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**NOTICE OF DECISION**  
**Application for Approval of Draft Plan of Subdivision**  
**Under Subsection 51(37) of the Planning Act**

Approval Authority: County of Wellington

File Number: 23T-18002  
Ainley Subdivision

**IN THE MATTER OF AN APPLICATION** for Draft Plan of Subdivision being Part Lots 17 & 18, Concession 12, geographic Township of Nichol Elora/Salem in the Township of Centre Wellington, County of Wellington

**TAKE NOTICE** that the Corporation of the County of Wellington gave approval for an application for Draft Plan of Subdivision Wellington County File No. 23T-18002 on April 9, 2024 under Section 51(31) of the Planning Act, R.S.O. 1990, c.P.13, as amended in respect of Part Lots 17 & 18, Concession 12, geographic Township of Nichol Elora/Salem in the Township of Centre Wellington, County of Wellington subject to conditions of approval.

**PUBLIC INPUT:** There were written submissions received and considered by the County of Wellington.

**RELATED APPLICATIONS** – none

**AND TAKE NOTICE** that any person or public body may appeal the decision to approve or refuse the Draft Plan of Subdivision, the lapsing provision (if applicable) or any of the conditions of the approval of the Draft Plan of Subdivision (is applicable) to the Ontario Land Tribunal, by filing with the Director of Planning and Development for the County of Wellington, not later than **APRIL 29, 2024 at 4:00 p.m.** a written notice of appeal setting out the reasons for appeal, accompanied by a certified cheque or money order the applicable fee of \$1100.00, made payable to the Minister of Finance of Ontario.

**AND THAT** the applicant or any public body may, at any time before the approval of the final plan of subdivision, under Section 51(58) of the Planning Act, appeal any of the conditions imposed by the Corporation of the County of Wellington by filing with the Director of Planning and Development a written notice of appeal that must set out the reasons in support of the appeal, accompanied by a certified cheque or money order the applicable fee of \$1100.00, made payable to the Minister of Finance of Ontario.

**PLANNING ACT REGULATIONS (O.Reg 544/06, as amended)**

Section 9(4)

- i. You will be entitled to receive notice of any changes to the conditions of approval of the draft plan of subdivision if you have either made a written request to be notified of the decision to approve or refuse to approve the draft plan of subdivision, or made a written request to be notified of changes to the conditions of approval of the draft plan of subdivision.
- ii. No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Section 9(5)

- i. Only individuals, corporations or public bodies may appeal decisions in respect to a proposed plan of subdivision to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

- ii. No person or public body shall be added as a part of the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

A copy of the draft plan, decision, including the conditions, is attached. Additional information regarding the proposed plan of subdivision is available to the public for inspection in the Planning and Development Department of the County of Wellington, as well as at the Municipal Offices for the Township of Centre Wellington.

**DATED** at the City of Guelph, County of Wellington Administration Centre, this April 9, 2024



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Aldo L. Salis, MCIP, RPP  
Director of Planning and Development

**THE CORPORATION OF THE COUNTY OF WELLINGTON  
DECISION OF THE CORPORATION OF THE COUNTY OF WELLINGTON**

With respect to an application by James Keating Construction (2004) Ltd. - Ainley Subdivision pursuant to the provisions of Section 51 of the Planning Act, R.S.O. 1990 as amended for approval of a plan of subdivision, being in the Part Lots 17 & 18, Concession 12, geographic Township of Nichol, Township of Centre Wellington Elora/Salem in the County of Wellington. The Corporation of the County of Wellington has granted draft approval to this draft plan of subdivision subject to the following conditions of draft approval:

**CONDITIONS OF APPROVAL FOR  
DRAFT PLAN OF SUBDIVISION 23T-18002**

<b>No.</b>	<b>Condition</b>
1	THAT this draft approval applies to the draft plan, County of Wellington File No. 23T-18002, as dated November 8, 2023, prepared by J.D. Barnes Limited and boundary certified by Kerry F. Hillis, OLS, and showing 102 single detached dwellings (Lots 1-101 and 112); 18 street townhouses units (Blocks 102-104); 59 residential apartment units (Block 105); 65 cluster townhouse units (Block 106); Park (Block 107); Stormwater Management (Blocks 108 & 109); Open Space (Block 110) future development (Block 111); Streets/Roads (3.193 ha); the total land area being 21.4603 ha.
2	THAT the plan proposed for registration for any phase within the subdivision shall be reviewed and accepted by the Township of Centre Wellington prior to the County of Wellington's granting final approval.
3	THAT the road allowances included in this draft plan shall be shown and dedicated as public highways.
4	THAT the street(s) shall be named to the satisfaction of the Township of Centre Wellington and such new street names shall not be duplicates of street names elsewhere in the County of Wellington.
5	THAT any dead ends and open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust by the Township of Centre Wellington.
6	THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised by the Township of Centre Wellington that appropriate zoning is in effect for this proposed subdivision.
7	THAT the Owner agrees to satisfy the requirements of the Township of Centre Wellington in reference to parkland dedication by conveying Block 107 at time of registration of the first phase.
8	THAT the Owner agrees in writing to satisfy all the requirements, financial and otherwise, of the Township of Centre Wellington including but not limited to the provision of roads and the installation of services and drainage, the planting and preservation of trees, and the provision of fencing.

- 9 THAT such easements and/or agreements as may be required for servicing, access, utility or drainage purposes shall be granted to the appropriate authority.
- 10 THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington contain phasing arrangements acceptable to the Township of Centre Wellington.
- 11 THAT the developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the Township. All damage or maintenance required to surrounding streets as a result of such traffic shall be at the developer's cost.
- 12 THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington be registered against the lands to which it applies, and that a copy of that Subdivision Agreement as registered in the Land Registry Office be filed with the County of Wellington.
- 13 THAT prior to final approval by the County of Wellington or any construction or grading on the subject property, the Owner or its agent shall submit the following plans or reports to the Township of Centre Wellington for review and approval:
  - a) lot grading and drainage control plans that show the limits of all grading, including existing and proposed site grades and drainage;
  - b) a storm servicing plan showing the layout of the storm sewer system;
  - c) a Final Stormwater Management Report and Plans in accordance with the Stormwater Management Practices Planning and Design Manual (Ministry of the Environment, 2003) and the Nichol Drain No. 1 Subwatershed Study. The report shall include an assessment of the impacts on off-site watercourses and municipal drains and show how the infiltration function will be protected or maintained;
  - d) erosion and sedimentation control plans in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control which show how exposed soils, sediments, and eroded materials will be retained on site during all phases of construction. Plans should include maintenance requirements for all employed devices;
  - e) a Baseline Hydrogeology and Impact Assessment report that provides the following:
    - i) An assessment of groundwater level monitoring data from on site monitoring wells which shall include data collected over four full consecutive seasons. The report shall, based on the observed seasonal fluctuation in groundwater levels, provide a predicted "high" groundwater elevation across the site as well as a recommended high groundwater elevation on a lot by lot basis. The recommended high groundwater elevation for each lot is intended to ensure adequate vertical separation from the underside of the proposed footing elevation to the seasonal high groundwater elevation at a given lot.
    - ii) Provision that proposed lot grading plans for the development shall provide a minimum 0.3 m separation on all lots. If the minimum vertical separation cannot be met, foundation excavations are to be inspected by a Geotechnical Engineer prior to footing/foundation construction to confirm soil conditions match expected geotechnical/hydrogeological conditions. Inspection report to be provided to the

Township of Centre Wellington Building Department as soon as possible (not later than commencement of framing).

- iii) Provision that a geotechnical engineer will observe the open excavation for all buildings prior to backfilling. If layers of high permeability material in excess of 600 mm are encountered in the excavation the basement dewatering system will be designed to accommodate the potential for greater than expected basement dewatering. This system will be designed to suit the maximum basement dewatering rate and will be submitted to the Township for their review and comment.
- iv) Shall identify any potential impacts to the quality or quantity of water in existing private wells in proximity to the site that may be impacted by the development; and, if deemed necessary, incorporate a recommended protocol for a private well monitoring and mitigation program to be approved by the Township prior to its implementation.
- f) An Environmental Implementation Report or other documentation satisfactory to the Township, County of Wellington and the Grand River Conservation Authority showing how the recommendations and mitigation measures from the Environmental Impact Study will be implemented and addressed.

14 THAT the Owner in the subdivision agreement between the Owner and the Township of Centre Wellington shall agree in writing in a form acceptable to the Township of Centre Wellington:

- a) To undertake all works according to the plans and reports approved under condition no. 13 above;
- b) To construct, install and maintain erosion and sediment control facilities, satisfactory to the Township's Consulting Engineer, prior to any grading or construction on the subdivision lands in accordance with a plan that has been submitted to and approved by the Township's Consulting Engineer. Furthermore, the developer's engineer shall provide a qualified environmental inspector, satisfactory to the Township's Consulting Engineer, to inspect the site during all phases of development and construction including grading, servicing, and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures and compliance with the approved plans on a weekly or more frequent basis if required. The environmental inspector shall report on his or her findings to the Township's Consulting Engineer on a monthly or more frequent basis.
- c) To maintain all storm water management facilities in good repair and operating order throughout all phases of construction until final acceptance of services has been granted by the Township of Centre Wellington.
- d) To erect a subdivision sign on the property containing the following information:
  - i) identifying all proposed uses within the draft approved plan of subdivision
  - ii) identifying off street parking restrictions to be imposed by the Township upon final acceptance of the subdivision

- iii) illustrating the location of proposed sidewalks, public walkways, trails, fences and community mailbox locations.
- 15 THAT the Owner enter into a Service Financing Agreement between the Owner and the Township of Centre Wellington which contains provisions satisfactory to the Township of Centre Wellington to ensure the construction and financing of all external services which are necessary to provide appropriate levels of service to this plan of subdivision. Without limiting the generality of the foregoing, such Service Financing Agreement shall require the developer to finance, in whole or in part, the completion of the reconstruction of Gerrie Road including curb, gutter, sidewalk/multi-use path, storm sewer and watermain from Colborne Street to the northerly limit of the development.
  - 16 THAT the developer pays the cost of supplying and erecting street name and traffic control signs in the subdivision, to the satisfaction of the Township.
  - 17 THAT any domestic wells and boreholes drilled for hydrogeological or geotechnical investigations within the limits of the draft plan of subdivision be properly abandoned in accordance with the Ministry of Environment Regulations and Guidelines to the satisfaction of the Townships' Director of Infrastructure.
  - 18 THAT the developer shall include in the Subdivision Agreement and insert in all agreements of purchase and sale or lease for each dwelling in the subdivision – "The lands adjacent this subdivision are being utilized for normal agricultural operations that may result in noise, dust, odour and other potential nuisances associated with livestock or agricultural uses. These normal agricultural practices may occasionally affect the living environment of residents in close proximity to agricultural operations."
  - 19 THAT the Subdivision Agreement between the Owner and the Township of Centre Wellington shall contain provisions whereby the Owner shall make satisfactory arrangements with the appropriate providers for the provision of permanent and/or temporary hydro, telephone, natural gas, and cable television services to this plan.
  - 20 THAT the Owner in the Subdivision Agreement between the Owner and the Township of Centre Wellington shall agree in writing in a form acceptable to the Township of Centre Wellington to undertake the following:
    - a) That the proposed tree removal compensation plantings be incorporated into a Landscape or Planting Plan that also identifies the discussed restoration areas. This plan should propose the use of native species suitable to the subject property and surrounding area, whose selection has been informed by the natural inventory work completed on the property;
    - b) That the possibility for bat Species at Risk habitat to exist within the hedgerows and individual trees within the eastern portion of the subject property be explored and/or consistent mitigation measures to minimize potential impacts to bats be applied to these trees;
    - c) That all on-Site wells be decommissioned according to O.Reg. 903 by a licensed water well drilling contractor when it has been determined that the wells are no longer required for monitoring purposes and preferably before the start of house construction at the Site;

- d) That a Permit to Take Water be obtained from the MECP in respect of the proposed dewatering activity;
- e) That the monitoring and mitigation plan (described in Section 8 of the corresponding report as well as the applicable appendices) be updated following the completion of the door-to-door well survey and that the monitoring plan be implemented during construction dewatering;
- f) That the stormwater management facilities (i.e., Ponds No. 1 and No. 2) be constructed with appropriate liners;
- g) That a well monitoring program be developed and conducted during construction dewatering to monitor water quality at overburden wells within 100 m of either of the proposed SWM ponds; and
- h) That the outlet from SWM Pond No. 1 be constructed with provisions to limit erosion in the wetland area.
- i) That the stormwater pond(s) should be designed with multiple outlets and/or a level spreader to effectively distribute the discharge through the wetland features and to prevent erosion.

21 THAT the Owner in the Subdivision Agreement between the Owner and the Township of Centre Wellington shall agree in writing in a form acceptable to the Township of Centre Wellington to undertake the following measures to mitigate cumulative impacts on the woodland:

- i) The woodland should be fenced on sides adjacent to existing residential development.
- ii) A brochure should be prepared that advises surrounding residents about what is entailed in the stewardship of the woodland, requesting that there be no dumping, off-trail walking, encroachment, creation of bike trails, or damage to vegetation.
- iii) Dogs should not be permitted off-leash in the woodland. Cats should be kept indoors.
- iv) Clay collars should be used for the sewer line and other infrastructure to reduce the potential for groundwater to be channeled away from the woodland.
- v) Impacts to bird and bat habitat should be mitigated or compensated according to requirements of the Ministry of Environment, Conservation and Parks (MECP). Removal of vegetation habitat should be avoided during the bat activity and breeding bird season from April 1st to September 31st and April 1st to August 31st respectively. Trees that have a high potential to provide bird and/or bat habitat, such as Large-leaved Poplar (*Populus grandidentata*) should be planted in order to provide nursery habitat in the long term. Bat houses should be installed along the edge of the woodland using the "rocket box" design.
- vi) Areas adjacent to the stormwater facilities should be re-planted with native trees to provide compensation and to reduce impacts on the woodland. Dense screening of cedars should be used to reduce penetration of light and drying winds into the woodland. The planting plans have been recommended in the EIS for the Walser Street

Extension and the subdivision development, and these should be implemented as soon as possible after construction of the road and the stormwater facilities.

- vii) Dense screening of cedars has been recommended for the Walser Street extension, as these are already a component of the woodland.
  - viii) The woodland trail should be constructed before the building lots are occupied.
  - ix) Snow dumping should be restricted to areas of the subdivision where there is a reduced chance that salt will enter the stormwater facility and migrate from there into the woodland. Salt application should be minimized on driveways and paths in order to prevent potential chronic effects of salts on trees and other vegetation that may be planted in compensation. A Salt Management Plan for winter maintenance will be required until the roads are assumed by the Township.
  - x) Lighting along Walser Street should be directed to the north, away from the woodland.
  - xi) Construction activities should follow the recommendations provided in the EIS for limiting impacts to the woodland.
- 22 THAT prior to final approval, the Tree Inventory and Preservation Plan (TIPP) shall be updated to include all trees that have the potential to be impacted by the proposed development. This includes all boundary trees and trees within the eastern portion of the subject property that were missed during the 2022 inventory. Compensation numbers should also be adjusted based on the updated tree inventory.
- 23 THAT prior to final approval, additional details of the proposed tree protection fencing (TPF) be added to the TIPP. TPF should be installed along the limit of grading and limit of construction to protect retained trees, as well as adjacent natural features. TPF locations should be included in the TIPP and detailed design drawings. It is recommended that the TPF be combined with the Erosion and Sediment Control (ESC) fence where suitable and be comprised of geotextile woven heavy-duty silt fencing with paige-wire backing. The TPF/ESC fencing will ensure that the proposed site grading does not result in erosion or sedimentation impacts to trees or other natural features to be retained. The fencing should follow the Ontario Provincial Standard for "heavy-duty silt fencing" (OPSD 219.130) and is anticipated to effectively protect trees to be retained throughout the site grading and development period.
- 24 THAT prior to final approval and before any grading activities, a temporary construction fence is installed along the base perimeter of the heritage listed property at 6550 Gerrie Road to protect the trees and landscape features during construction activities.
- 25 THAT the owner/developer comply with the following conditions to the satisfaction of the Upper Grand District School Board:
- That Education Development Charges shall be collected prior to the issuance of a building permit(s).
  - That the developer shall agree, upon registration of the plan, to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
  - That the developer shall agree in the subdivision agreement that adequate sidewalks,



lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.

- That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease: "In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."
- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign of the UGDSB schools in the area and advising prospective residents that students may be directed to schools outside the neighbourhood.
- That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned: "Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may in future have to be transferred to another school."

26 THAT prior to any grading or construction on the site and prior to registration of the plan, the owners or their agents submit the following plans and reports to the satisfaction of the Grand River Conservation Authority.

- a) A Final Stormwater Management Report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual" and in keeping with the Preliminary Servicing & Stormwater Management Report (Revised July 3, 2019, GM BluePlan Engineering).
- b) Detailed Lot Grading and Drainage Plans showing existing and proposed grades.
- c) An Erosion and Siltation Control Plan in accordance with the Grand River Conservation Authority's Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized and silt maintained on-site throughout all phases of grading and construction.
- d) The submission and approval of a Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit from the GRCA prior to any grading within the regulated area.

27 THAT the owner/developer provide to Enbridge Gas Inc. the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge Gas Inc.

28 THAT the owner/developer comply with the following conditions to the satisfaction of Canada Post:

- The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

- The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Township of Centre Wellington.
- The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

29 THAT the Owner acknowledges and agrees to convey any easement(s) as deemed necessary by the telecommunication provider to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to the provider.

30 THAT the Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

31 THAT prior to final approval, the Owner/Developer shall provide written confirmation from an authorized service provider that communication/telecommunication facilities will be provided within the proposed development to enable at a minimum the delivery of communication/telecommunication services for emergency management services (i.e. 9-1-1 Emergency) in accordance with CRTC requirements.

32 THAT the owner/developer comply with the following conditions to the satisfaction of the Wellington Catholic School Board:

- The developer shall agree to install and maintain advisory signage in accordance with

Board specifications, at the sole expense of the developer.

- The Developer and the Wellington Catholic School Board shall reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
- That prior to the registration of all or any portion of the plan, the Wellington Catholic District School Board shall advise the County in writing how their conditions have been satisfied.
- Education Development Charges shall be collected prior to the issuance of building permits.
- Circulation of phasing plans, revisions to the number or type of units proposed, or any other substantial changes to the circulated application is requested.

33 THAT the developer shall include in the Subdivision Agreement and insert in all agreements of purchase and sale or lease for each dwelling in the subdivision - "The lands across Gerrie Road are being utilized as a municipal transfer station for waste which may result in traffic, noise, dust, odour and other potential nuisances associated with normal operations. These normal activities may occasionally be observed and/or affect the living environment of residents in close proximity to the transfer station."

34 THAT the Owner/Developer comply with the following conditions:

That the owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:

- a) A Salt Management Plan to manage winter maintenance activities until the roads are assumed by the Township;
- b) A liquid fuel handling / storage and spill response procedure for construction;
- c) Documentation of any Provincial Approvals (ECA, PTTW, etc.) subject to the proposal;
- d) The submission of a water balance assessment report and updated Hydrogeological study, as outlined in the Township Hydrogeologist's memo dated May 17, 2023;
- e) Documentation of the decommissioning of on-site water wells not in use in accordance with Ontario Regulation 903;
- f) Documentation of any transport pathway proposed for the development.

35 THAT the Owner shall provide to the County of Wellington an AUTOCAD "dwg" digital file of the final plan to be registered.

36 THAT the Owner's surveyor provides to the County of Wellington a copy of the deposited Reference Plan submitted to the Land Registry/Titles Office for Wellington (No. 61) for "First Registration Under the Land Titles Act, R.S.O. 1990, c.L.5".

37 THAT the Owner's surveyor shall provide to the County of Wellington a written undertaking to provide to the County of Wellington a mylar, 2 white prints and electronic version of the final plan of subdivision as registered in the Land Titles Office for Wellington (No. 61) should such documents not be forwarded to the County of Wellington by the local Land Registrar's office after registration of the plan.

- 38 THAT the Owner have prepared by an Ontario Land Surveyor a final plan in accordance with the Surveys Act, and with the Registry Act or the Land Titles Act, as the case may be and have provided that plan (being 2 mylars and 4 white prints) to the Director of Planning and Development for the County of Wellington prior to the lapsing date.
- 39 THAT if final approval is not given to this draft plan No. 23T-18002 within three years of draft approval and if no extensions have been granted pursuant to subsection 51(33) of the Planning Act, draft approval shall lapse under subsection 51(32) of the Planning Act, R.S.O. 1990. If an extension is being requested, a written explanation together with a resolution from the Township of Centre Wellington must be received by the Director of Planning for the County of Wellington prior to the lapsing date of APRIL 9, 2027.
- 40 THAT the County of Wellington be advised in writing by the Township of Centre Wellington that conditions 2 to 24 (inclusive) have been satisfied.
- 41 THAT the County of Wellington be advised in writing by Upper Grand District School Board that condition 25 has been satisfied.
- 42 THAT the County of Wellington be advised in writing by Grand River Conservation Authority that condition 26 has been satisfied.
- 43 THAT the County of Wellington be advised in writing by Enbridge Gas that condition 27 has been satisfied.
- 44 THAT the County of Wellington be advised in writing by Canada Post that condition 28 has been satisfied.
- 45 THAT the County of Wellington be advised in writing by the telecommunication provider that conditions 29 to 31 have been satisfied.
- 46 THAT the County of Wellington be advised in writing by Wellington Catholic School Board that condition 32 has been satisfied.
- 47 THAT the County of Wellington be advised in writing by the County of Wellington Solid Waste Services that condition 33 has been satisfied.
- 48 THAT the County of Wellington be advised in writing by the Wellington Source Water Protection that condition 34 has been satisfied.
- 49 THAT the Owner/Developer remit to the County of Wellington the applicable final approval fee when the final plan is being presented to the County of Wellington for the County's consideration for final plan approval.

#### **NOTES to DRAFT APPROVAL**

1. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the County of Wellington, quoting the County plan of subdivision file number (23T-18002).
2. Clearances are required from the following agencies:

#### **Township of Centre Wellington**

**Upper Grand District School Board  
Grand River Conservation Authority  
Enbridge Gas  
Canada Post  
Bell/Telecommunication Provider  
Wellington Catholic School Board  
Wellington County Solid Waste Services  
Wellington Source Water Protection**

If the agency condition relates to a condition(s) in the subdivision agreement, a copy of the subdivision agreement should be sent to them. This will expedite the clearance of the final plan.

3. The costs of any relocations or revisions to Hydro facilities which are necessary to accommodate this subdivision will be borne by the developer.
4. An electrical distribution line operating at below 50,000 volts might be located within the area affected by this development or abutting this development. Section 186 - Proximity - of the Regulations for Construction Projects in the *Occupational Health and Safety Act*, requires that no object be brought closer than 3 metres (10 feet) to the energized conductor. It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the electrical conductors can raise and lower without warning, depending on the electrical demand placed on the line. Warning signs should be posted on the wood poles supporting the conductors stating "*DANGER - Overhead Electrical Wires*" in all locations where personnel and construction vehicles might come in close proximity to the conductors.
5. The Owner is advised to contact Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.
6. 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 not 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.
7. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.
8. Measurements in final plans may be presented in metric or imperial units of measurement.
9. The final plan approved by the County of Wellington must be registered within 30 days of final approval or the County of Wellington may withdraw its approval under subsection 51(59) of the Planning Act, R.S.O. 1990 as amended.
10. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/ telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing

communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency).

11. Payment of clearance letter fees may be required from the clearing agencies before the clearance letter is issued. Please contact the appropriate agency for information in this matter.