



PLANNING AND DEVELOPMENT DEPARTMENT
ALDO L. SALIS, BES, MSc, RPP, MCIP, DIRECTOR
T 519.837.2600
T 1.800.663.0750
F 519.823.1694

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH ON N1H 3T9

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-25001 – Sarah Properties Limited

IN THE MATTER OF AN APPLICATION for Draft Plan of Subdivision being in the Township of Wellington North Pt. Lot 1, Concession 1; 211 Eliza Street & 8014 Wellington County Road 109 West Luther in the 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-25001 on April 17, 2026 under Section 51(31) of the Planning Act, R.S.O. 1990, c.P.13, as amended in respect of Township of Wellington North Pt. Lot 1, Concession 1; 211 Eliza Street & 8014 Wellington County Road 109 West Luther in the County of Wellington subject to conditions of approval.

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

RELATED APPLICATIONS – An application for zoning by-law amendment was filed with the Township of Wellington North (File ZBA 05-25) to rezone the property to facilitate the proposed residential subdivision.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal in respect to all or part of this Draft Plan of Subdivision may be made by filing a notice of appeal with the County of Wellington either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting **Wellington County** as the Approval Authority or by mail 74 Woolwich Street, Guelph, ON N1H 3T9, no later than 4:00 p.m. on **MAY 7, 2026**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100.00 (per Application) can be paid by certified cheque/money order to the **Minister of Finance, Province of Ontario**. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to landdivisioninfo@wellington.ca

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 as directed above.

Any of the following may, at any time before the approval of the final plan of subdivision, appeal any of the conditions imposed by the approval authority; the applicant; the Minister; the municipality; any public body that, before the appeal authority made its decision, made oral submissions at a public meeting, if one was held, or written submissions to the approval authority.

Who Can File An Appeal

As per Section 51(39) the following may file an appeal of the decision with the approval authority: a specified person, a public body and the registered owner, if before the plan was adopted made oral submission at a public meeting or written submission to the Council; the Minister; the municipality; and in the case of a request to amend the plan, the person or public body that made the request.

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 proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

- 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, if one was held, 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. No person or public body shall be added as a party to 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 Wellington North.

DATED at the City of Guelph, County of Wellington Administration Centre, this April 17, 2026



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 - Sarah Properties Limited 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 Part Lot 1, Concession 1; 211 Eliza Street & 8014 Wellington County Road 109 West Luther, now Township of Wellington North 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-25001**

No.	Condition
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| 1 | THAT this draft approval applies to the draft plan, County of Wellington File No. 23T-25001, prepared by GSP Group, and boundary certified by Luke Wilcox OLS, Van Harten Surveying, February 20, 2026 and showing: 86 single residential lots (Blocks 1 - 5); 108 - 169 Townhouse Residential (Blocks 6 - 13); 32 Semi-Detached Residential (Blocks 14, 15); 116 High Density Residential (Block 16); Commercial (Block 17); Park (Block 18); Walkway (Blocks 19 - 21); Open Space (Blocks 22, 23); R.O.W. (3.40 ha); for a total land area of 18.40 ha. |
| 2 | THAT the plan proposed for registration for any phase within the subdivision shall be reviewed and accepted by the Township of Wellington North prior to the County of Wellington's granting final approval of such plan or phases. |
| 3 | THAT such easements, conveyances, and/or agreements as may be required for servicing, access, utility or drainage purposes shall be granted to the appropriate authority. |
| 4 | THAT the Owner satisfies the requirements of the Township of Wellington North for Parkland dedication in accordance with provisions of the Planning Act, R.S.O. 1990, as amended. The Municipality may accept cash-in-lieu, consistent with By-law 011-22, for all or a portion of the conveyance. |
| 5 | THAT prior to final approval by the County of Wellington, the County of Wellington is to be advised by the Township of Wellington North that appropriate zoning is in effect for this proposed subdivision. |
| 6 | THAT the Owner enter into a subdivision agreement with the Township of Wellington North for the purposes of satisfying all the requirements of the Township, financial and otherwise including but not limited to the provision of roads, signage and the installation of municipal services, the planting and preservation of trees, and stormwater management and drainage. The agreement shall be registered against the lands to which it applies; and that a copy of the subdivision agreement as registered be filed with the County. The scope and extent of the items identified below will be further materialized at the detailed design phase in consultation with the Township of Wellington North. Without limiting the generality of the foregoing, the agreement shall contain wording to the satisfaction of the Township of Wellington North that addresses the following matters:

a) Contain phasing arrangements acceptable to the Township of Wellington North.

b) Contain provisions whereby the Owner 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 of Wellington North and include provisions that all damage or maintenance required to surrounding streets as a result of such traffic shall be at the |

Owner's cost.

- c) Provide for the installation of a piped water supply system and a piped waste water collection system subject to the Environmental Approvals and Fees, consistent with the current Fees and Charges By-law of the Township.
- d) Provide for the installation of a piped storm system and storm water management infrastructure, subject to the Environmental Approvals and Fees, consistent with the current Fees and Charges By-law of the Township.
- e) Provide for the construction of sidewalk along Wellington County Road 109 in front of the development to the newly constructed bridge: B109132.
- f) Contain wording to the effect that all agreements of purchase and sale shall contain wording advising that all persons who make first purchases of land within the plan of subdivision after final approval of the subdivision plan, are informed when land is transferred, of all the development charges related to this development.
- g) Provide for the submission, to the satisfaction and approval of the Township of Wellington North, of design drawings and supporting information to address the requirements of the proposed development including roads, boulevards, pedestrian access, municipal servicing, fencing, drainage/SWM, utilities, landscaping/tree preservation, signage, external works required to support the development, and any other requirement of approval agencies.
- h) That prior to the initiation of any site grading or servicing and prior to final approval, the owner must submit updated and final detailed geotechnical investigation report for the site prepared by qualified Engineers to the satisfaction of the Township. The report shall provide an assessment of proposed groundwater recharge mitigative measures on the identified seeps and on the lot buildings and structures. The report shall provide an assessment of groundwater levels as well as establishing design high groundwater elevations on a lot by lot basis. The commended high groundwater elevation for each lot is intended to ensure a minimum vertical separation from the underside of the proposed footing elevation to the seasonal high groundwater elevation at a given lot of 0.3m. Proposed lot grading plans for the development shall provide the minimum recommended separation on all lots. The geotechnical report shall establish the structural fill requirements on a lot by lot basis which shall be incorporated on detailed lot grading plans.
- i) Provide for the preparation of an updated and final Traffic Impact Study that includes traffic calming measures and evaluating external student/pedestrian traffic and crossings and the implementation of the recommendations outlined in the final Study and any additional requirements that may result from updates to the Study through the detailed design process.
- j) That the Owner shall provide in their detailed design appropriate drainage solutions for surface water on adjacent properties that may be impacted by the grading of the development, to the satisfaction of the Township of Wellington North.
- k) Contain provisions to address the provision of adequate sidewalks, lighting and snow removal and which are satisfactory to the Upper Grand District School Board and to the Township of Wellington North in respect of the means whereby the children can walk safely to school or to school bus "student collection areas".

- l) That the Owner/Developer provide a Noise Impact Study and implement and recommendations satisfactory to the Township of Wellington North. The study shall address the following matters but is not limited to:
 - Noise impacts of Wellington County Road 109 to the residential uses
 - Noise impacts of the proposed commercial uses to the residential uses
 - m) That the Owner/Developer has initiated and/or provided sufficient funding for a pre - development and post-development sanitary sewage flow monitoring program to the satisfaction of the Township of Wellington North.
 - n) That the Owner/Developer prepare a Tree Preservation Plan prior to any tree removals and final approval of the plan which includes but is not limited to tree protection, tree removals and any recommended compensation to the satisfaction of the Township of Wellington North.
 - o) That the Owner/Developer shall design and construct, at their cost, any required extensions or upgrades to the Township-owned infrastructure along Wellington Road 109 necessary to service the development, to the satisfaction of the Township of Wellington North. The limits, scope and design of the watermain extension shall be confirmed through the detailed design process and shall be incorporated into the subdivision servicing plans.
 - p) That prior to final approval, the Owner/Developer shall enter into a Letter of Understanding, to the satisfaction of the Township of Wellington North and the County of Wellington, outlining the extent, responsibilities, design requirements, approvals, timing, and cost obligations associated with all external works required to support the development. Such works may include, but are not limited to, extensions or upgrades to Township-owned water infrastructure along Wellington Road 109 and Eliza Street improvements, downstream sanitary sewer monitoring or upgrades, stormwater-related improvements, and any works within the County road right of way as reasonably impacted by the Development.
 - q) That an easement be established across Block 18 (Park Block) for the servicing of Block 17 (Commercial Block) to the satisfaction of the Township of Wellington North.
 - r) Contain provisions for municipal fees to be collected prior to start of construction for the Infrastructure Services Department as found in the current Fees and Charges By-law at time of construction.
- 7 THAT prior to final approval and registration of any phase of the plan, the Township of Wellington North shall confirm to the satisfaction of the County of Wellington that an adequate water supply and sewage capacity is available and has been allocated for the applicable plan or phase.
- 8 THAT the owner shall make satisfactory arrangements with the appropriate provider of telephone, natural gas, cable television and other utilities for the provision of such services to this plan of subdivision to the satisfaction of the Township of Wellington North.
- 9 THAT a Holding (H) Provision shall be put in place on lands, or part thereof, to the satisfaction of the Township of Wellington North which will not permit the issuance of building permits until the following matters have been addressed to the satisfaction of Council:
- a) Municipal water and sewage servicing including allocation has been granted to the development;
 - b) Stormwater management has been adequately addressed;

- c) Site plan approval has been obtained and a site plan agreement has been executed if applicable.
 - d) A detailed engineering design has been approved and the necessary development agreement(s) have been entered into with the Township.
- 10 THAT the streets shown in this draft plan shall be dedicated to the Township of Wellington North as public highway and the streets shall be named to the satisfaction of the Township of Wellington North and where those streets are not extensions of existing streets, that such new street names shall not be duplicates in spelling or phonetic sounding of street names elsewhere in the County of Wellington.
- 11 THAT the final M plan to be registered include 0.3 m (1ft) reserves to be provided to the Township as required.
- 12 THAT Blocks 23 and 24 (open space); 19, 20 and 22 (walkway); 18 (Park) on the Draft Plan of Subdivision shall be conveyed to the Township of Wellington North free and clear of encumbrances.
- 13 THAT the final disposition and ownership of Block 23 be determined to the satisfaction of the Township of Wellington North. A revision to the Draft Plan (as it relates to Block 23) may be required to facilitate the disposition of the lands.
- 14 THAT the following conditions be imposed to the satisfaction of the Upper Grand District School Board:
- The collection of Education Development Charges is required prior to the issuance of a building permit(s).
 - Planning staff requests that the developer provide the Upper Grand District School Board with a digital file of the plan containing parcel fabric and street network. The digital file of the subdivision is in the form of ARC/INFO export or DWG format
 - That the developer shall agree in the subdivision agreement/site plan agreement/condominium declaration 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 supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
 - That the developer shall agree in the subdivision agreement / site plan agreement / condominium declaration 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 agree in the subdivision agreement / site plan agreement / condominium declaration 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."

- 15 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 detailed storm water management report in accordance with the 2003 Ministry of the Environment Report entitled "Stormwater Management Planning and Design Manual" and in keeping with the Stormwater Management Report (Prepared by R.J. Burnside & Associates Limited, dated September 2025).
 - b) Final Lot Grading, Servicing and Storm Drainage Plan.
 - c) An Erosion and sediment control plan in accordance with the Grand River Conservation Authority's Guidelines for erosion and sediment control, indicating the means whereby erosion will be minimized and sediment maintained on-site throughout all phases of grading and construction.
 - d) The submission and approval of a permit from the GRCA pursuant to Ontario Regulation 41/24 (Prohibited Activities, Exemptions and Permits Regulation) prior to grading in a regulated area or the construction of any Stormwater Management outlets in a regulated area.
 - e) The submission of a satisfactory slope stability assessment, completed by a qualified geotechnical engineer, assessing the stormwater management outlet (outlet #4) including the drainage channel from the stormwater management pond. The assessment must review the stability of the slope, undertake a review of the proposed works including all aspects of the design and construction methods, including but not limited to vegetation removal, construction sequencing, outlet and grading design, and provide any recommendations. The assessment, to be signed and stamped, must confirm that the proposed works will not impact the stability of the slope. If any proposed outlet works are within the long-term stable top of slope and/or identified buffers, these also need to be discussed in the slope stability assessment.
- 16 THAT the Owners or their agents submit the following plans, reports and/or documentation to the satisfaction of the Township Risk Management Official:
- A Winter Maintenance Plan including, but not limited to, how salt is applied and stored on the property, snow clearing procedures, details regarding winter maintenance contracts, and contractor and/or employee training procedures. Please see Guidance Documents for additional information on Winter Maintenance Plans.
 - A liquid fuel handling, storage and spill response procedure for construction if more than 250L of fuel are present on-site during construction. If the construction contractor is not known at this time, please provide documentation that a fuel plan will be requested in the contractor tender package.

- Documentation that any unused wells, including the Groundwater Monitoring wells discussed in the Hydrogeological Study Report, are decommissioned as per Ontario Regulation 903.
- Documentation of all provincial approvals required for this property, including Environmental Compliance Approval and Permits to Take Water. If no provincial approvals are required, please confirm this in a future submission

- 17 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.
- 18 THAT the Owner design, secure and construct any required upgrades to service the development on Wellington Road 109 including, but not limited to, a traffic signal, required turn lanes, required stormwater management infrastructure, curbing, paving, water and sewer servicing, sidewalk or pedestrian facility (as required) and utilities as reasonably impacted by the Development, to the satisfaction of the County Engineer.
- 19 THAT the Owner enter into a development agreement with the County of Wellington, if required, which would address design, construction and financing of infrastructure improvements on Wellington Road 109 to service the development to the satisfaction of the County Engineer.
- 20 THAT the Owner enter into a Construction Agreement with Wellington North Power.
- 21 THAT the Owner's electrical distribution system plans must meet Wellington North Power Standards for design and construction. All electrical plans must be reviewed and approved by Wellington North Power.
- 22 THAT an easement be provided by the owner to Wellington North Power for the existing transmission line on the property to the satisfaction of Wellington North Power.
- 23 THAT the Owner shall provide to the County of Wellington an AUTOCAD "dwg" digital file of the final plan to be registered.
- 24 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".
- 25 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 condominium 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.
- 26 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.
- 27 THAT if final approval is not given to this draft plan No. 23T-25001 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 Wellington North must be received by the Director of Planning for the County of Wellington prior to the lapsing date of APRIL 18, 2029.

- 28 THAT the County of Wellington be advised in writing by the Township of Wellington North that conditions 1 to 13 (inclusive) have been satisfied.
- 29 THAT the County of Wellington be advised in writing by the Upper Grand District School Board that condition 14 has been satisfied.
- 30 THAT the County of Wellington be advised in writing by the Grand River Conservation Authority that condition 15 has been satisfied.
- 31 THAT the County of Wellington be advised in writing by Wellington Source Water that condition 16 has been satisfied.
- 32 THAT the County of Wellington be advised in writing by Wellington County Roads Department that conditions 18 and 19 have been satisfied.
- 33 THAT the County of Wellington be advised in writing by Wellington North Power that conditions 20, 21 and 22 have been satisfied.
- 34 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.
- 35 THAT the applicant withdraw Official Plan Amendment application OP-2025-02 to the satisfaction of the County Planning Department.

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-25001).

2. Clearances are required from the following agencies:

**Township of Wellington North
Upper Grand District School Board
Grand River Conservation Authority
Wellington Source Water
Wellington County Roads Department
Wellington North Power**

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 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. 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.
9. 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).
10. 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.