

PLANNING REPORT

PROPOSED RESIDENTIAL PLAN OF SUBDIVISION

Park Lots 5, 6 and 12, and Part of Park Lot 4
Geographic Town of Harriston
Town of Minto
County of Wellington

Owner: J & J Metzger Construction Ltd.

Prepared by:



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Land Use Planning Consultant Inc.
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Owen Sound, ON. N4K 6X2

July 31, 2018

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1. BACKGROUND

1.1 The Proposal

J & J Metzger Construction Ltd. owns a 1.0 hectare parcel of land upon which a small Plan of Subdivision is proposed. The intended development would involve ten, detached residential lots as shown on the proposed Draft Plan provided in Appendix A to this Planning Report.

The subdivision requires an extension of Lawrence Street and also the conveyance of a pedestrian walkway (Block 11) to/from the school property located to the north.

It should be noted that a servicing corridor between Lots 7 and 8 was established prior to the Town selling the subject property to J & J Metzger Construction Ltd, and therefore that corridor does not actually form part of the subject property.

1.2 Approvals Required

The proposed development requires approval of a Plan of Subdivision application. The lands are already designated and zoned to allow for the intended use.

1.3 Purpose of this Planning Report

Ron Davidson Land Use Planning Consultant Inc. has been retained by J & J Metzger Construction Ltd. to prepare a Planning Report for the purposes of explaining the proposed development and evaluating it within the context of land use planning principles.

2. SUBJECT PROPERTY AND ADJACENT LANDS

2.1 Location and Current Use of Subject Property

The subject lands are located near the northerly limits of Harriston, at the end of Lawrence Street as shown on Figure 1 to this Planning Report.


The subject property previously formed part of the former Harriston Senior Public School site. The school was demolished and the lands were sold to the Town and subsequently subdivided into a few parcels, one of which is now owned by J & J Metzger Construction Ltd. The site is vacant and contains a row of trees along its westerly boundary.

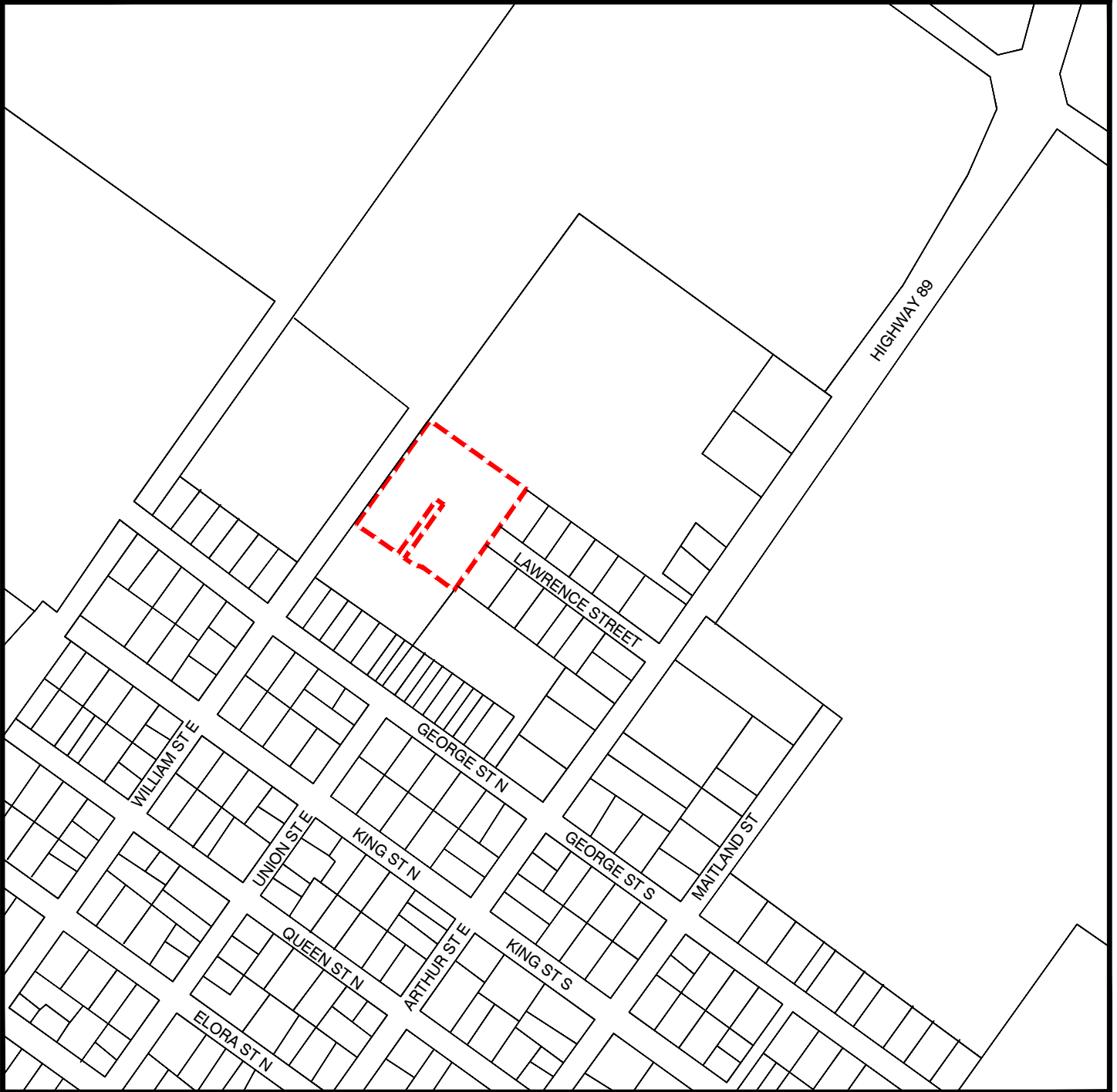
2.2 Adjacent Properties

Land uses within the immediate vicinity of the subject property include:

- Minto-Clifford Public School to the north;
- vacant land to the west, along the opposite side of the unopen William Street road allowance;
- stormwater management pond to the south;
- semi-detached and detached dwellings further south, along George Street North;
- future townhouse development to the southeast;
- detached dwellings to the east, along Lawrence Street.

Figure 1: Location Map

 Subject Lands



Residential Subdivision
Harriston, Ontario
J & J Metzger Construction Ltd.

RD RON DAVIDSON
LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO

SCALE 1:5000

3. BACKGROUND STUDIES

Prior to the submission of the application for Plan of Subdivision, the property owner consulted with the Town and County and was advised that the following background information must be included as part of the submission package to the County of Wellington:

- Functional Servicing Report; and,
- Planning Report.

In this regard, Wilson-Ford Surveying & Engineering prepared the Functional Servicing Report, the conclusions and recommendations of which are explained in Section 4 of this Planning Report. Copies of that Functional Servicing Report and this Planning Report have been filed with the County of Wellington as part of the Draft Plan of Subdivision application submission.

4. SERVICING

4.1 Water Supply and Sanitary Sewage

The development will be serviced with municipal water and sanitary sewers.

The new watermain will be an extension of the existing 100 mm diameter pipe that dead-ends at the current end of Lawrence Street. The watermain will be looped by running it along the new street, then through the an easement along the mutual property boundary of Lots 5 and 6 to the William Street road allowance, and connecting to the 150 mm diameter watermain at the intersection of William Street and George Street

The sanitary sewer will be constructed in the new subdivision and extend through the existing servicing corridor between Lots 7 and 8, and then west to William Street before connecting to the sewer main at the intersection of William Street and George Street.

Additional information regarding the proposed method of servicing is provided in the Functional Servicing Report.

4.2 Stormwater Management

The subdivision will benefit by the new stormwater management pond that was recently constructed on the lands to the immediate south of the subject property. Surface water from the new development will be directed to this facility by way of storm sewers in the new road and swales along the rear of the lots. Additional information regarding stormwater management is available in the Functional Servicing Report.

4.3 Road Works

The subdivision will involve the construction of approximately 68 linear metres of new road which includes a cul-de-sac bulb.

4.4 Other Utilities

In addition to municipal water and sanitary sewer, the ten residential lots will be serviced with hydro, telephone, cable television and internet.

5. COUNTY OF WELLINGTON OFFICIAL PLAN

Land use planning in the Town of Minto is governed by the Wellington County Official Plan. No local Official Plan exists in this municipality.

5.1 Land Use Designation

The County Official Plan designates the subject property as 'Residential' on Schedule A2-5 (Harriston), as illustrated on Figure 2 to this Planning Report. A large portion of the subject property is also identified as being inside the 'Regional Floodline'.

In this regard, Section 8 (*Residential*) of the Official Plan states:

8.3.3 Permitted Uses

The predominant use of land in those areas designated RESIDENTIAL on Schedule "A" of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

Comment: Ten detached dwellings are proposed for this development, which are permitted by the policy above.

Section 8.3.4 provides policies for low-density housing.

8.3.4 Low-Density Development

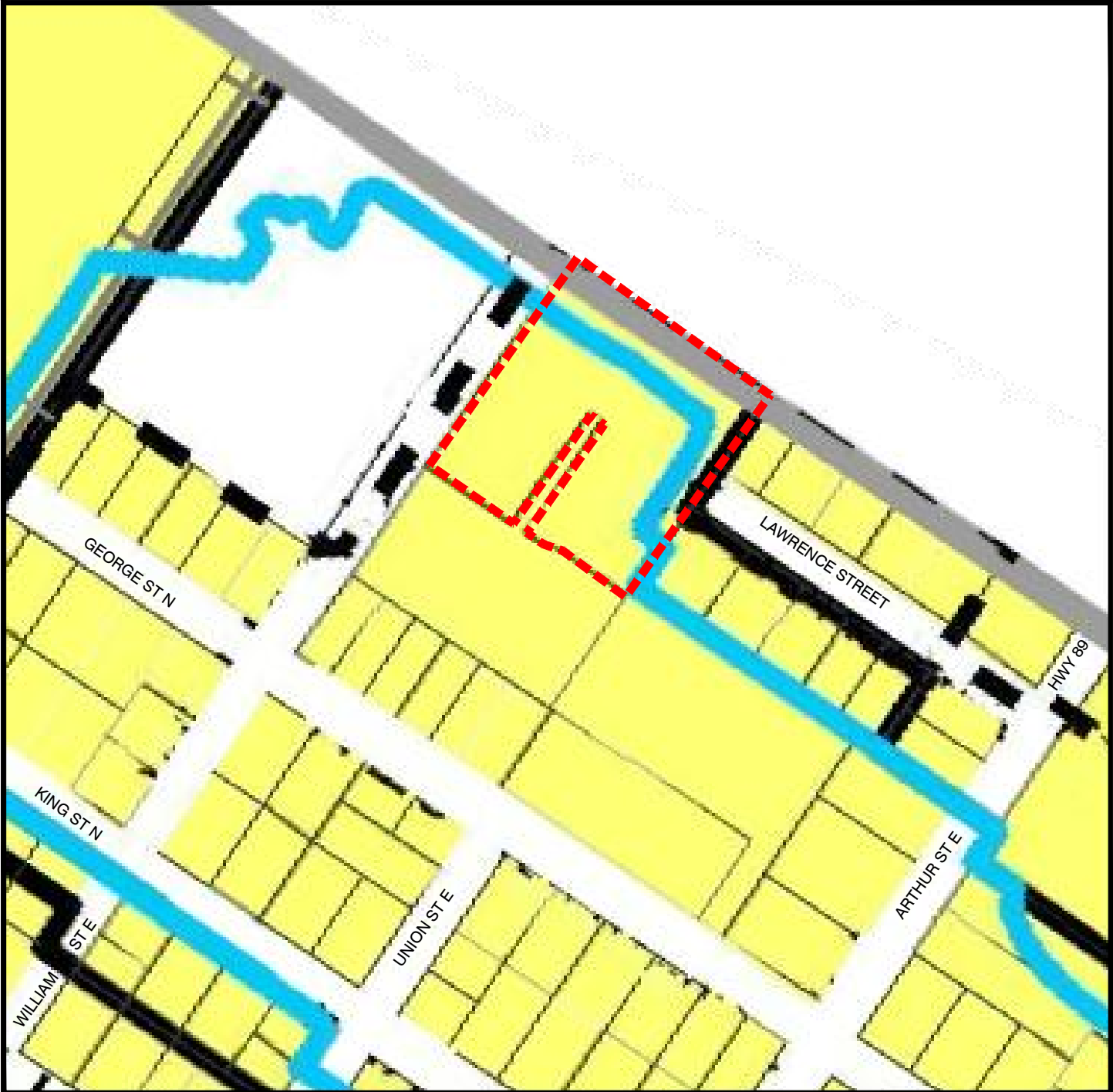
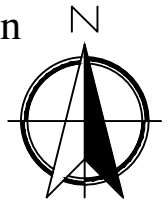
This plan considers single-detached, semidetached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single detached, semi-detached or duplex dwelling units or a combination of any of the above.

The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.

Comment: The subject lands have already been placed in the 'R2' zone, a zone which permits a variety of dwelling types including detached dwellings, as explained in Section 8 of this Planning Report. Detached dwellings on this property would clearly be in keeping with the existing built form in the neighbourhood, which is predominantly single family. Townhouses will be erected on the lands to the southeast, although, detached dwellings and townhouses are generally compatible with each other.

Figure 2: County of Wellington Official Plan Schedule A5-2 Harriston

-  Subject Lands
-  Residential
-  Regional Floodline
-  Future Development



Residential Subdivision
Harriston, Ontario
J & J Metzger Construction Ltd.

RD RON DAVIDSON
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OWEN SOUND, ONTARIO
SCALE 1:2500

5.2 Lot Creation

Section 10 (*Creating New Lots*) of the County Official Plan states the following:

10.1.1 All New Lots

The creation of new lots is the responsibility of the County of Wellington through subdivisions, consents and part lot control. In approving new lots by any means, the County will ensure that the policies of this Plan and local planning regulations will be met. The County will strive to ensure that:

- *the natural environment is protected*
- *natural resources are protected*
- *public services are used efficiently*
- *good community design is promoted*
- *health and safety issues are addressed*

Comment: The proposed development will have no negative impact on the natural environment or any natural resource.

This small subdivision represents an efficient use of public services and an appropriate design.

No health and safety issues will result from this development.

10.1.3 Matters for Consideration

The County will consider the following when considering new lot creation by subdivision, consent or part lot control:

- a) *that any new lots will be consistent with official plan policies and zoning regulations;*

Comment: This Planning Report is demonstrating the development's compliance with the County Official Plan and the Town's Zoning By-law.

- b) *that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;*

Comment: All municipal services are readily available for the proposed development. All costs associated with the provision of such services will be borne by the developer.

- c) *that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;*

Comment: Capacity exists to service the new subdivision with municipal water and sewage systems.

- d) *that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;*

Comment: The new road will be an extension of the existing Lawrence Street, which is a year-round municipal road.

- e) *that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.*

Comment: The proposed subdivision will include a pedestrian walkway system that will connect the proposed development with the lands to the south (via William Street) and with the public school to the north.

- f) *that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;*

Comment: The size and intended use of the proposed lots are appropriate for this site.

- g) *that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;*

Comment: The trees along west side of the property will be kept. The remainder of the site is free of trees.

- h) *that natural heritage features are not affected negatively;*

Comment: No natural heritage features have been identified on the subject property or adjacent lands.

- i) *that lots are not created in areas which would pose a threat to public health or safety;*

Comment: The proposal represents a safe development that would not pose any threats to public health or safety.

- j) *that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;*

Comment: There are no agricultural lands or mineral aggregates within close proximity of the site.

k) *that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;*

Comment: The size and shape of the ten proposed lots are highly suitable and also compatible with the existing residential lots along Lawrence Street.

l) *that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;*

Comment: Given their size, shape and intended use, the ten lots are very compatible with the existing lots situated along Lawrence Street. This development will also be compatible with the townhouse development that is slated for the lands to the southeast.

m) *that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;*

Comment: All lot lines proposed within this subdivision would be considered logical in this regard.

n) *that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;*

Comment: The residents living within the new subdivision will have adequate access to all community facilities within Harriston including the public school that is located to the immediate north of the site.

o) *that the creation of any lot is necessary, timely and in the public interest;*

Comment: This small subdivision is necessary to accommodate growth in Harriston and the surrounding area. The development is also timely and in the public interest.

p) *that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.*

Comment: Section 6 of this Planning Report demonstrates how the proposed development is consistent with the Provincial Policy Statement. The Greenbelt Plan does not apply to this portion of the County.

5.3 Regional Floodline

As stated in Section 5.1 of this Planning Report, a large portion of the site falls within the boundaries of the 'Regional Floodline'.

With regard to this constraint, Section 9.6 (Minto Local Policies) states:

9.6.1 Special Policy Area – Floodplain Management

c) Flood Fringe Areas

Within the flood fringe areas defined by the S.P.A., new buildings and structures may only be permitted if they can be flood proofed to the minimum level of the one hundred year flood elevation. New uses, buildings and structures may be encouraged to flood proof to the level of the Regional Storm elevation where it is feasible to do so. Such flood proofing is to be approved by the Conservation Authority.

For areas of the flood fringe outside of the Special Policy Area, new uses, buildings and structures may be permitted provided they are flood proofed to the level of the Regional Storm elevation and approved by the Conservation Authority. The Zoning By-law will define the areas of the flood fringe within and outside the S.P.A. Specific regulations for incorporating appropriate flood proofing measures will be outlined in the Zoning By-law.

d) Implementation

The municipality will review all new development proposed for the flood plain in accordance with the official plan policies for Flood Plain Management. The Conservation Authority will be consulted when new development is proposed. Consideration may be given to the requirements of the Conservation Authority Act, the Zoning By-law, the acquisition of land and the possibility of necessary remedial works when new development is proposed. The municipality and the Conservation Authority will cooperate in the preparation of a flood contingency plan for the notification of residences in the event of a flood emergency.

Comment: No windows or exterior doors will be provided on the dwellings below the Regional Floodline. The importation of fill will be required.

5.4 Official Plan Evaluation Summary

Based on the foregoing, it is evident that the proposed development conforms to the County of Wellington Official Plan.

6. THE PROVINCIAL POLICY STATEMENT

Section 3 of The Planning Act (R.S.O. 1990) requires all decisions regarding land use planning matters to be consistent with the Provincial Policy Statement (PPS).

The PPS contains several sets of Provincial directives covering a variety of topics that are relevant to this development proposal. Listed below are those relevant policies.

6.1 Settlement Areas

Section 1.1.3 (*Settlement Area*) states (edited for relevancy):

- 1.1.3.1 *Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*
- 1.1.3.2 *Land use patterns within settlement areas shall be based on:*
- a) *densities and a mix of land uses which:*
 - 1. *efficiently use land and resources;*
 - 2. *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - 3. *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
 - b) *a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*
- 1.1.3.3 *Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*
- 1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining or mitigating risks to public health and safety.*

- 1.1.3.6 *New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*
- 1.1.3.7 *Planning authorities shall establish and implement phasing policies to ensure:*
- a) *that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and*
 - b) *the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.*

Comment: Harriston is a recognized settlement area in the County of Wellington Official Plan. The subject lands are situated within an existing built-up area of Harriston and, as such, the proposal represents infilling. The density of this development is appropriate based on the servicing available and similar existing developments in the neighbourhood.

6.2 Municipal Services

Section 1.6 (*Infrastructure and Public Service Facilities*) states:

- 1.6.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.*

Comment: Full municipal services will be provided to the 10 lot development.

- 1.6.6.7 *Planning for stormwater management shall:*
- a) *minimize, or, where possible, prevent increases in contaminant loads;*
 - b) *minimize changes in water balance and erosion;*
 - c) *not increase risks to human health and safety and property damage;*
 - d) *maximize the extent and function of vegetative and pervious surfaces;*
and

- e) *promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.*

Comment: Stormwater will be handled in accordance with these policies.

6.3 Natural Environment

Section 2.1 *Natural Heritage* provides detailed policies aimed at protecting various natural heritage features of interest to the Ontario Government. No such features are known to exist on this previously-developed site.

6.4 Archaeology

Section 2.6 *Cultural Heritage Archaeology* states:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Comment: During the preconsultation discussions, the County advised that an Archaeological Assessment was unnecessary.

6.5 Provincial Policy Statement Evaluation Summary

Based on the foregoing, it is evident that the proposed development is consistent with the Provincial Policy Statement.

7. THE PLANNING ACT

Section 49 (24) of The Planning Act (R.S.O. 1990) provides a list of issues which must be taken into consideration when reviewing new subdivision and consent applications. Those issues are as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

Comment: The matters of provincial interest, as provided in the Provincial Policy Statement, have been addressed in Section 6 of this Planning Report.

(b) whether the proposed subdivision is premature or in the public interest;

Comment: This Planning Report has demonstrated that the proposed development represents infilling within an existing built-up area of Harriston. The subdivision is clearly not premature and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Comment: The proposed development conforms to the County Official Plan and will be compatible with the existing built-up neighbourhood.

(d) the suitability of the land for the purposes for which it is to be subdivided;

Comment: Given the adjacent land uses and the availability of full municipal services, the subject lands are highly suited for the proposed residential activity.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Comment: The proposed subdivision represents a natural extension of the existing Lawrence Street public road. It ties in appropriately with the established highway system of the area.

(f) the dimensions and shapes of the proposed lots;

Comment: The lots are of a normal shape and size suitable for fully-serviced urban development.

(g) *the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

Comment: All new construction on these lands will be required to comply with the 1:100 Year Flood requirements, as stated in the 'FF1' overlay zoning provisions that apply to the subject property (see Section 8 of this Report). No other special restrictions would appear necessary.

(h) *conservation of natural resources and flood control;*

Comment: Measures will be taken to ensure that stormwater on the site following construction is handled in an appropriate manner.

(i) *the adequacy of utilities and municipal services;*

Comment: All utilities and municipal services typically associated with an urban development will be available.

(j) *the adequacy of school sites;*

Comment: Children residing within this subdivision can walk to the public school located on the lands to the immediate north.

(k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Comment: Block 11 will be conveyed to the Town to provide pedestrian access to/from Minto-Clifford Public School located to the immediate north.

(l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Comment: The proposed development will be consistent with other projects of this nature with regard to the above-noted matter.

(m) *the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).*

Comment: This development will not require a Site Plan Control Agreement.

8. ZONING BY-LAW

The majority of the subject lands are zoned 'R2' (Medium Density Residential Zone) according to the Town of Minto Zoning By-law, as shown on Figure 3 to this Planning Report. Block 11, which is the proposed access to/from the adjacent school, is zoned 'OS' (Open Space).

Permitted uses within this zone are: single detached residential dwelling; semi-detached residential dwelling; duplex dwelling; triplex residential dwelling; fourplex residential dwelling; three or four unit street townhouse; an accessory bed and breakfast establishment (Class 2); boarding, lodging or rooming establishment not exceeding five rooms or dwelling units for let; existing converted dwelling; home occupation; and, accessory uses buildings and structures.

As noted above, detached dwellings are permitted within the 'R2' zone, subject to compliance with the relevant zoning provisions. The 'R2' zone requires a 'minimum lot area' of 465 square metres and a 'minimum lot frontage' of 15 metres for detached residential parcels. All lots within the proposed subdivision exceed these minimum standards.

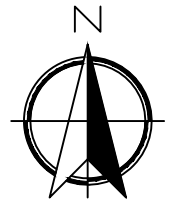
As shown on Figure 3, a large portion of the subject lands also falls within the 'FF1' (Flood Fringe Overlay Zone One) area, which is a constraint overlay that applies to those lands within the former Town of Harriston having the potential of flooding during a Regional Storm Flood Event. In the areas zoned 'FF1', the minimum flood proofing standards required for the 1:100 Year Flood shall be applied to all new construction and additions to existing buildings and structures. The provisions of the 'FF1' zone shall be applied in addition to the regulations of the underlying zone.

Section 32.2.1 (*Flood Proofing Requirements For Residential and Institutional Uses*) states:

- a) *The main floor of all buildings used for residential purposes shall be located above the 1:100 Year Flood elevation;*
- b) *Openings to living space shall not be permitted below the 1:100 Year Flood elevation;*
- c) *Foundations, walls and floors located below the 1:100 Year Flood elevation shall be designed to withstand the hydrostatic associated with this flood. Materials used for construction shall be of a type not subject to deterioration by water or by alternate wetting and drying and shall be certified by a Professional Engineer with expertise in flood proofing;*

Figure 3: Town of Minto Zoning By-law Schedule A Map 3

-  Subject Lands
-  Flood Fringe Overlay Zone 1



Residential Subdivision
Harriston, Ontario
J & J Metzger Construction Ltd.

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LAND USE PLANNING CONSULTANT INC
OWEN SOUND, ONTARIO
SCALE 1:2500

- e) *All mechanical and electrical services shall be located above or protected to the 1:100 Year Flood elevation.*

The dwellings will be constructed in accordance with the above standards. As noted earlier, the importation of fill will be required in this required.

In conclusion, the proposed subdivision will conform to the provisions of the Zoning By-law. No amendment to the Zoning By-law is required.

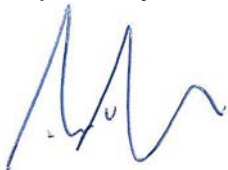
9. CONCLUSIONS / RECOMMENDATIONS

The proposed residential development represents a highly appropriate use of this former school site.

As demonstrated in this Planning Report, the proposed development conforms to the County Official Plan and is consistent with the Provincial Policy Statement. The proposal also complies with the lot creation requirements of The Planning Act.

Based on the foregoing, the submitted Plan of Subdivision application represents sound land use planning and should be given favourable consideration.

Respectfully submitted,

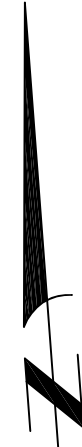


Ron Davidson, BES, RPP, MCIP

Acknowledgements: Wilson – Ford Surveying & Engineering

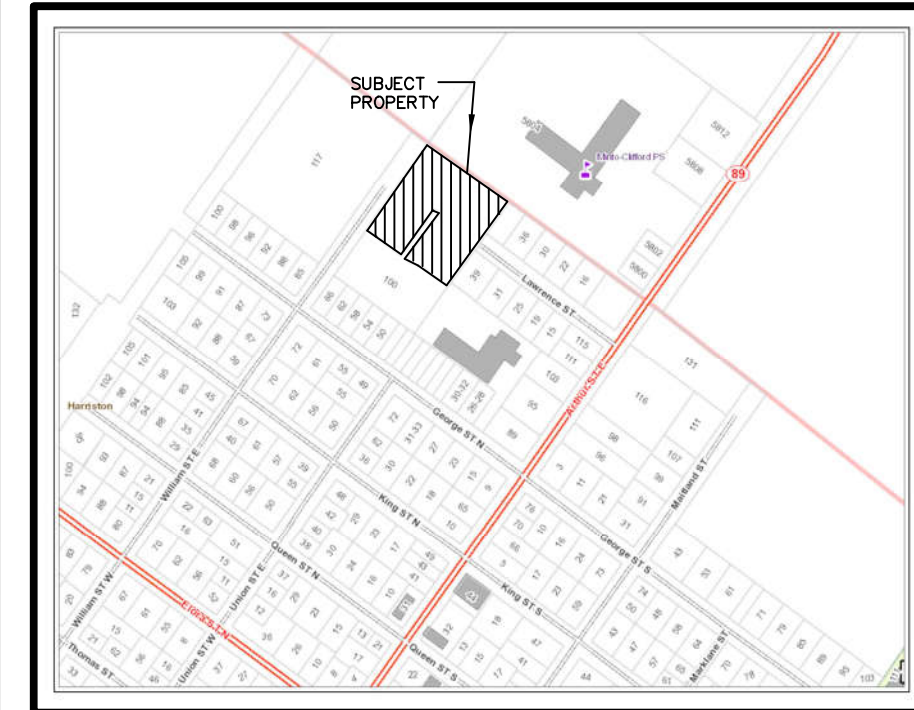
Appendix A: Proposed Draft Plan of Subdivision

Scale 1:400
16 12 8 4 0 8 16 Metres



DRAFT PLAN OF SUBDIVISION ON
PART OF PARK LOTS 6 & 12
(TOWN OF HARRISTON)
TOWN OF MINTO
COUNTY OF WELLINGTON
WILSON-FORD

KEY PLAN



Scale 1:250

10 7.5 5.0 2.5 0 5 10 Metres

METRIC CONVERSION

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

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: 1.0ha			
LAND USE	LOTS \BLOCKS	UNITS	AREA (ha)
DETACHED DWELLING	1-10	10	0.8
ROAD	LAWRENCE STREET	-	0.2
TOTAL			1.0ha

NOTES

EXTERIOR SIDE YARD 7.6m
INTERIOR SIDE YARD 1.6m
REAR YARD 7.6m
FRONT YARD 7.6m

ADDITIONAL INFORMATION

- AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990:
- (a) AS SHOWN
 - (b) AS SHOWN
 - (c) AS SHOWN
 - (d) RESIDENTIAL DWELLINGS
 - (e) AS SHOWN
 - (f) AS SHOWN
 - (g) AS SHOWN
 - (h) MUNICIPAL WATER
 - (i) LOAM TEXTURED TILL, IMPERFECT DRAINAGE
 - (j) AS SHOWN
 - (k) MUNICIPAL SERVICES - WATER, SOLID WASTE, POLICE, FIRE, ROADS, HYDRO, PHONE
- (l) AS SHOWN

OWNER'S CERTIFICATE

WE, BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS, HEREBY AUTHORIZE WILSON FORD SURVEYING & ENGINEERING TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION.

DATE _____ JEFF METZGER
J & J METZGER CONSTRUCTION LTD.
I HAVE THE AUTHORITY
TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE

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

DATE _____ GREG FORD, P. Eng (CIVIL)
ONTARIO LAND SURVEYOR

CURVE DATA

NUM	ARC	RADIUS	BEARING	DISTANCE
C2	5.124	20.000	N 6°24'08"W	5.110
C3	17.341	20.000	N38°34'49"W	16.803
C4	12.331	20.000	N81°03'29"W	12.136
C5	13.727	20.000	N61°37'04"E	13.459
C6	13.546	20.000	N22°33'11"E	13.288
C7	11.073	20.000	N12°42'45"W	10.933
C8	18.798	20.000	N73°23'03"W	18.113
C9	6.525	20.000	N70°20'36"E	6.496
C10	1.522	20.000	N44°07'37"E	1.522
C11	1.519	20.000	N39°46'13"E	1.519
C12	6.113	20.000	N37°42'08"W	6.089

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PROJECT No.: 8780 METZGER

LOT 85 CONCESSION C (MINTO)

BLOCK 11

