



Township of Wellington North

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

Public Meeting

Monday, October 15th, 2012 at 7:30 p.m.

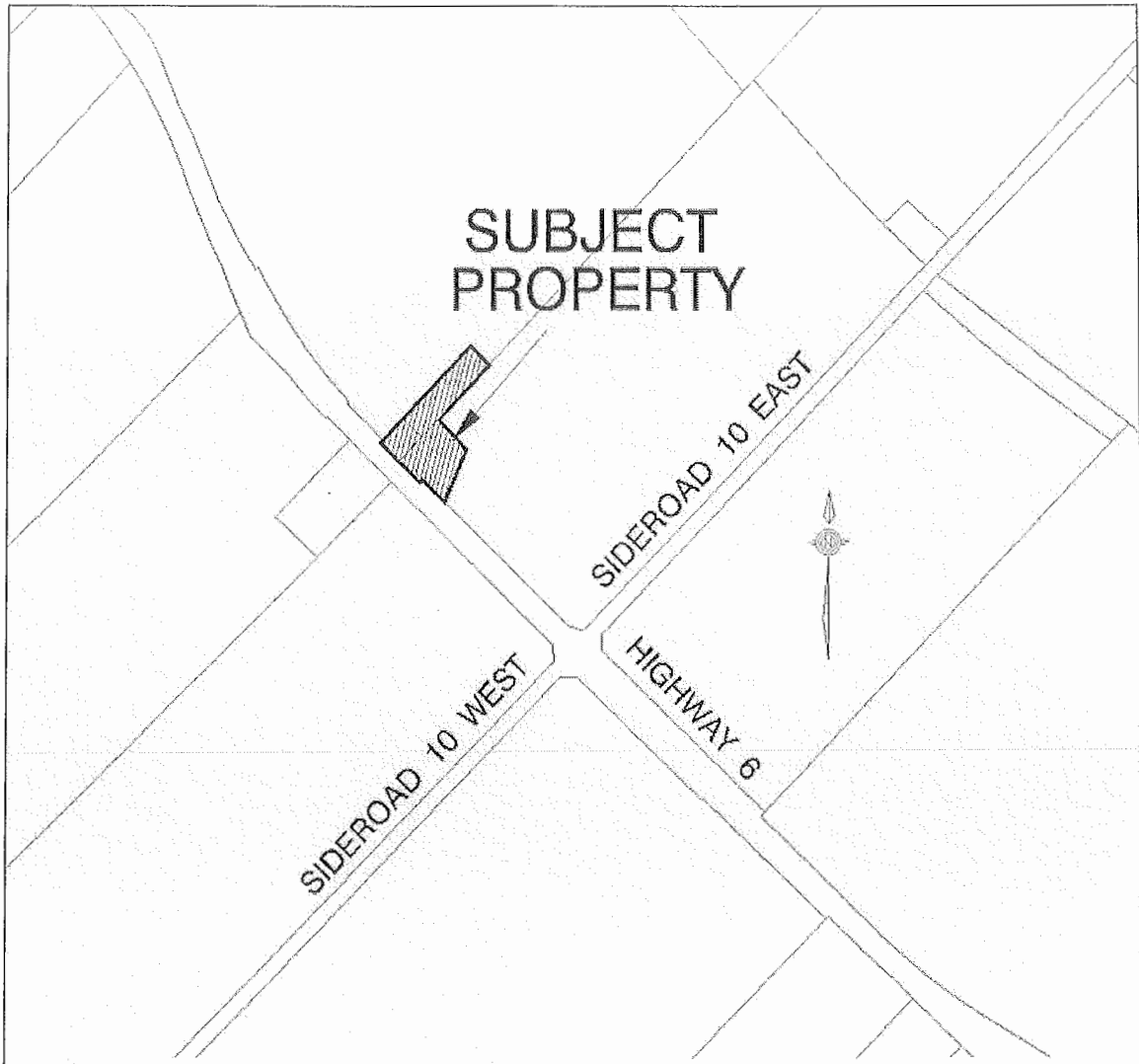
Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 2

AGENDA ITEM	PAGE NO.
<p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Brian Ransome, Michael Schill and Arthur Roelofsen</p> <p>Location of the Subject Land The land subject to the proposed amendment is described as Part of Lots 30 & 31, Concessions EOSR, geographic Township of Arthur, Township of Wellington North. The municipal address is 8691 Highway 6. The area to be rezoned is approximately 2 acres in size and the location is shown on the map attached.</p> <p>The Purpose and Effect of the Application The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) to an appropriate zoning category that would recognize the existing cedar post operation, and the accessory dwelling unit. This rezoning is a condition of two lot line adjustment applications, B123/11 and B51/12, recently approved by the Wellington County Land Division Committee.</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> <p>1. Notice for this public meeting was sent to property owners within 120 m and required agencies and posted on the property on September 24th, 2012.</p>	01

AGENDA ITEM	PAGE NO.
2. Application for Zoning By-law Amendment	02
3. Presentations by: <ul style="list-style-type: none">- Mark Van Patter, Senior Planner- See attached comments and draft by-law	14
4. Review of Correspondence received by the Township: <ul style="list-style-type: none">- Fred Natolochny, Supervisor of Resource Planning, GRCA- No objection	20
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	



JANZEN ALAIMO

Barristers & Solicitors
197 George St., Drawer 220
ARTHUR, Ontario N0G 1A0

R.G. Janzen Professional Corporation
Angela Alaimo Professional Corporation

Phone: (519) 848-3916
Fax: (519) 848-2395
angela@janzenalaimo.ca

September 11, 2012

Township of Wellington North
7490 Sideroad 7 W.
P.O. Box 125
Kenilworth, ON N0G 2E0

RECEIVED

SEP 13 2012

TWP. OF WELLINGTON NORTH

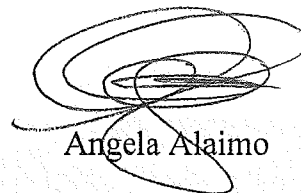
Dear Sir or Madam:

Re: Schill/Roelofsen/Ransome rezoning application

Please find herein enclosed an application amending the zoning of the property currently owned by Brian Ransome, and of the properties he is acquiring through lot line adjustment proceedings from Schill and Roelofsen. I am also enclosing herewith Mr. Ransome's cheque payable to the Township of Wellington North in the sum of \$1,500.00, being the fee herein.

Please contact me if you require any further documentation or clarification in this matter.

Yours very truly,
JANZEN ALAIMO



Angela Alaimo

AA:

Enclosure

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 rezoning for severance

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

terms of severance applications B51/12 + B123/11
to rezone property to commercial zoning.

B. GENERAL INFORMATION

3. APPLICANT INFORMATION

a) Registered Owner's Name(s): Brian Ransome
Address: 8691 Highway 6 RR# 2 ARTHUR ONT. N0G 1A0
Phone: Home () 519 848 3590 Work () _____ Fax () _____

b) Applicant (Agent) Name(s): Angela Alaimo, Janzen Alaimo
Address: 197 George St. Arthur Ont. N0G 1A0
Phone: Home () 519 848 3916 Work () _____ Fax () 519 848 2395

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

d) Send Correspondence To? Owner Agent Other _____

e) When did the current owner acquire the subject land? November 30, 2010

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: 8691 Highway 6 RR#2 Arthur Ont. N0G 1A0
Concession: EOSR Lot: 30+31 Registered Plan No: n/a
Area: .8593 hectares Depth: 68.53 irregular meters Frontage (Width): 47.45 meters
2 + acres 224.78 ± feet 155.63 feet

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

Area: _____ hectares Depth: _____ meters Frontage (Width): _____ meters
_____ acres _____ feet _____ feet

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

PRIME AGRICULTURAL

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

AGRICULTURAL

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

AGRICULTURAL

C. EXISTING AND PROPOSED LAND USES AND BUILDINGS

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

HOUSE & YARD

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

over 50 years

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

residential + agricultural (current use to remain the same) / commercial

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)				
b) Date of Construction		100 yrs ±		
c) Building Height	_____ (m)	25 ± (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?

Hwy 6

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.)

n/a

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	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()
b) Proposed	()	()	<input checked="" type="checkbox"/>	()	()	<input checked="" type="checkbox"/>	()

18. HOW IS THE STORM DRAINAGE PROVIDED?

Storm Sewers () Ditches 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 (<input checked="" type="checkbox"/>)
Zoning By-law Amendment	Yes ()	No (<input checked="" type="checkbox"/>)
Minor Variance	Yes ()	No (<input checked="" type="checkbox"/>)
Plan of Subdivision	Yes ()	No (<input checked="" type="checkbox"/>)
Consent (Severance)	Yes ()	No (<input checked="" type="checkbox"/>)
Site Plan Control	Yes ()	No (<input checked="" type="checkbox"/>)

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

File No. and Date of Application: _____

Approval Authority: _____

Lands Subject to Application: _____

Purpose of Application: _____

Status of Application: _____

Effect on the Current Application for Amendment: _____

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.)

G. APPLICATION DRAWING

22. PLEASE PROVIDE AN ACCURATE DRAWING OF THE PROPOSAL, PREFERABLY PREPARED BY A QUALIFIED PROFESSIONAL. IN SOME CASES IT MAY BE MORE 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 RANSOME of the Twp of WELLINGTON^{NORTH} in the
 County / Region of WELLINGTON do hereby authorize ANSELIA ALAMO to
 Act as my agent in this application.

Brian Ransome
 Signature of Owner(s)

Aug 24, 2012
 Date

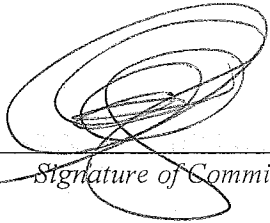
I. AFFIDAVIT: (This affidavit be signed in the presence of a Commissioner)

I (we) BRIAN RANSOME of the TOWNSHIP of the WELLINGTON NORTH 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 TOWNSHIP of WELLINGTON in the County / Region of NORTH this August 24 2012 day of August 24 2012

Brian Ransome
Signature of Owner or Authorized Solicitor or Authorized Agent

Aug 24 2012
Date


Signature of Commissioner

Aug 24 2012
Date

APPLICATION AND FEE OF \$ 1500.00 RECEIVED BY MUNICIPALITY

Debbie Jones
Signature of Municipal Employee

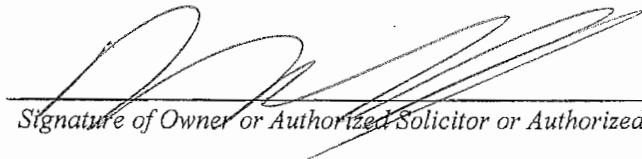
Sept 18, 2012
Date

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

I (we) MICHAEL SCHILL of the TWP of the

WELLINGTON NORTH 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.**

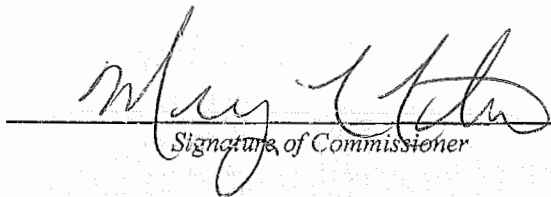
DECLARED before me at the TWP of WATERLOO in the County / Region of WATERLOO this 7th day of SEPTEMBER, 2012.



Signature of Owner or Authorized Solicitor or Authorized Agent

SEPT. 7, 2012.

Date



Signature of Commissioner

SEPT. 7, 2012.

Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

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

I (we) ARTHUR ROELOFFSEN of the TOWNSHIP of the

WELLINGTON NORTH 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 TOWNSHIP of WELLINGTON NORTH in the County / Region of COUNTY OF WELLINGTON this 11 day of SEPT 2012

[Signature]
Signature of Owner or Authorized Solicitor or Authorized Agent

Sept 11/12
Date

[Signature]
Signature of Commissioner

Sept 11/12
Date

APPLICATION AND FEE OF \$ _____ RECEIVED BY MUNICIPALITY

Signature of Municipal Employee

Date

B23/11 - SCHILL

SKETCH FOR LAND SEVERANCE APPLICATION

PREPARED FOR MIKE SCHILL
SCALE RATIO 1 : 6000

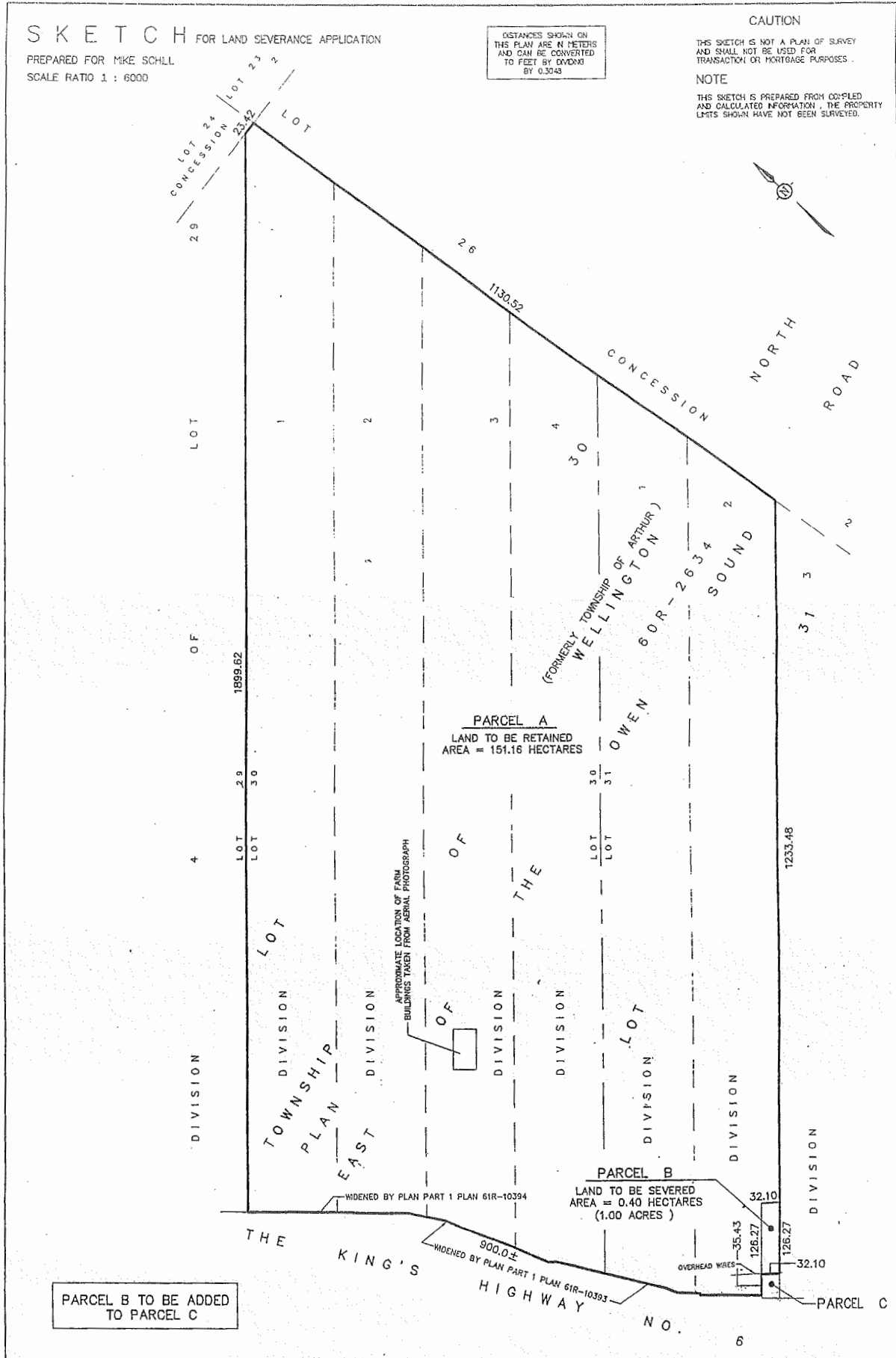
DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION

THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.

NOTE

THIS SKETCH IS PREPARED FROM COPIED AND CALCULATED INFORMATION. THE PROPERTY LOTS SHOWN HAVE NOT BEEN SURVEYED.



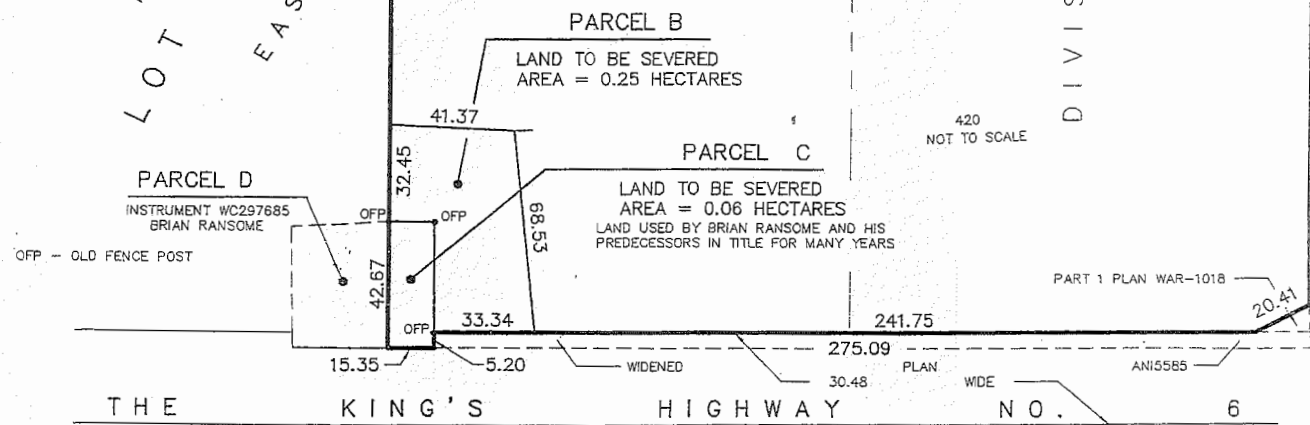
PARCEL B TO BE ADDED TO PARCEL C

LOT TOWNSHIP
EAST DIVISION

OF
THE
DIVISION

DIVISION

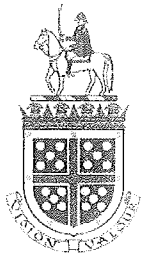
SIDEROAD



WAYNE D. TURPEL SURVEYING LIMITED

March 26, 2012

SKETCH NO. 12-4217 (ACAD)



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

October 5, 2012

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

Dear Mr. Jones:

**Re: Brian Ransome – Cedar Fence Posts
Lots 30 & 31, Concession EOSR (Arthur Twp.), 8691 Highway 6
Zoning By-law Amendment - Agricultural Commercial**

PLANNING OPINION

The rezoning is required as a condition of approval for two lot line adjustment applications. The rezoning recognizes the existing cedar fence post operation and dwelling by placing them into an Agricultural Commercial (AC). It is my understanding that the Ministry of Transportation is in support of the enlarged lot and commercial use. I have no concerns at the time of writing.

SUBJECT PROPERTY

The land subject to the proposed amendment is described as Part of Lots 30 & 31, Concessions EOSR, geographic Township of Arthur, Township of Wellington North. The municipal address is # 8691 Highway 6. The area to be rezoned is approximately 2 acres in size.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) to an appropriate zoning category, that would recognize the existing cedar post operation, and the accessory dwelling unit. This rezoning is a condition of two lot line adjustment applications, B123/11 and B51/12, recently approved by the Wellington County Land Division Committee.

PROVINCIAL POLICY STATEMENT (PPS)

Section 2.3.3.1 of the PPS states that in Prime Agricultural Areas, *permitted uses and activities are agricultural uses, secondary uses and agriculture-related uses*. This use could be regarded as agriculture-related, as the trees are from farm parcels and most of the finished products go back to farms.

WELLINGTON COUNTY OFFICIAL PLAN

The land is designated Prime Agricultural. In prime agricultural areas, the plan in Section 6.4.5 provides for Agriculture-related Uses.

WELLINGTON NORTH ZONING BY-LAW

The property is zoned Agricultural (A).

PLANNING CONSIDERATIONS

Lot Line Adjustment Applications

Applications B123/11 and B51/12 were recently approved by the Wellington County Land Division Committee, to permit land from two farms to be added to the small, existing lot. A residence is present as well as a cedar fence post operation. The rezoning is required as a condition of approval for the two lot line adjustment applications.

Agriculture Commercial Use

Question 11 of the application form indicates that the current uses have been in existence for over 50 years. The operation involves logging trucks coming onto the property and the outside storage of their log inventory. Cedar fence posts are created from the logs which are then trucked away. It would seem to me that placing the subject lands into an Agricultural Commercial Exception zone would make sense. Given the sensitivity of access to Highway 6, I would suggest restricting the commercial uses to the existing operation. The single detached dwelling would also be permitted.

Ministry of Transportation (MTO)

It is my understanding that the MTO is satisfied that the lot resulting from the two lot addition applications will provide for a safe access. The Ministry has the responsibility for issuing the entrance permit.

DRAFT ZONING BY-LAW AMENDMENT

I have attached a draft zoning by-law amendment for Council's consideration.

Sincerely,



Mark Van Patter
Senior Planner MCIP

C: Angela Alaimo, applicant's solicitor

**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" to By-law 66-01 is amended by changing the zoning on lands described as Lots 30 & 31, Concession EOSR (Arthur Twp.), 8691 Highway 6, as shown on Schedule "A" attached to and forming part of this By-law from: **Agricultural (A) to Agricultural Commercial Exception (AC-125).**
2. THAT Section 33, Exception Zone 3 – Rural Areas, is amended by the inclusion of the following new exception:

<p>33.125 Lot 30 & 31, Conc. EOSR</p>	<p>AC-125</p>	<p>1. Notwithstanding Section 23.1 of this by-law, the only permitted uses in this zone are the following:</p> <ul style="list-style-type: none"> - a cedar fence post operation, including the outdoor storage of unprocessed logs as well as finished wood products - an accessory dwelling - accessory uses to the above permitted uses. <p>2. Notwithstanding the regulations of Section 23.2:</p> <ul style="list-style-type: none"> - the minimum yard setbacks for the dwelling shall be as existing - the minimum lot frontage shall be 47 m. (155 ft.). <p>3. All other regulations of Section 23.2 shall be met.</p>
--	----------------------	--

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 _____, 2012

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2012

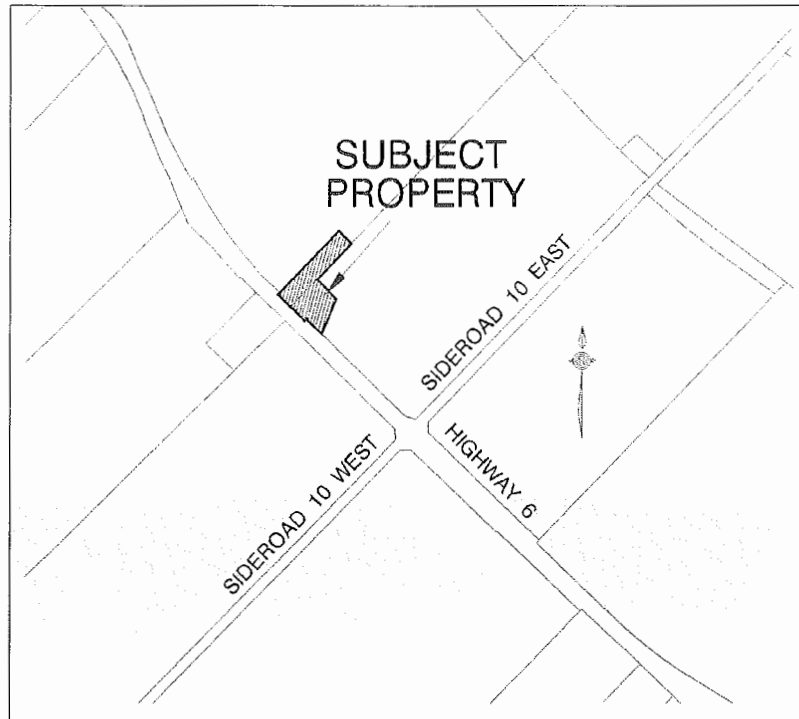
MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NO _____.

Schedule "A"



Rezoned from Agricultural (A) to Agricultural Commercial Exception (AC-125)

Passed this ____ day of _____ 2012.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

Location of the Subject Land

The land subject to the proposed amendment is described as Part of Lots 30 & 31, Concessions EOSR, geographic Township of Arthur, Township of Wellington North. The municipal address is # 8691 Highway 6. The area to be rezoned is approximately 2 acres in size.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands from Agricultural (A) to Agricultural Commercial Exception (AC-125) to recognize the existing cedar post operation and the accessory dwelling unit. The exceptions allow for a minimum lot frontage of 155 ft. and minimum yard setbacks for the dwelling as existing.

This rezoning is a condition of two lot line adjustment applications, B123/11 and B51/12, recently approved by the Wellington County Land Division Committee.



**PLAN REVIEW REPORT: Township of Wellington North
Darren Jones, Chief Building Official**

DATE: October 9, 2012

YOUR FILE: N/A

GRCA FILE: Wellington/NorthWell/2012/ZC/C

RELATED APP: B51/12

RE: Application for Zoning By-law Amendment
Part of Lots 30 & 31, Concessions EOSR
8691 Highway 6, Geographic Township of Arthur
Arthur Roelofsen

GRCA COMMENT: *

The Grand River Conservation Authority (GRCA) has no objection to the proposed amendment to rezone the subject lands from Agricultural to an appropriate zoning category that would recognize the existing cedar post operation, and the accessory dwelling unit.

BACKGROUND:

1. Resource Issues:

Information currently available at our office indicates the subject lands contain no features of interest to the GRCA.

2. Legislative/Policy Requirements and Implications:

None.

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

A plan review fee will not be required as payment was already received for our review of consent application B51/12.

A handwritten signature in black ink, appearing to read "Fred Natolochny".

Fred Natolochny
Supervisor of Resource Planning, MCIP, RPP
Grand River Conservation Authority
FN/dh






















cc: Arthur Roelofsen, 340 Smith St, Arthur, ON N0G 1A0

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



8691 Highway 6

LEGEND

-  WATERSHED BOUNDARY (GRCA)
-  UTILITY LINE (NRVIS)
-  ROADS-ADDRESSED (MNR)
-  RAILWAY (NRVIS)
-  DRAINAGE-NETWORK (GRCA)
-  PARCELS-ASSESSMENT (MPAC)
-  LOTS (NRVIS)
-  FLOODPLAIN (GRCA)
-  ENGINEERED
-  APPROXIMATE
-  ESTIMATED
-  WETLAND (GRCA)
-  SLOPE VALLEY (GRCA)
-  STEEP
-  OVERSTEEP
-  SLOPE EROSION (GRCA)
-  STEEP
-  OVERSTEEP
-  TOE
-  REGULATION LIMIT (GRCA)
-  2010 ORTHO (ONT)



Area subject to Zoning By-law Amendment

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to

<http://grims.grandriver.ca/docs/SourcesCitations1.htm>

0 75 150 225 300 m

NAD 1983, UTM Zone 17

Scale 1:6,356

