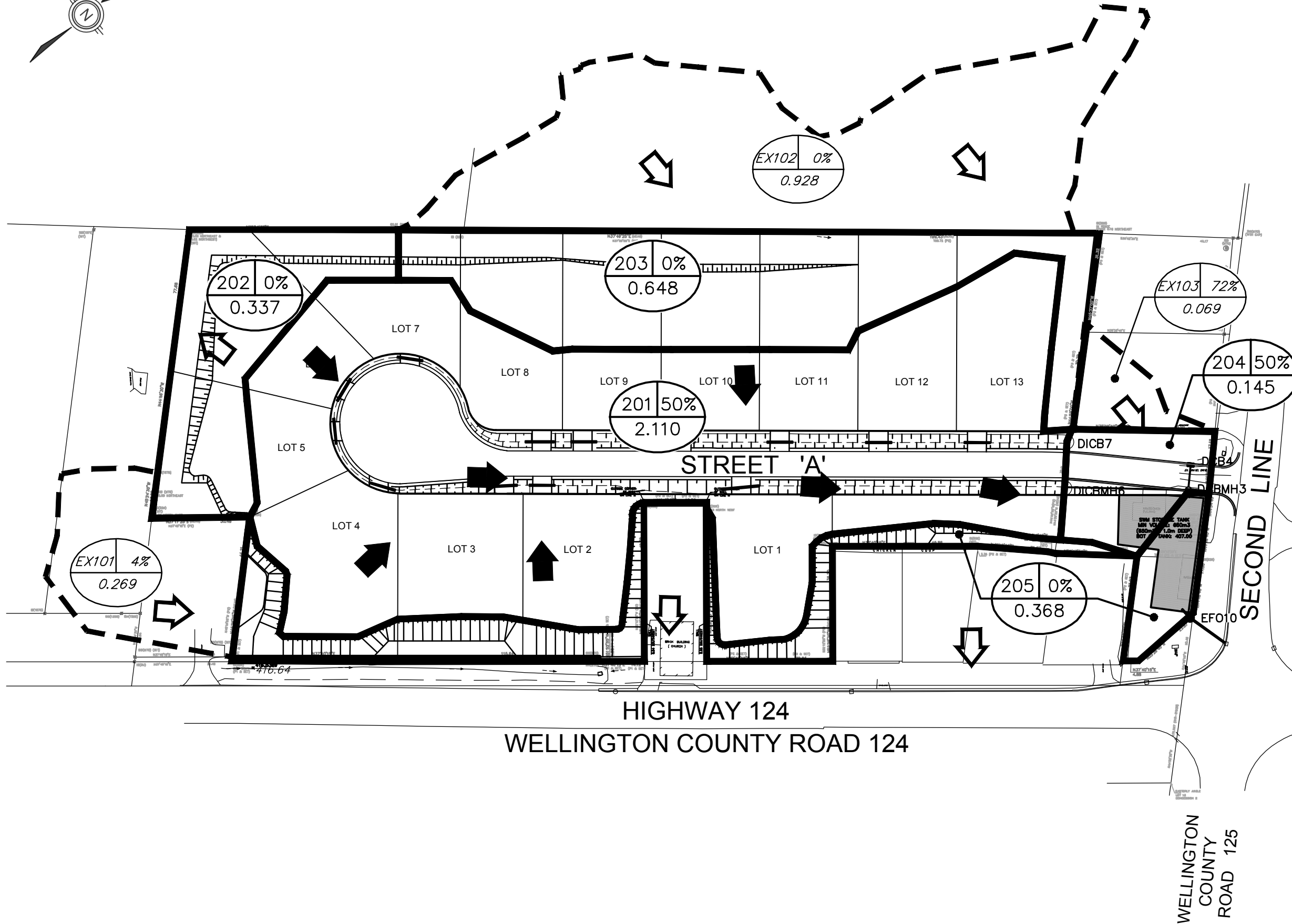
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 DATE DECEMBER 2021
 PROJECT No. 111618

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 Ospringe Settlement Area
 Wellington County ON

**OSPRINGE DEVELOPMENT
 WELLINGTON COUNTY**

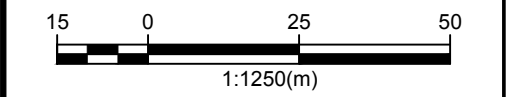
**EXISTING CONDITIONS
 SWM AREAS**

FIGURE 2



LEGEND

- EXISTING TREELINE
- - - EXISTING FLOODLINE
- - - EXISTING CATCHMENT BOUNDARIES
- PROPOSED CATCHMENT BOUNDARIES
- PROP. CATCHMENT SYMBOL
- CATCHMENT AREA NUMBER
- 201 42% IMPERVIOUS
- 1.234 AREA (ha)
- EX. CATCHMENT SYMBOL
- CATCHMENT AREA NUMBER
- EX101 42% IMPERVIOUS
- 1.234 AREA (ha)
- ← PROPOSED DRAINAGE FLOW PATTERN
- ⇄ EXISTING DRAINAGE FLOW PATTERN



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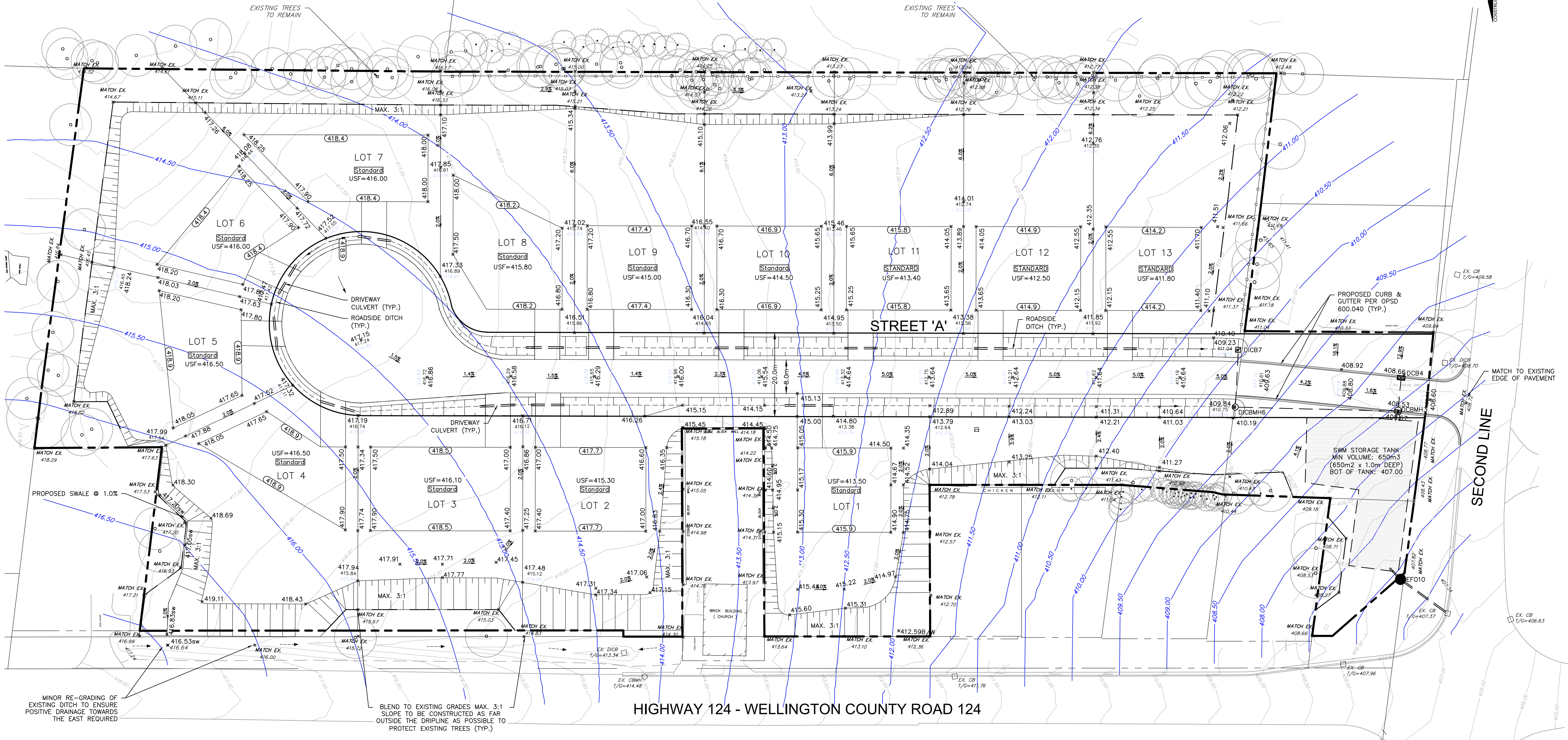
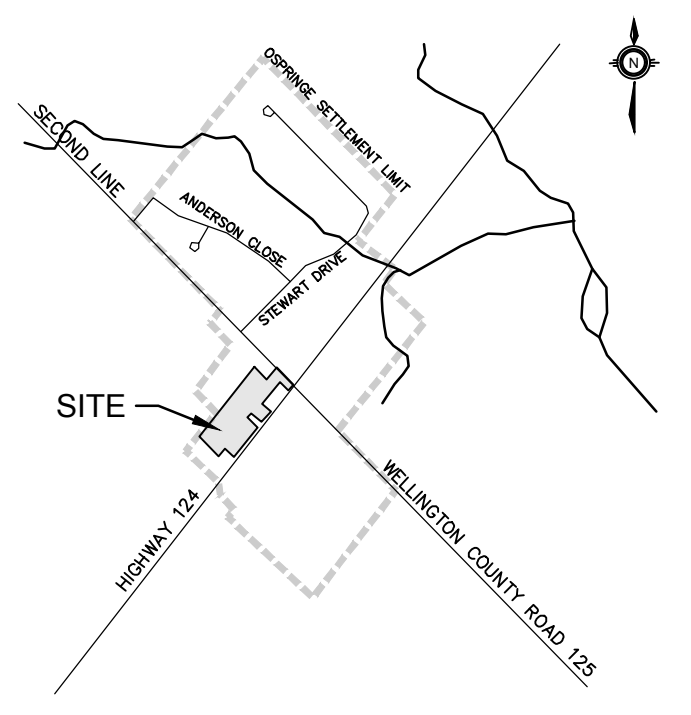
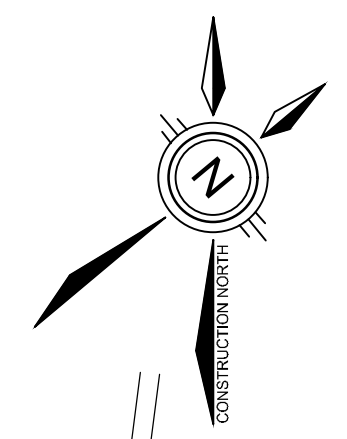
Part of Lot 13 Concession 2 Erin
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 Except Part 1, Plan 61R-6497
 Ospringe Settlement Area
 Wellington County ON

**OSPRINGE DEVELOPMENT
 WELLINGTON COUNTY**

**PROPOSED CONDITIONS
 SWM AREAS**

FIGURE 3

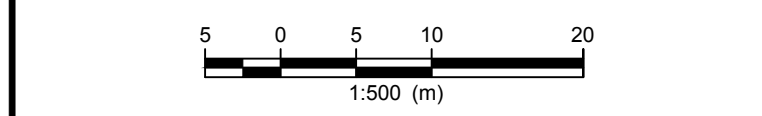
FILE:Z:\11618_Opspringe\11618_09 Drawings\3\03\11618\11618_09 LAYOUT.GP CTR: AIA Standard-Full.ctb SAVED By: Patrick Cloutier, 2022-01-11 2:56 PM



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- HIGH GROUNDWATER ELEVATION CONTOUR
- MATCH EX. — MATCH TO EXISTING ELEVATION
- x — PROPOSED ELEVATION
- x — EXISTING ELEVATION
- x — PROPOSED WATER TABLE ELEVATION
- x — PROPOSED SWALE ELEVATION
- 8.5% — PROPOSED SLOPE
- — PROPOSED DIRECTION OF FLOW
- EXISTING DIRECTION OF FLOW
- PROPOSED 3:1 SLOPE
- (415.0) — PROPOSED FOUNDATION ELEVATION (FRONT/BACK)
- USF — UNDER SIDE OF FOOTING
- 150-300mm RIP RAP

NOTE:
HIGH GROUNDWATER ELEVATIONS OBTAINED FROM CHUNG & VANDER DOELEN ENGINEERING LTD. REPORT DATED NOVEMBER 2018.



NOT FOR CONSTRUCTION

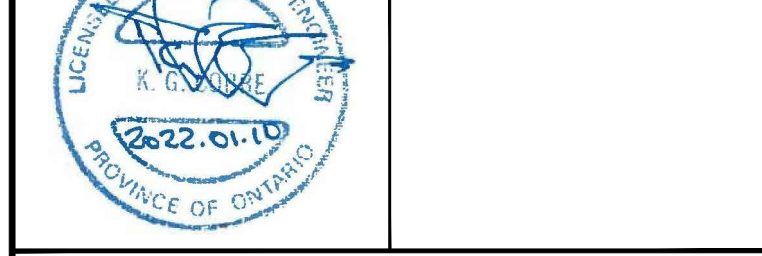
BENCHMARK - ELEVATION
TOPOGRAPHIC SURVEY INFORMATION BY IBI GROUP SURVEYORS ON SEPTEMBER 19, 2017.

LOCATION DESCRIPTION:
798459 - TWO STOREY RED BRICK HOUSE ON EAST SIDE OF HWY 24, 81.5 M SOUTH OF WEST CTG OF HWYS 24 AND 25 AT OSPRINGE, 1.3 KM NORTH OF ERIN 1ST LINE AND 10.1 M EAST OF CENTRELINE OF HWY 24. TABLE IS SET HORIZONTALLY IN NORTH FACE OF STONE FOUNDATION, 2.49 M EAST OF N.W. CORNER, 86 CM BELOW BRICKWORK AND 33 CM ABOVE GROUND LEVEL. ELEVATION: 409.903

2	2022-01-10	K.C.	THIRD SUBMISSION TO TOWN OF ERIN
1	2021-06-25	K.C.	SECOND SUBMISSION TO TOWN OF ERIN
#	DATE	BY	DESCRIPTION

REVISIONS

APPROVALS



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tel 519 585 2255 fax 519 585 2269
ibigroup.com

OSPRINGE SETTLEMENT AREA
COUNTY OF WELLINGTON

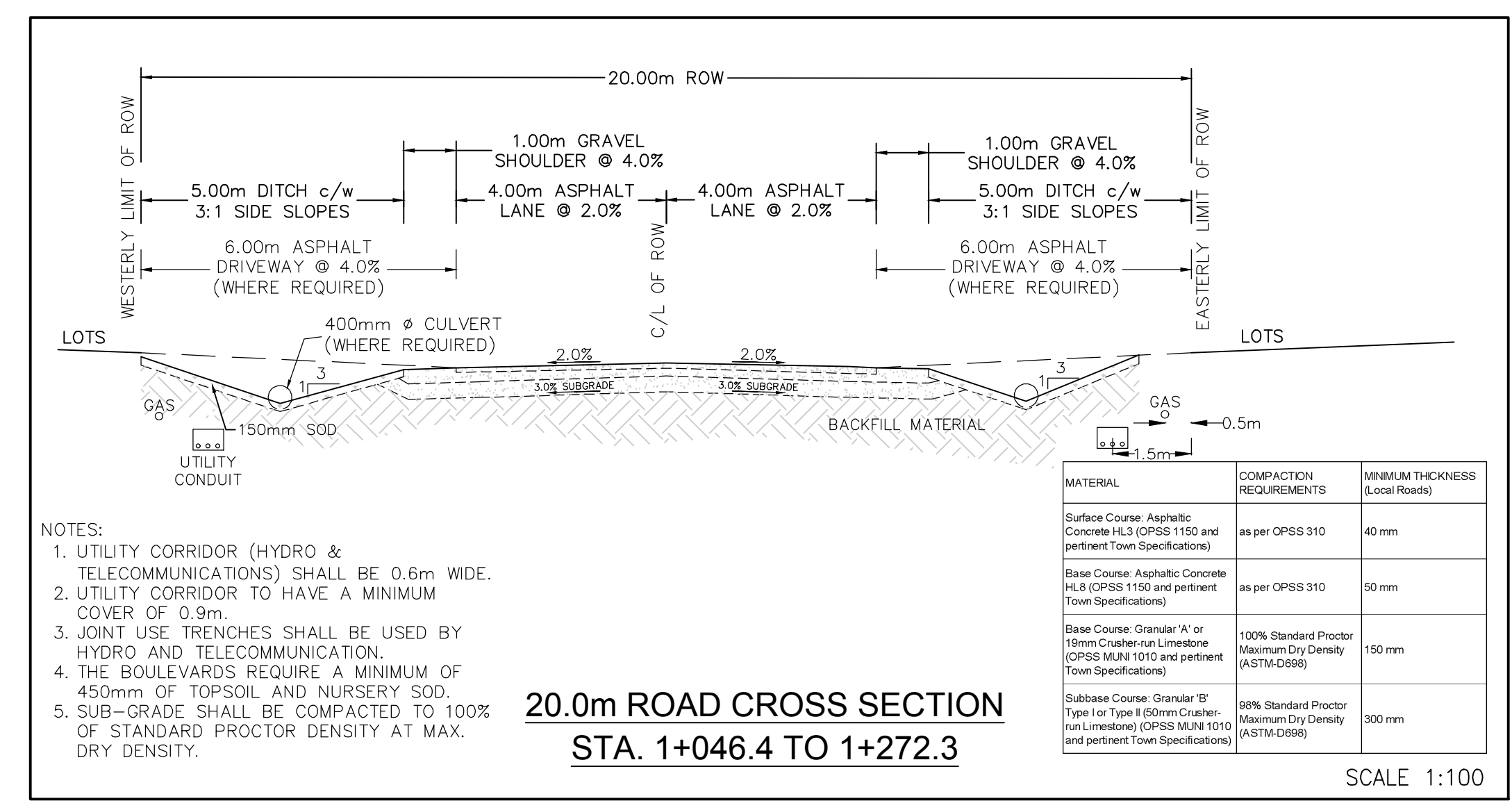
DRAFT PLAN OF SUBDIVISION
OSPRINGE DEVELOPMENT

FUNCTIONAL GRADING PLAN

DESIGNED BY: P. CLOUTIER SCALE HORIZ: 1:500
DRAWN BY: P. CLOUTIER SCALE VERT: NA
CHECKED BY: K. COBBE FILE NUMBER: 111618
DATE: 2019-10-04 SHEET NUMBER: GP

MINOR RE-GRADING OF EXISTING DITCH TO ENSURE POSITIVE DRAINAGE TOWARDS THE EAST REQUIRED

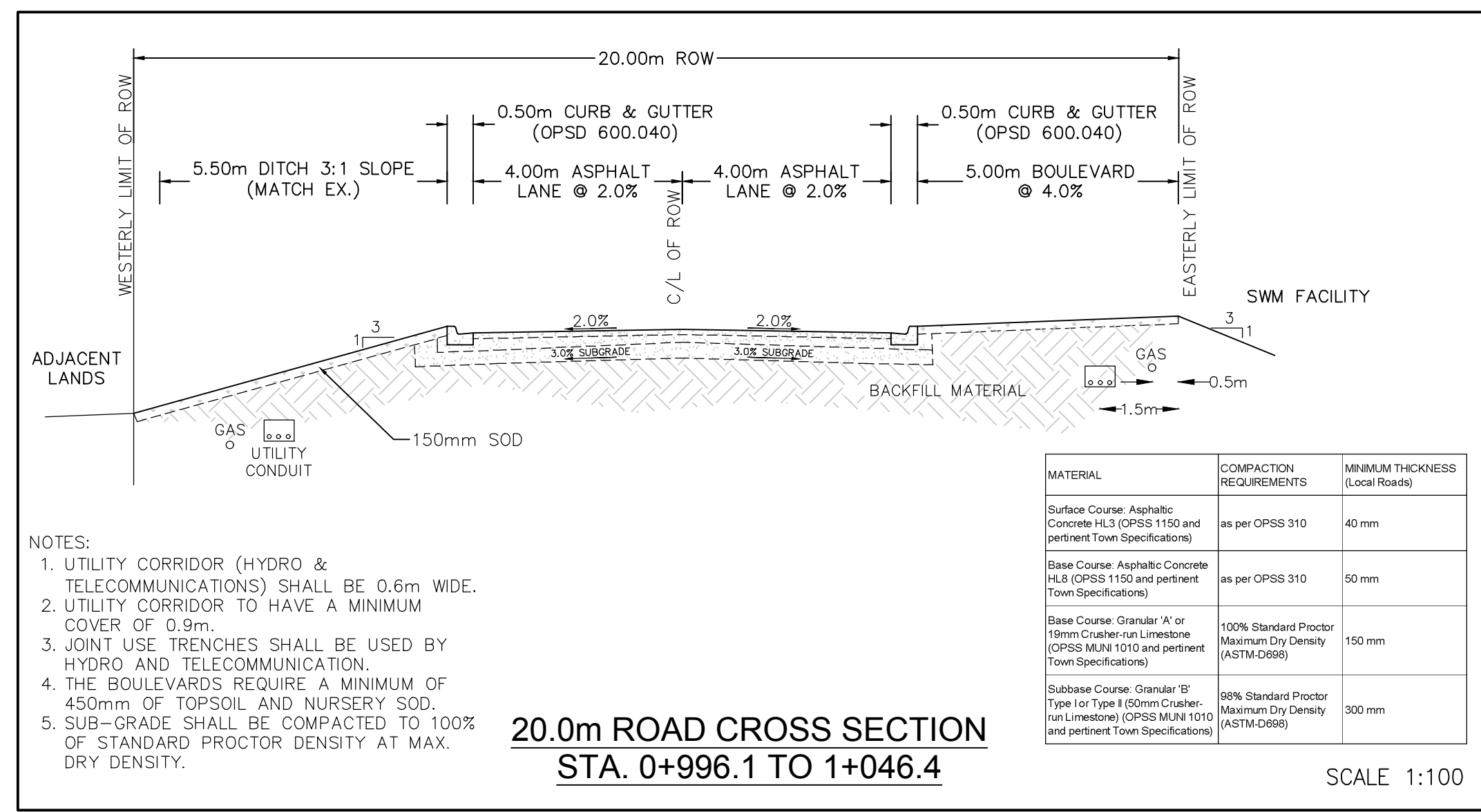
BLEND TO EXISTING GRADES MAX. 3:1 SLOPE TO BE CONSTRUCTED AS FAR OUTSIDE THE DRIFLINE AS POSSIBLE TO PROTECT EXISTING TREES (TYP.)



- NOTES:
- UTILITY CORRIDOR (HYDRO & TELECOMMUNICATIONS) SHALL BE 0.6m WIDE.
 - UTILITY CORRIDOR TO HAVE A MINIMUM COVER OF 0.9m.
 - JOINT USE TRENCHES SHALL BE USED BY HYDRO AND TELECOMMUNICATION.
 - THE BOULEVARDS REQUIRE A MINIMUM OF 450mm OF TOPSOIL AND NURSERY SOD.
 - SUB-GRADE SHALL BE COMPACTED TO 100% OF STANDARD PROCTOR DENSITY AT MAX. DRY DENSITY.

**20.0m ROAD CROSS SECTION
STA. 1+046.4 TO 1+272.3**

SCALE 1:100

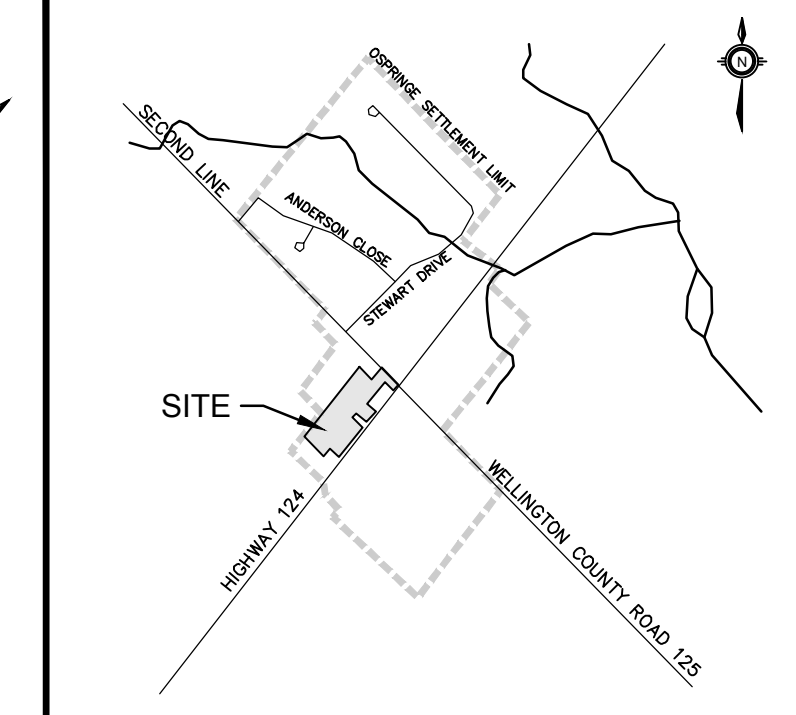
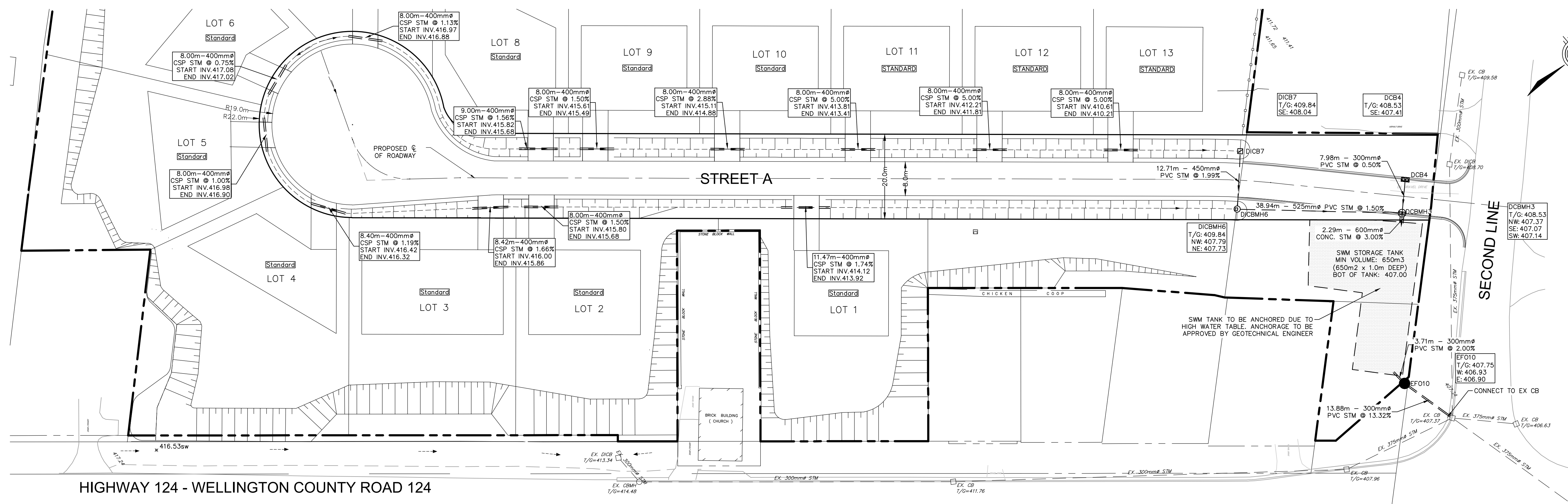


**20.0m ROAD CROSS SECTION
STA. 0+996.1 TO 1+046.4**

SCALE 1:100

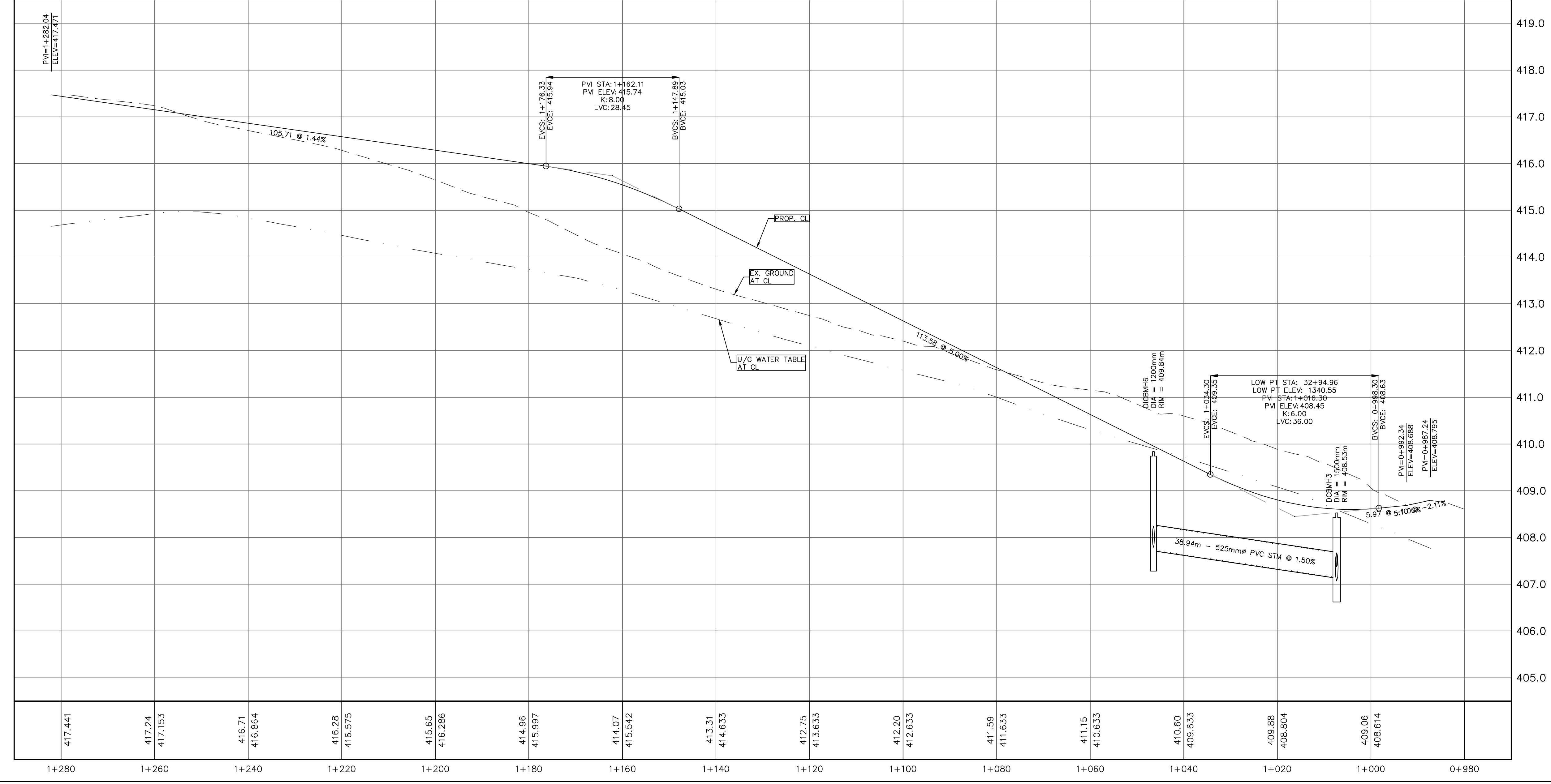
NOTE:
STORMWATER OUTLET FROM ALL ROOF DRAINS AND SUMP PUMP DRAINS SHALL BE DIRECTED TOWARDS THE PROPOSED INTERNAL ROAD.

FILE:Z:\111618_OspringeErin\5.9 Drawings\5901a\Current\111618E_LAYOUT.PLT CTB: AIA_Standard-Full.ctb SAVED BY: Patrick Cloutier, 2022-Jan-11 2:56 PM



- LEGEND
- - - - - PROPERTY LINE
 - PROPOSED STORM MANHOLE
 - PROPOSED CB, DCB
 - PROPOSED DITCH INLET MANHOLE
 - — — — — PROPOSED STORM SEWER

STREET A



NOT FOR CONSTRUCTION

BENCHMARK - ELEVATION
 TOPOGRAPHIC SURVEY INFORMATION BY IBI GROUP
 SURVEYORS ON SEPTEMBER 19, 2017.

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 86 CM BELOW BRICKWORK AND 33 CM ABOVE
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#	DATE	BY	DESCRIPTION
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1	2021-06-25	K.C.	SECOND SUBMISSION TO TOWN OF ERIN

REVISIONS

APPROVALS



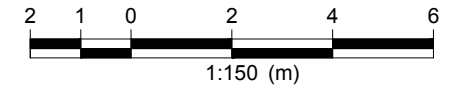
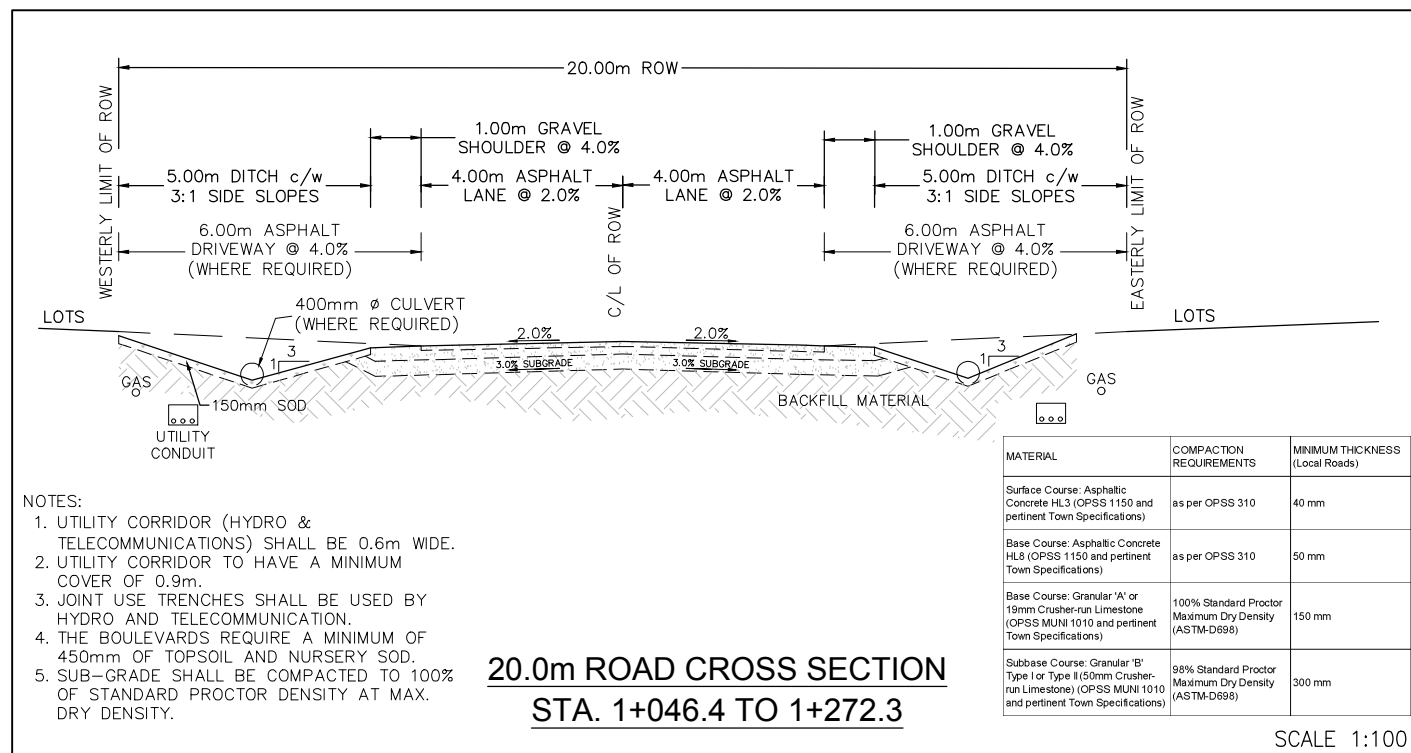
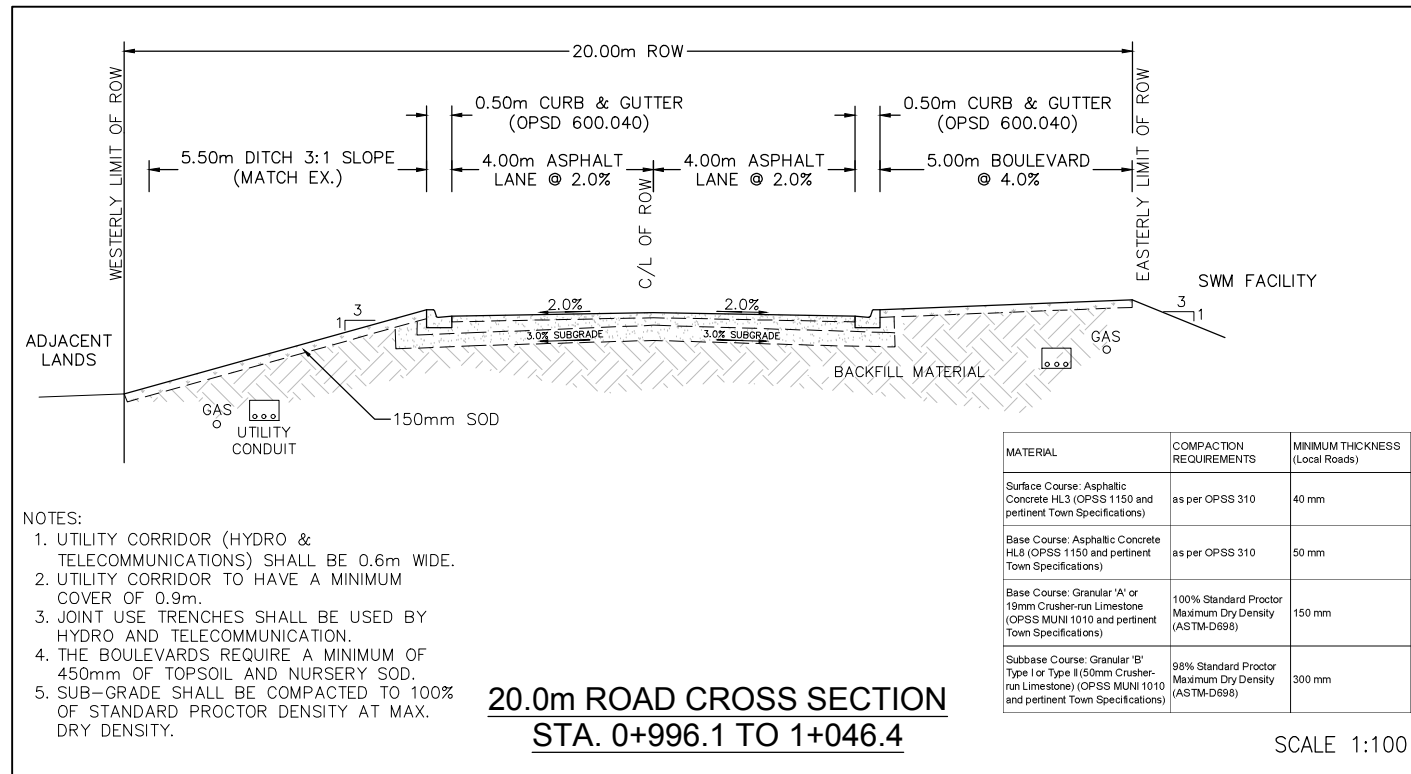
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OSPRINGE SETTLEMENT AREA
 COUNTY OF WELLINGTON

DRAFT PLAN OF SUBDIVISION
 OSPRINGE DEVELOPMENT

PLAN AND PROFILE

DESIGNED BY: P. CLOUTIER SCALE HORIZ: 1:50
 DRAWN BY: P. CLOUTIER SCALE VERT: 1:50
 CHECKED BY: K. COBBE FILE NUMBER: 111618
 DATE: 2019-10-04 SHEET NUMBER: PP



IBI	IBI GROUP 101 - 410 Albert Street Waterloo ON N2L 3V3 Canada tel 519 585 2255 fax 519 585 2269 ibigroup.com
	SCALE 1:150 DATE JUNE 2021 PROJECT No. 111618
Part of Lot 13 Concession 2 Erin as in MS126136 (Fourthly) Except Part 1, Plan 61R-6497 Ospringe Settlement Area Wellington County ON	
OSPRINGE DEVELOPMENT WELLINGTON COUNTY	
PRELIMINARY ROAD CROSS SECTIONS	
FIGURE 6	

Appendix B – Design Sheets

- Storm Sewer Design Sheet



STORM SEWER DESIGN SHEET

File: 111618
 Calc'd by: T.Chan
 Date: June 25, 2021
 Chk'd by: K. Cobbe

OSPRINGE DEVELOPMENT COUNTY OF WELLINGTON

$$I=A/(Tc+B)^C$$

k= 0.00277
 n= 0.024 CSP
 n= 0.013 Conc./PVC
 Pipe Velocities: 0.80 m/s min.
 4.00 m/s max.

Return Interval (years)	Location			Incremental Area			Accum.	Concentration Time			"I" (mm/hr)	Q=kACi (m³/s)	Proposed Sewer							Comments
	From Area	From CB/CBMH	To CB/CBMH	Area (ha)	"C" Blended	"AC"	"AC"	Inlet	In Pipe	Total			Length (m)	Diameter (mm)	Slope (%)	Capacity (m³/s)	Full Velocity (m/s)	Actual Velocity (m/s)	Gen. Flow / Pipe Cap.	
5	201+203+Ex 102	DICB7	DICBMH6	2.754	0.60	1.653	1.653	10.00	0.10	10.10	109.677	0.502	12.71	600	1.00	0.614	2.172	2.432	82%	Area to DICB7 assumed to be 60% of Area 201
			DICBMH6	DCBMH3	0.907	0.60	0.544	2.197	10.10	0.21	10.31	109.232	0.665	38.94	600	2.00	0.868	3.071	3.409	77%
100	Ex 103	DCB4	DCBMH3	0.167	0.60	0.100	0.100	10.00	0.10	10.10	196.536	0.055	7.98	300	0.88	0.091	1.283	1.347	60%	
100	204	DCBMH3	HW2	0.262	0.60	0.157	2.454	10.10	0.08	10.18	195.813	1.331	13.01	825	1.00	1.435	2.685	3.088	93%	

Return Interval (years)	Coefficient A (mm)	Coefficient B (min.)	Coefficient C
2	743	6	0.7989
5	1593	11	0.8789
10	2221	12	0.9080
25	3158	15	0.9355
50	3886	16	0.9495
100	4688	17	0.9624

Source: City of Guelph Development Engineering Manual - Section 5.5.1 Storm Sewer Flows

Appendix C – GRCA Correspondence

- Email dated November 8, 2019

Joanna Salsberg

From: Ashley Rye <arye@grandriver.ca>
Sent: Friday, November 8, 2019 1:40 PM
To: Joanna Salsberg
Subject: RE: Z19-04 Notice of Complete Application

Good Afternoon,

This property is not regulated by the GRCA, we have no comment.

Thank you,
Ashley

Ashley Rye
Resource Planner
Grand River Conservation Authority
400 Clyde Road
Cambridge, ON N1R5W6
P: (519) 621-2763 Ext. 2238
F: (519) 621-4844
W: www.grandriver.ca

From: Jenn Simons <jsimons@grandriver.ca>
Sent: Friday, November 8, 2019 11:18 AM
To: Joanna Salsberg <Joanna.Salsberg@erin.ca>
Cc: Ashley Rye <arye@grandriver.ca>
Subject: RE: Z19-04 Notice of Complete Application

Hi Joanna,
Thank you for circulating this application. Please note that Ashley Rye is now covering the Town of Erin and all future correspondence and files can be circulated directly to her. I've forwarded your request below and cc'd her in this email so you have her email address on file.
Thanks
Jenn

From: Joanna Salsberg <Joanna.Salsberg@erin.ca>
Sent: Friday, November 8, 2019 10:51 AM
To: Joanna Salsberg <Joanna.Salsberg@erin.ca>
Subject: Z19-04 Notice of Complete Application

Hello,

This e-mail provides Notice of Complete Application for a proposed amendment to the Town of Erin Zoning By-Law. Please find the Notice attached.

Please provide comments regarding this application by **Friday December 9th**.

Please do not hesitate to contact me for additional information regarding the proposed amendment.

Kind regards,

Joanna

Joanna Salsberg, B.A., M.PL.

Building and Planning Technician

Town of Erin

Tel: 519.855.4407 Ext. 240

Email: Joanna.salsberg@erin.ca



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UPPER GRAND DISTRICT SCHOOL BOARD

Jennifer Passy BES, MCIP, RPP

Manager of Planning

Board Office: 500 Victoria Road N. Guelph, ON N1E 6K2

Email: jennifer.passy@ugdsb.on.ca

Tel: 519-822-4420 ext. 820 or Toll Free: 1-800-321-4025

27 November 2019

PLN: 19-112

File Code: R14

Lisa Champion
Clerk
Town of Erin
5684 Trafalgar Road
Hillsburgh, ON N0B 1Z0

Received
November 29 2019
Town of Erin Building
& Planning Dept.

Dear Ms. Champion;

Re: **Z19-04**
5414 Second Line, Erin

Planning staff at the Upper Grand District School Board has received and reviewed the above noted application for a zoning by-law amendment to permit 13 residential units and a storm water management block.

Please be advised that the Planning Department **does not object** to the proposed zoning application, but reserve the right to provide comments on the draft plan of subdivision from the County of Wellington.

Should you require additional information, please feel free to contact me.

Sincerely,

Upper Grand District School Board

Jennifer Passy, BES, MCIP, RPP
Manager of Planning

Upper Grand District School Board

• Linda Busuttill; Chair
• Mike Foley

• Mark Bailey; Vice-Chair
• Barbara Lustgarten Evoy

• Jolly Bedi
• Martha MacNeil

• Gail Campbell
• Robin Ross

• Jen Edwards
• Lynn Topping

Joanna Salsberg

From: Jeff Duncan <jeffd@wellington.ca>
Sent: Monday, December 9, 2019 1:50 PM
To: Joanna Salsberg
Cc: Jamie Cheyne
Subject: Re: Z19-04 Notice of Complete Application
Attachments: image001.jpg

Hello Joanna,

Thanks for the opportunity to review the application and reports on behalf of the Town's Heritage Committee this afternoon. As set out in the reports the Toll Road structure does not have any redeemable heritage attributes in the state it is in and I concur with it's removal for the proposed development. As well the Archaeological report indicates no further examination is required for the balance of the subject lands.

The Heritage Committee has no concerns with the proposed application.

Regards,

Jeff Duncan, C.P.T.

County of Wellington County Councillor, Town of Erin (Ward 9) serving on:

County Economic Development Committee,

County Social Services Committee,

Business Centre Guelph Wellington Board of Directors

Central Counties Tourism Board of Directors

Town of Erin Heritage Committee Chair

74 Trafalgar Road, Hillsburgh, NOB 1Z0

(519) 855-6134 phone

From: Joanna Salsberg <Joanna.Salsberg@erin.ca>
Sent: November 8, 2019 10:51 AM
To: Joanna Salsberg
Subject: Z19-04 Notice of Complete Application

Hello,

This e-mail provides Notice of Complete Application for a proposed amendment to the Town of Erin Zoning By-Law. Please find the Notice attached.

Please provide comments regarding this application by Friday December 9th.

Please do not hesitate to contact me for additional information regarding the proposed amendment.

Kind regards,

Joanna

Joanna Salsberg, B.A., M.PL.
Building and Planning Technician
Town of Erin
Tel: 519.855.4407 Ext. 240
Email: Joanna.salsberg@erin.ca

[Cropped logo1a]

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Joanna Salsberg

From: circulations@wsp.com
Sent: Wednesday, July 22, 2020 8:38 AM
To: Meagan Ferris
Subject: Draft Plan of Subdivision (23T-19001), Northwest Corner of Second Line & Wellington Rd. 124, Erin

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

2020-07-22

Meagan Ferris

Erin

, ,

Attention: Meagan Ferris

Re: Draft Plan of Subdivision (23T-19001), Northwest Corner of Second Line & Wellington Rd. 124, Erin;
Your File No. 23T-19001

Our File No. 87384

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: planninganddevelopment@bell.ca

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COUNTY OF WELLINGTON

MEMORANDUM

TO: Megan Ferris, Senior Planner – County of Wellington
Lisa Campion, Clerk – Town of Erin

FROM: Pasquale Costanzo, Technical Services Supervisor – County of Wellington

RE: Application for Plan of Subdivision – File 23T-19001
Terrell Heard,
Part Lot 13, Concession 3, Ospringle, Town of Erin

DATE: July 30, 2020

The County Roads Division has reviewed the submitted site plan for the above noted development and has the following comment(s),

- No Objections with the supplied conclusions from the Transportation Impact Assessment.
- Require a conveyance of a one foot reserve along Wellington Road 124 in the favor of the County of Wellington.
- With the change of land use, from agricultural into residential subdivision a Petition for Municipal Drain shall be implemented for this development. This is to ensure that the proposed storm water pond, stormceptor and outlet that will flow into existing the County of Wellington infrastructure will be properly maintained under the Drainage Act.

Sincerely

A handwritten signature in black ink, appearing to read "P. Costanzo".

Pasquale Costanzo C.E.T.
Technical Services Supervisor

Joanna Salsberg

From: Source Water <sourcewater@centrewellington.ca>
Sent: Thursday, February 4, 2021 8:05 AM
To: Joanna Salsberg; Source Water
Subject: RE: 23T-19001 and Z19-04 Notice of Public Meeting
Attachments: WHPA_Map_SecondLine_5414.pdf

Hi Joanna,

Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), 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

The Province of Ontario has issued a stay-at-home order requiring everyone to remain at home with exceptions for essential purposes.

Wellington Source Water Protection's offices are located in the Township of Centre Wellington offices. Although all Township facilities will remain closed during this shutdown, Township staff will be available to assist and serve residents by electronic means. 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: Kyle Davis
Sent: January 18, 2021 2:29 PM
To: Source Water <sourcewater@centrewellington.ca>
Subject: FW: 23T-19001 and Z19-04 Notice of Public Meeting

From: Joanna Salsberg [mailto:Joanna.Salsberg@erin.ca]

Sent: January 18, 2021 1:23 PM

To: Joanna Salsberg <Joanna.Salsberg@erin.ca>

Cc: donnab@wellington.ca; Aldos@wellington.ca; curtism@wellington.ca; Lisa Campion <Lisa.Campion@erin.ca>; tyler.shantz@ontario.ca; municipal.circulations@ugdsb.on.ca; planification@csviamonde.ca; tracy.mclennan@wellingtoncdsb.ca; planning@grandriver.ca; ontugllandsing@uniongas.com; Executivevp.lawanddevelopment@opg.com; customercommunications@hydroone.com; Jamie Cheyne <Jamie.Cheyne@erin.ca>; meaghan.palynchuk@bell.ca; general@get.on.ca; cgervais@eastgarafraxa.ca; jkennedy@eastgarafraxa.ca; info@caledon.ca; christinem@haltonhills.ca; Chantalle Pellizzari <CPellizzari@centrewellington.ca>; David.Marriott@ontario.ca; Kyle Davis <KDavis@centrewellington.ca>; Paul Evans <Paul.Evans@erin.ca>; Nick Colucci <Nick.Colucci@erin.ca>; Jim Sawkins <Jim.Sawkins@erin.ca>; Nathan Hyde <Nathan.Hyde@erin.ca>; Council <Council@erin.ca>

Subject: 23T-19001 and Z19-04 Notice of Public Meeting

Hello,

This e-mail provides the Notice of Public Meeting for a proposed Plan of Subdivision (**23T-19001**) and a proposed amendment to the Town of Erin Zoning By-Law (**Z19-04**). Please find the Notice attached. Please let us know if you would like to view the components of these applications and we will provide them to you for your review.

Please provide comments by **February 15, 2021**.

Best regards,

Joanna

With the growing health concerns, and out of abundance of caution, all municipal facilities, including Town Hall and recreational facilities will remain closed to public access until January 25, 2021. Please be advised that staff will continue to conduct business and will be available via email or by phone at 519.855.4407.

Stay informed with the Town's precautionary actions to reduce the spread of COVID-19: <https://www.erin.ca/newsroom/news-releases/COVID-19>.

Joanna Salsberg, B.A., M.PL.

Junior Planner/Building Technician

Town of Erin

Tel: 519.855.4407 Ext. 240

Email: Joanna.salsberg@erin.ca



Stay informed with the Town's precautionary actions to reduce the spread of COVID-19: <https://www.erin.ca/newsroom/news-releases/COVID-19>.

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Please note;

As an option to visiting us at Town Hall, all documentation, drawings and application forms for building permits and/or planning applications may be emailed to us in pdf format to:

building@erin.ca

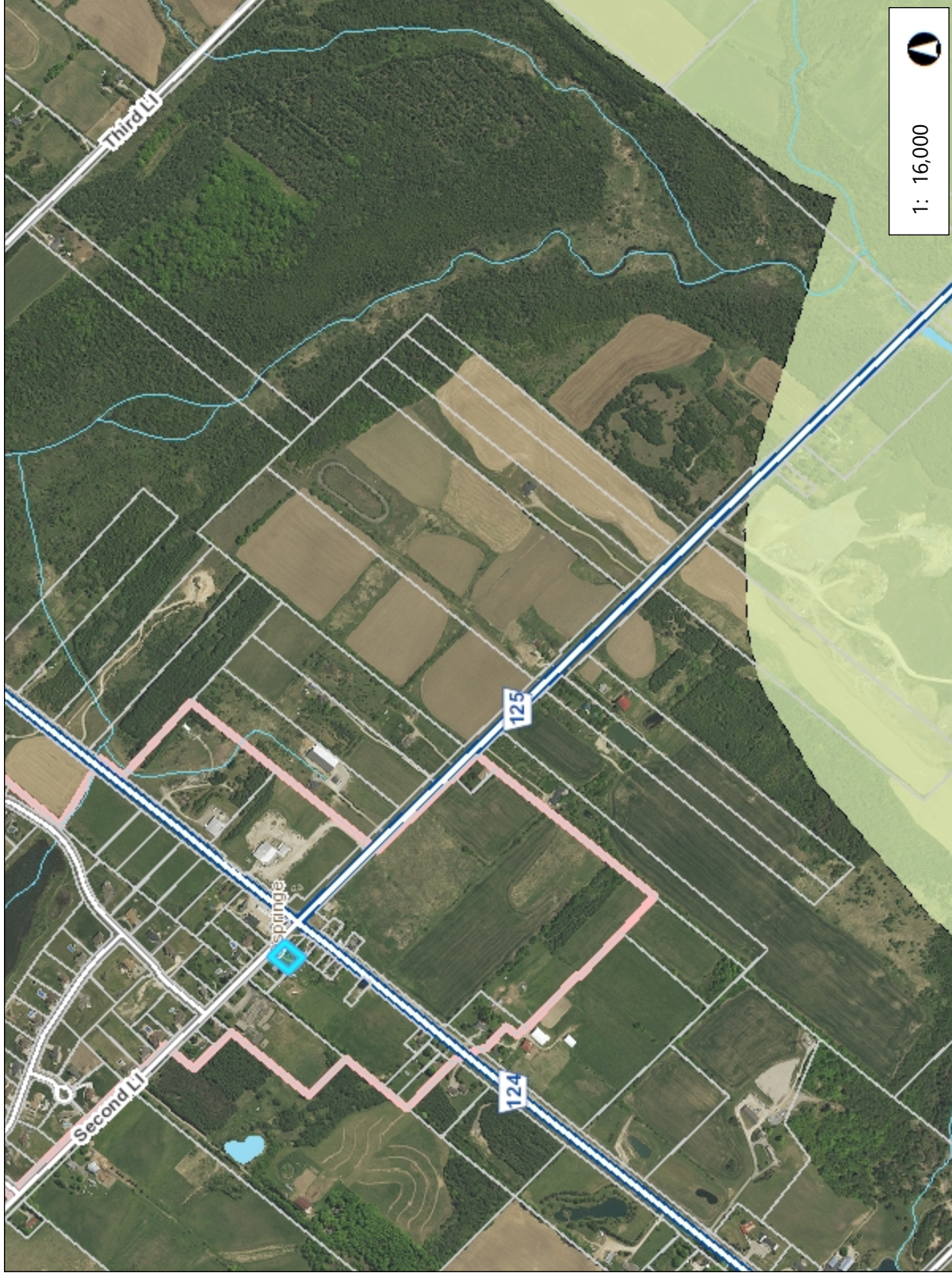
planning@erin.ca

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Explore Wellington

5414 Second Line, Erin



1: 16,000



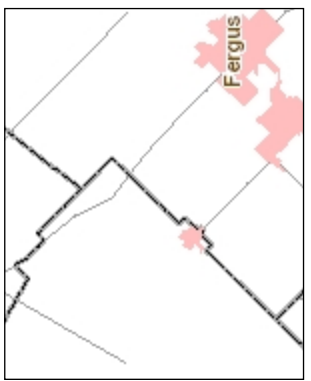
Legend

- Parcels: [White outline]
- Roads:
 - Local Road: [Thin grey line]
 - County Road: [Medium grey line]
 - Highway: [Thick grey line]
- Waterbodies: [Blue square]
- Watercourses: [Thin blue line]
- Urban Centres and Hamlets: [Red square]
- Well Locations: [Black dot]
- Wellhead Protection Area Bou: [Black outline]

Vulnerability Score

- 10: [Red square]
- 8: [Orange square]
- 2, 4, 6 (A, B or C): [Yellow square]
- 2, 4, 6 (D): [Light green square]

RoadsLookup



0.8 0 0.41 0.8 Kilometers

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.

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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

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Notes