

A G E N D A

COMMITTEE MEETING

TOWNSHIP OF WELLESLEY

ROAD & BRIDGE; PROPERTY & FIRE COMMITTEE

DECEMBER 5, 2011 – 6:45 PM

COUNCIL CHAMBERS – CROSSHILL

PAGES

1-9	R. & B.; P. & F. 99/11 – Lot Grading Release for Lots 21, 34, 35, 56 RP58M-476 Wellesley Village estates Phase IV – Motion required
10-15	R. & B.; P. & F. 100/11 – Lot Grading Release for Lots 7 & 21 RP58M-312 Wellesley Village Estates – Motion required
16-20	R. & B.; P. & F.101/11 – Lot Grading Release for Lot 36 RP58M-380 Mill Creek Meadows – Motion required

Road & Bridge; Property & Fire

Date: December 5, 2011

Prepared for: Council of the Township of Wellesley

Prepared by: Kevin Beggs, General Manager of Community Services

RE: Lot Grading Release for Lots 21,34,35,56 RP 58M-476 Wellesley Village Estates Phase IV– Motion Required

Background / History:

Included in this report is correspondence from the Township's consulting engineer, Gamsby and Mannerow in relation to as-built lot grading at the properties noted above.

Financial Implications / Impacts:

The Township of Wellesley holds deposits to ensure that the lot grading inspections are completed satisfactorily. Engineering costs associated with the Township inspections are deducted from the deposit prior to it being returned to the builder.

No financial impact on the Township of Wellesley budget.

Staff Comments / Summary:

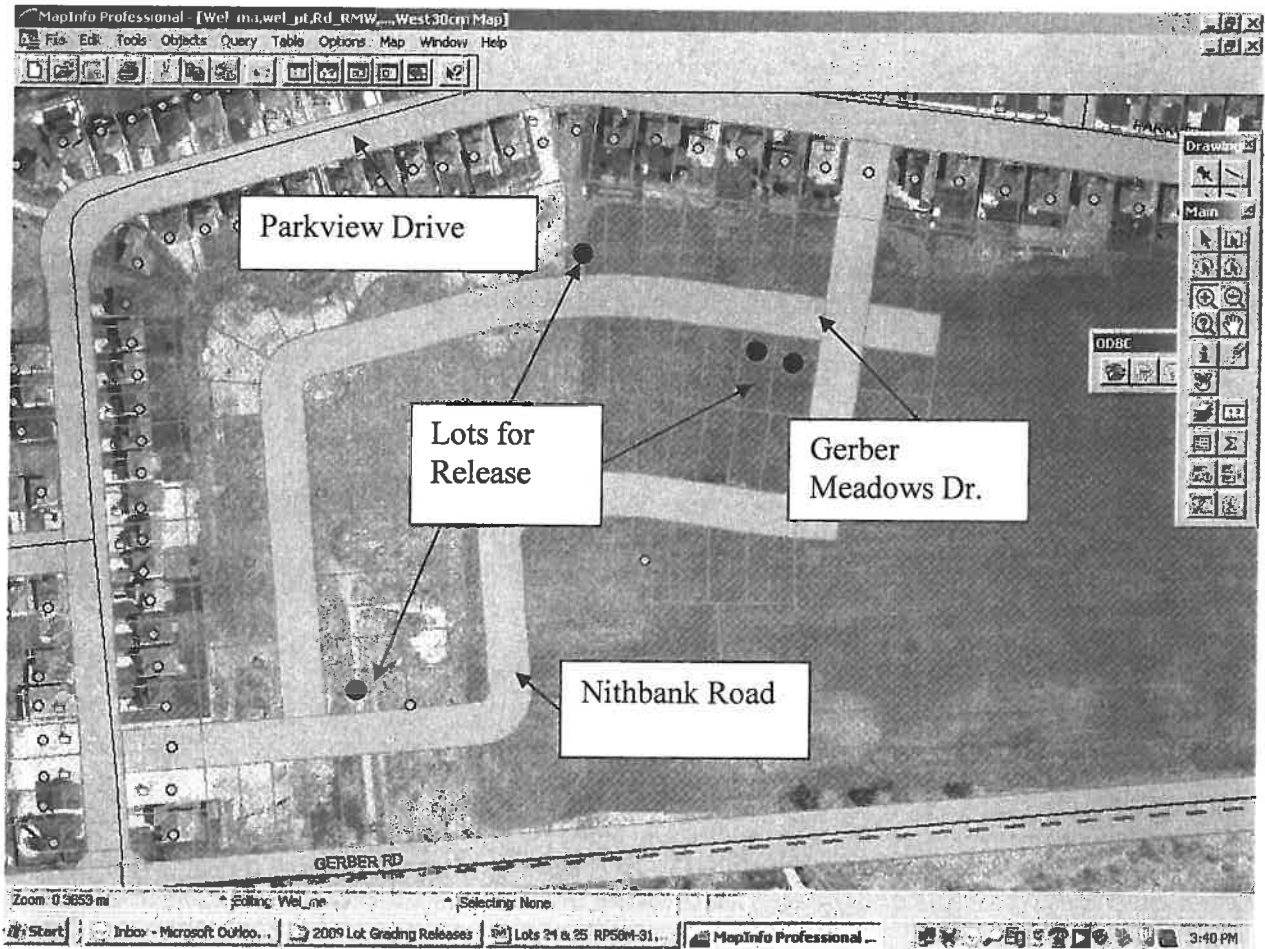
The above noted lots have been inspected and are being recommended for release.

Recommendations:

THAT the Council of the Township of Wellesley approve lot grading releases for lots 21,34,35,56 RP 58M-476 in Phase IV of the Wellesley Village Estates Subdivision.

Attach: 2

R. & B; PROP. & FIRE;
Township
File No: 99/11



Willis McLaughlin
Executive Director of Operations

R. & B; PROP. & FIRE;
Township
File No: 99/11

2



Gamsby and Mannerow



October 28, 2011
Our File: 304-304

Township of Wellesley
4639 Lobsinger Line
R.R.#1
St. Clements, ON N0B 2M0

Attention: Mr. Kevin Beggs

Re: Village Estates Subdivision Phase IV
Plan 58M-476

Dear Kevin:

As requested by Helmut Trimmel Construction, Lot 21 on Gerber Meadows Drive in the Village Estates Subdivision has been surveyed by Gamsby and Mannerow and we find the grades thereon to be in general conformance with the intent of the approved site specific lot grading plan and the overall grading plan. The lot conforms to the subdivision agreement in regards to the lot grading and therefore we recommend that the Township issue a Lot Grading Certificate for the lot accordingly.

Attached to this letter is the survey mark ups on the lot for your reference.

If you have any questions or concerns, please to not hesitate to contact us

GAMSBY AND MANNEROW Limited

Per:

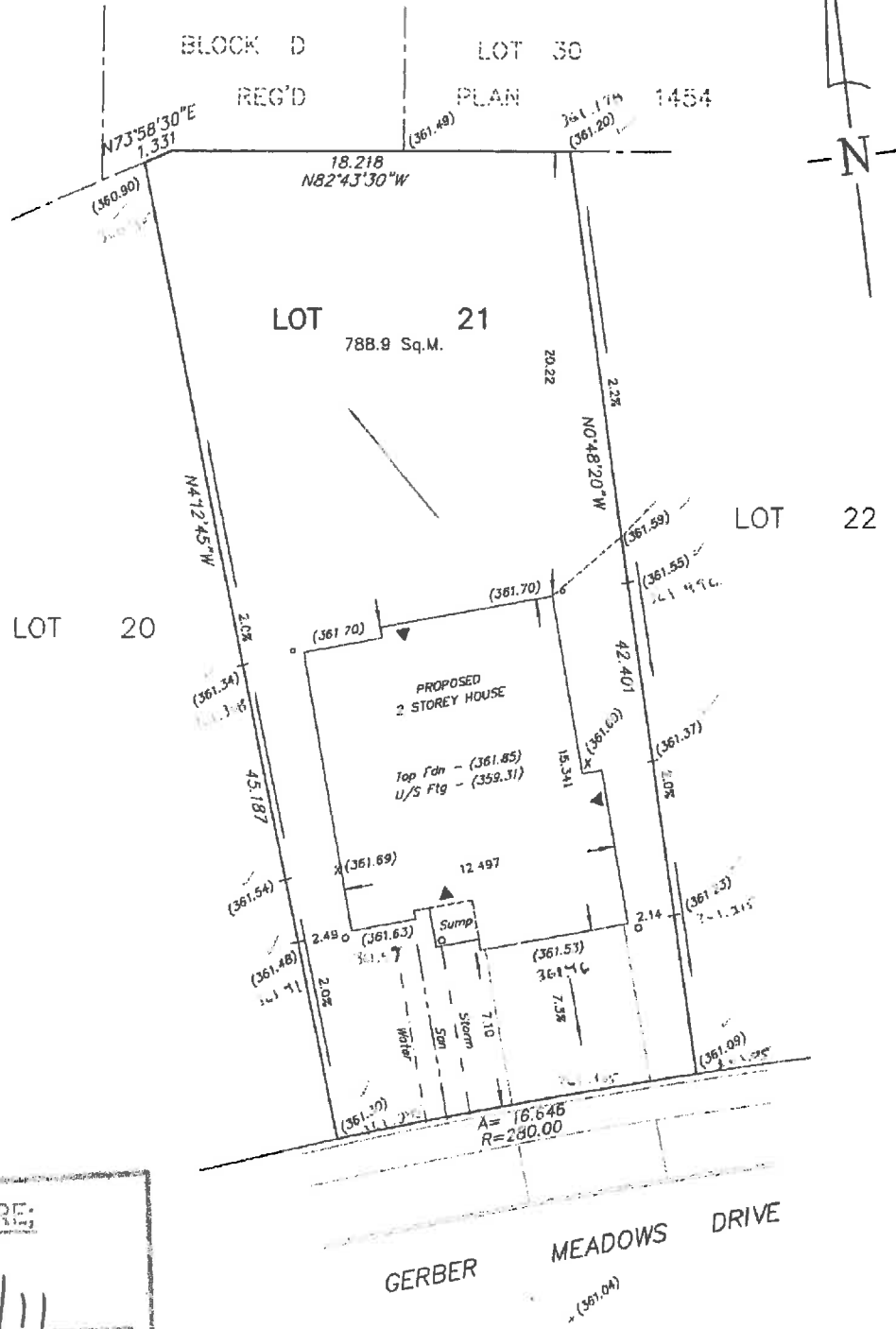
Corey Voisin, BESC

cc: R. Louwagie, CBO- Township of Wellesley
H. Trimmel Construction

R. & B.; PROP. & FIRE;
Township
File No: 99/11

Gamsby and Mannerow Limited • Guelph, Owen Sound, Listowel, Kitchener, Exeter

SKETCH OF PROPOSED HOUSE
 ON
 LOT 21 REGISTERED PLAN 58M-476
 Township of Wellesley
 SCALE 1 : 250 / METRIC



R. & B.; PROP. & FIRE;
 Township
 File No: 99/11

Ground Floor Area - 174.1 Sq.M.
 Lot Coverage - 22.1%

- ▲ - denotes entrance
- 330.16 - denotes existing elevation
- (330.15) - denotes proposed elevation derived from approved grading plan
- - denotes Rain Water Leader

SKETCH FOR - H. TRIMMEL CONSTRUCTION
 519-662-9360

BENCHMARK
 Top of operating nut of fire hydrant at Parkview Drive & Greenwood Hill Road. Elevation 364.33

ACI SURVEY CONSULTANTS INC
 ONTARIO LAND SURVEYORS
 582 FREDERICK ST, KITCHENER, ON
 T: 519-578-2220 F: 519-576-6044

DATE: 2011-04-15	21-14973sk	LMH
SKETCH	FILE NUMBER: WEL-58M476-PL-14973	



Gamsby and Mannerow



October 28, 2011
Our File: 304-304

Township of Wellesley
4639 Lobsinger Line
R.R.#1
St. Clements, ON N0B 2M0
Attention: Mr. Kevin Beggs

Re: Village Estates Subdivision Phase IV
Plan 58M-476

Dear Kevin:

As requested by Colin Priala, Lot 35 on Gerber Meadows Drive in the Village Estates Subdivision has been surveyed by Gamsby and Mannerow and we find the grades thereon to be in general conformance with the intent of the approved site specific lot grading plan and the overall grading plan. The lot conforms to the subdivision agreement in regards to the lot grading and therefore we recommend that the Township issue a Lot Grading Certificate for the lot accordingly.

Attached to this letter is the survey mark ups on the lot for your reference.

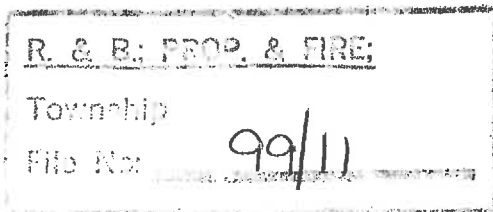
If you have any questions or concerns, please do not hesitate to contact us

GAMSBY AND MANNEROW Limited

Per:

Corey Voisin, BEng

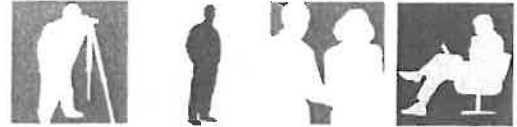
cc: R. Louwagie, CBO- Township of Wellesley
C. Priala



Gamsby and Mannerow Limited • Guelph, Owen Sound, Listowel, Kitchener, Exeter



Gamsby and Mannerow



October 28, 2011
Our File: 304-304

Township of Wellesley
4639 Lobsinger Line
R.R.#1
St. Clements, ON N0B 2M0
Attention: Mr. Kevin Beggs

Re: Village Estates Subdivision Phase IV
Plan 58M-476

Dear Kevin:

As requested by Kenric Allim, Lot 34 and Lot 56 on Gerber Meadows Drive in the Village Estates Subdivision have been surveyed by Gamsby and Mannerow and we find the grades thereon on to be in general conformance with the intent of the approved site specific lot grading plan and the overall grading plan. The lots conform to the subdivision agreement in regards to the lot grading and therefore we recommend that the Township issue a Lot Grading Certificate for each lot accordingly.

Attached to this letter is the survey mark ups on each lot for your reference.

If you have any questions or concerns, please to not hesitate to contact us

GAMSBY AND MANNEROW Limited

Per:

Corey Voisin, BESC

cc: R. Louwagie, CBO- Township of Wellesley
K. Allim

R. & B; PROP. & FIRE;
Township
File No: 99/11

Gamsby and Mannerow Limited • Guelph, Owen Sound, Listowel, Kitchener, Exeter

PROPOSED LOCATION OF BUILDING ON LOT 34, REGISTERED PLAN 58M-476 TOWNSHIP OF WELLESLEY

SCALE = 1 : 250 (METRIC)

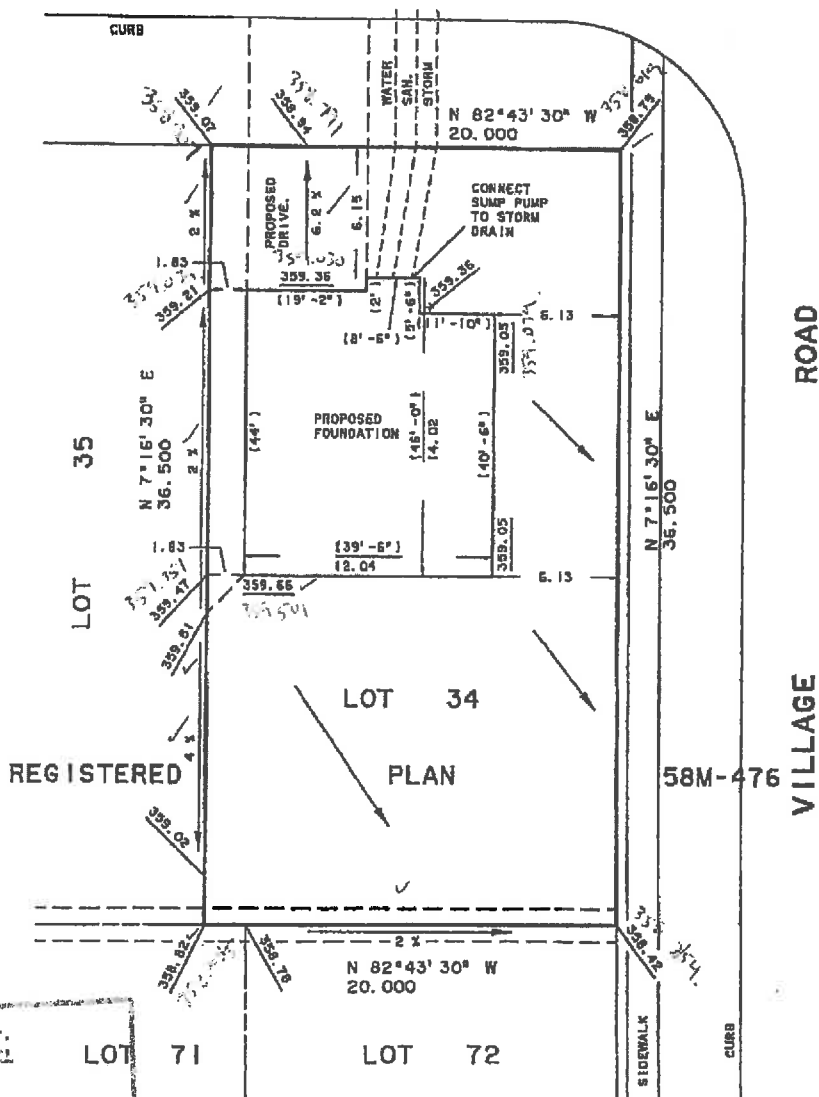
NOTE : IMPERIAL MEASURE SHOWN THUS ()

BENCHMARK

TOP NUT OF HYDRANT ON WEST SIDE OF GERBER MEADOWS DRIVE ON THE PRODUCTION OF THE LOT LINE BETWEEN LOTS 7 & 8, REG. PLAN 58M-476.
ELEVATION = 361.588 METRES



GERBER MEADOWS DRIVE



ROAD
VILLAGE ROAD

R. & B. PROP. & FIRE

Township

File No.

99/11

KENRIC ALLIM

THIS IS NOT A PLAN OF SURVEY

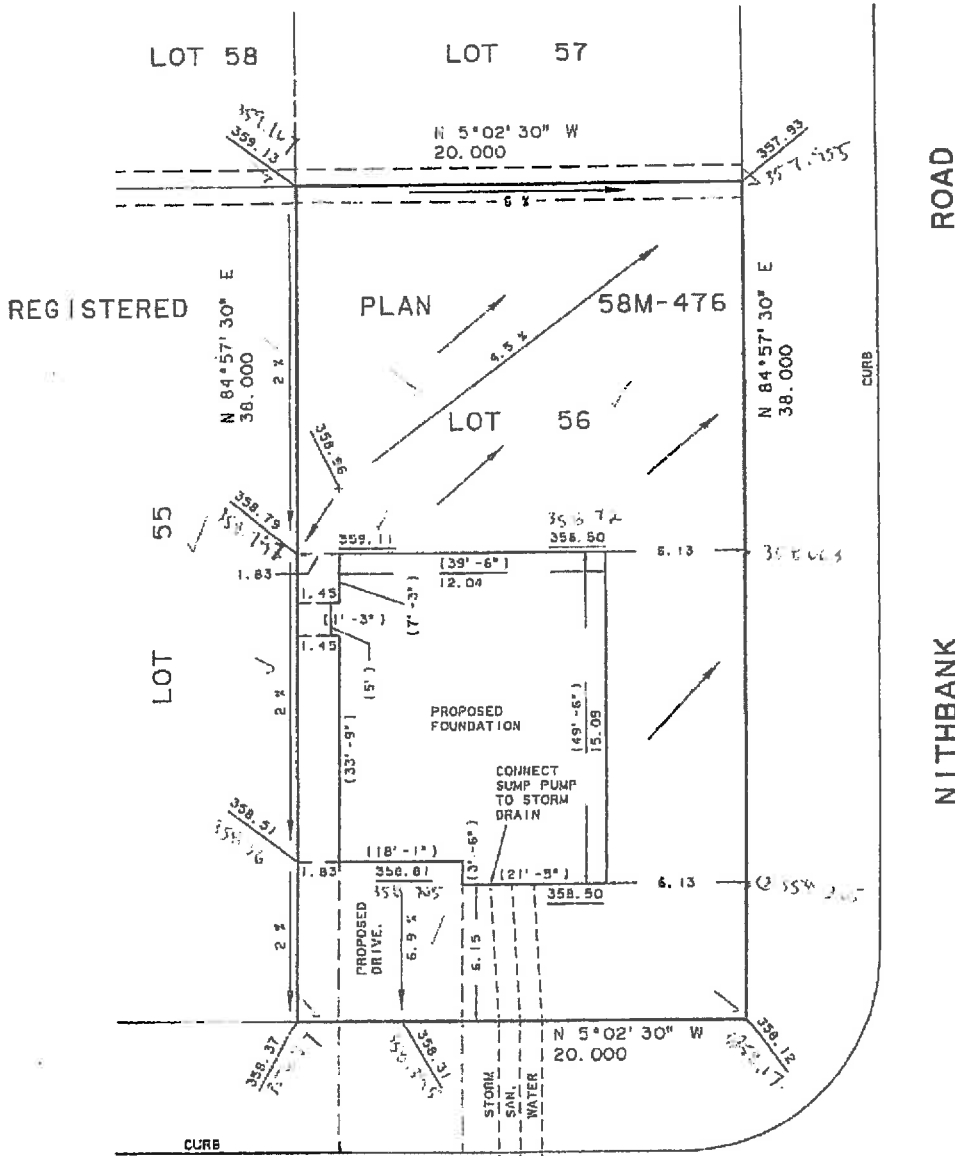
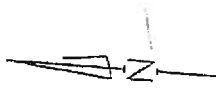
JOB NO.	TOP OF FNDN. = 359.81 ✓ BTM. OF FTGS. = 359.81 - (8'-4") = 357.27	MAY 17, 2010
05-1217		© GUENTHER RUEB SURVEYING LIMITED KITCHENER, ONTARIO

FAX 519-791-5177

8

PROPOSED LOCATION OF BUILDING
ON LOT 56, REGISTERED PLAN 58M-476
TOWNSHIP OF WELLESLEY
SCALE = 1 : 250 (METRIC)

NOTE : IMPERIAL MEASURE SHOWN THUS ()



R. & B: PROP. & FIRE

Township

File No:

99/11

KENYIC ALLIM

THIS IS NOT A PLAN OF SURVEY

JOB NO.	TOP OF FNDN. = 359.26	NOV. 5, 2010
05-12(9)	BTM. OF FTGS. = 359.26 - (8'-4") = 356.72	GUENTHER RUEB SURVEYING LIMITED KITCHENER, ONTARIO

9

Road & Bridge; Property & Fire

Date: December 5, 2011

Prepared for: Council of the Township of Wellesley

Prepared by: Kevin Beggs, General Manager of Community Services

**RE: Lot Grading Release for Lot 7 & 21 - RP 58M-312 Wellesley Village Estates –
Motion Required**

Background / History:

Included in this report is correspondence from the Township's consulting engineer, The Walter Fedy Partnership in relation to as-built lot grading at the properties noted above.

Financial Implications / Impacts:

The Township of Wellesley holds deposits to ensure that the lot grading inspections are completed satisfactorily. Engineering costs associated with the Township inspections are deducted from the deposit prior to it being returned to the property owner or costs are paid by the developer of the plan of subdivision.
No financial impact on the Township of Wellesley budget.

Staff Comments / Summary:

The above noted lots have been inspected and are being recommended for release.

Recommendations:

THAT the Council of the Township of Wellesley approve lot grading releases for lots 7 & 21 - RP 58M-312 in the Wellesley Village Estates Subdivision.

Attach: 2

R. & B.; PROP. & FIRE;
Township
File No: 100/11

10



Willis McLaughlin
Executive Director of Operations

R. & B.; PROP. & FIRE:
Township
File No: 100/11

2003-0241-10

November 4, 2011

Mr. Willis McLaughlin
Director of Public Works and Environment
Corporation of the Township of Wellesley
R.R. #1, 4639 Lobsinger Line
St. Clements, ON N0B 2M0

Dear Mr. McLaughlin:

RE: Lot 7 R.P. 58M-312

Please find enclosed the as-built grading survey for the aforementioned lot.

Lot 7 generally follows the intent of the subdivision grading design and Township standards. On this basis, we are prepared to recommend this lot for acceptance by the Township.

Should you have any questions regarding this lot, please contact the undersigned.

Yours truly,

WALTERFEDY



J. Scott Oliver, P.Eng.
Civil Engineering
Associate

soliver@walterfedy.com
519.576.2150, Ext. 325
JSO:ajw

Enclosure

cc: File

WALTERFEDY
675 Queen Street South
Suite 111, Kitchener, Ontario
Canada N2M 1A1

T 519.576.2150
F 519.576.5499

WALTERFEDY.COM

A Partnership of Corporations
Partners: Horton & Bell Inc. & WFMH Engineering Limited

R. & B.; PROP. & FIRE;
Township
File No: 100/11

WALTER FEDY

LOT GRADING

Project: VILLAGE ESTATES
PHASE 3A

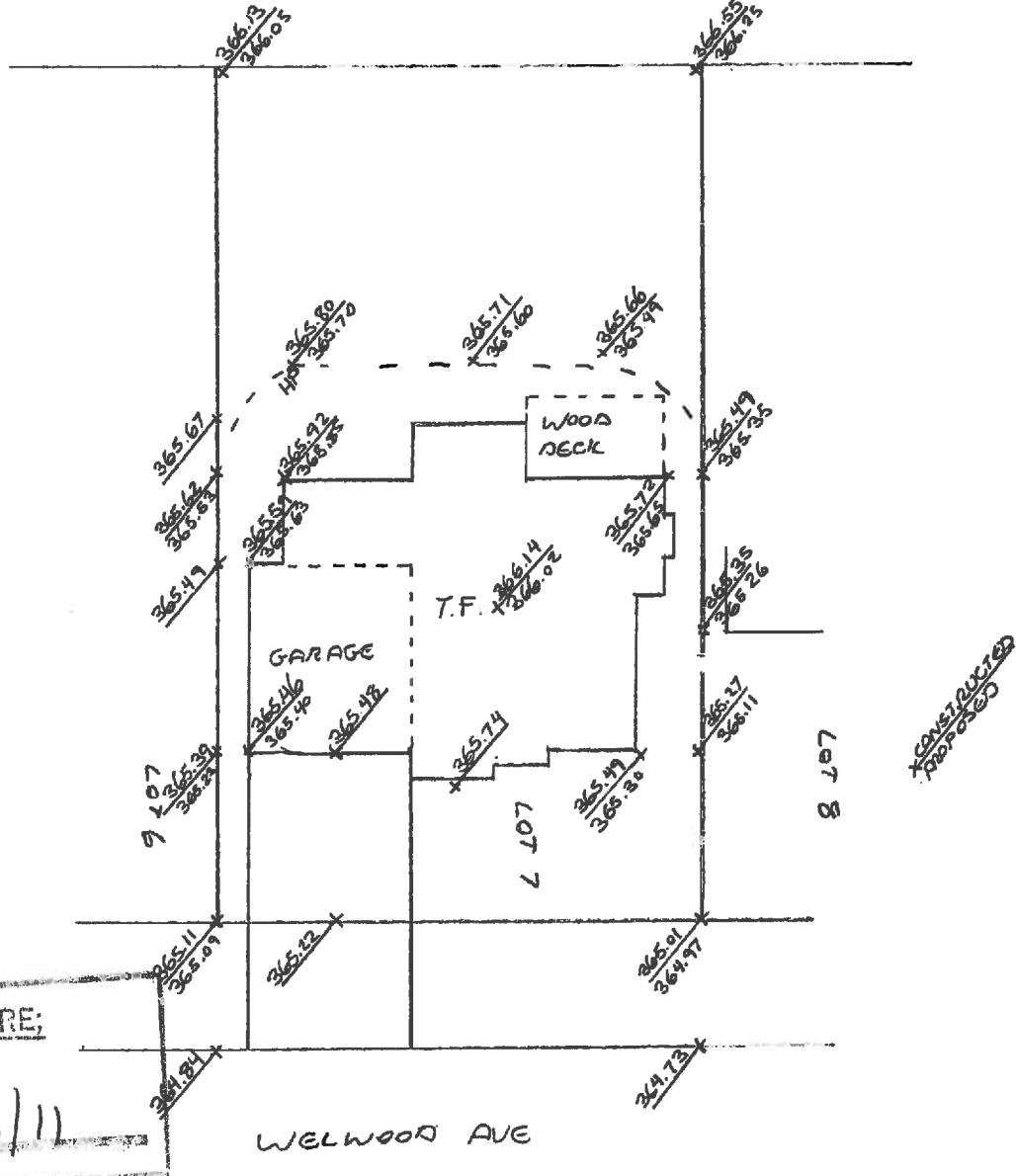
Project No: 2003-0241-10 Date: NOV 03/2011
Reg. Plan 58M-312 Lot No: 07

Municipality WELLESLEY

Street: WELWOOD AVE

Benchmark: HYDRANT TOP NUT LOT 4/5

Elevation: 366.32



Remarks

Approved: ✓

Prepared ADAM HAMMOUD

Not

Checked JSO

Reapproved:

By: *[Signature]*

Field Note No.:

Lot No.: 7



2003-0241-10

November 4, 2011

Mr. Willis McLaughlin
Director of Public Works and Environment
Corporation of the Township of Wellesley
R.R. #1, 4639 Lobsinger Line
St. Clements, ON N0B 2M0

Dear Mr. McLaughlin:

RE: Lot 21 R.P. 58M-312

Please find enclosed the as-built grading survey for the aforementioned lot.

Lot 21 generally follows the intent of the subdivision grading design and Township standards. On this basis, we are prepared to recommend this lot for acceptance by the Township.

Should you have any questions regarding this lot, please contact the undersigned.

Yours truly,

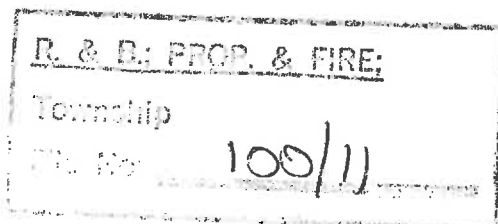
WALTERFEDY

J. Scott Oliver, P.Eng.
Civil Engineering
Associate

soliver@walterfedy.com
519.576.2150, Ext. 325
JSO:ajw

Enclosure

cc: File



WALTERFEDY
675 Queen Street South
Suite 111, Kitchener, Ontario
Canada N2M 1A1

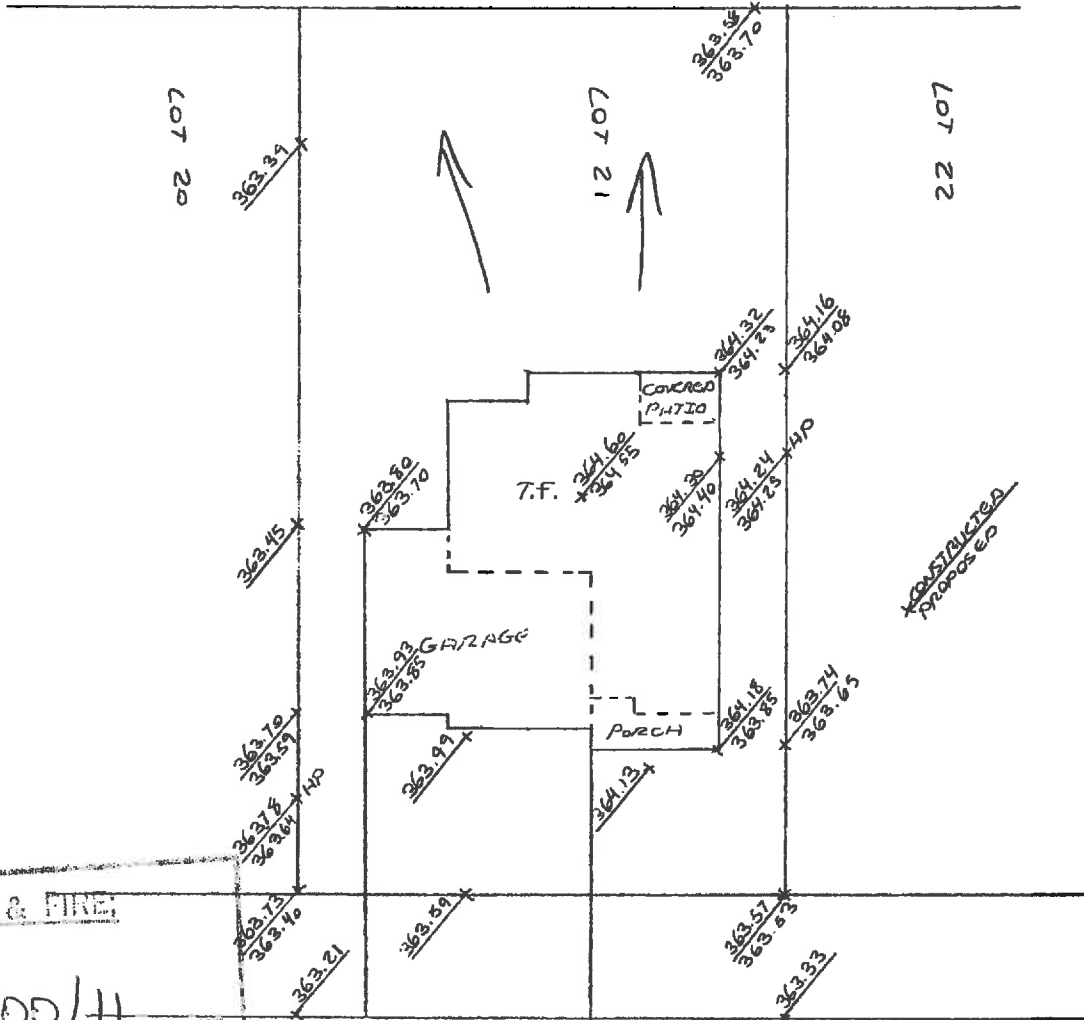
T 519.576.2150
F 519.576.5499

WALTERFEDY.COM

WALTER FEDY

LOT GRADING

Project: VILLAGE ESTATES Project No: 2003-0241-10 Date: Nov 03/2011
PHASE 3A Reg. Plan 58M-312 Lot No: 21
 Municipality WELLESLEY Street: WELWOOD AVE
 Benchmark: HYDRANT TOP OF NUT LOT 18/19 Elevation: 364.485



R. & B: PROP. & FIRE:
 Township
 File No: 100/11

Remarks

Approved: Not
 Reapproved:
 By: [Signature]

Prepared: ADAM HAMMOUD
 Checked: JSD

Field Note No.:	Lot No.: <u>21</u>
-----------------	--------------------

Road & Bridge; Property & Fire

Date: December 5, 2011

Prepared for: Council of the Township of Wellesley

Prepared by: Kevin Beggs, General Manager of Community Services

RE: Lot Grading Release for Lot 36 RP 58M-380 – Mill Creek Meadows - Motion Required

Background / History:

Included in this report is correspondence from the Township's consulting engineer, Aecom (formerly TSH) in relation to as-built lot grading at the property noted above.

Financial Implications / Impacts:

The Township of Wellesley holds deposits to ensure that the lot grading inspections are completed satisfactorily. Engineering costs associated with the Township inspections are deducted from the deposit prior to it being returned to the property owner or costs are paid by the developer of the plan of subdivision. No financial impact on the Township of Wellesley budget.

Staff Comments / Summary:

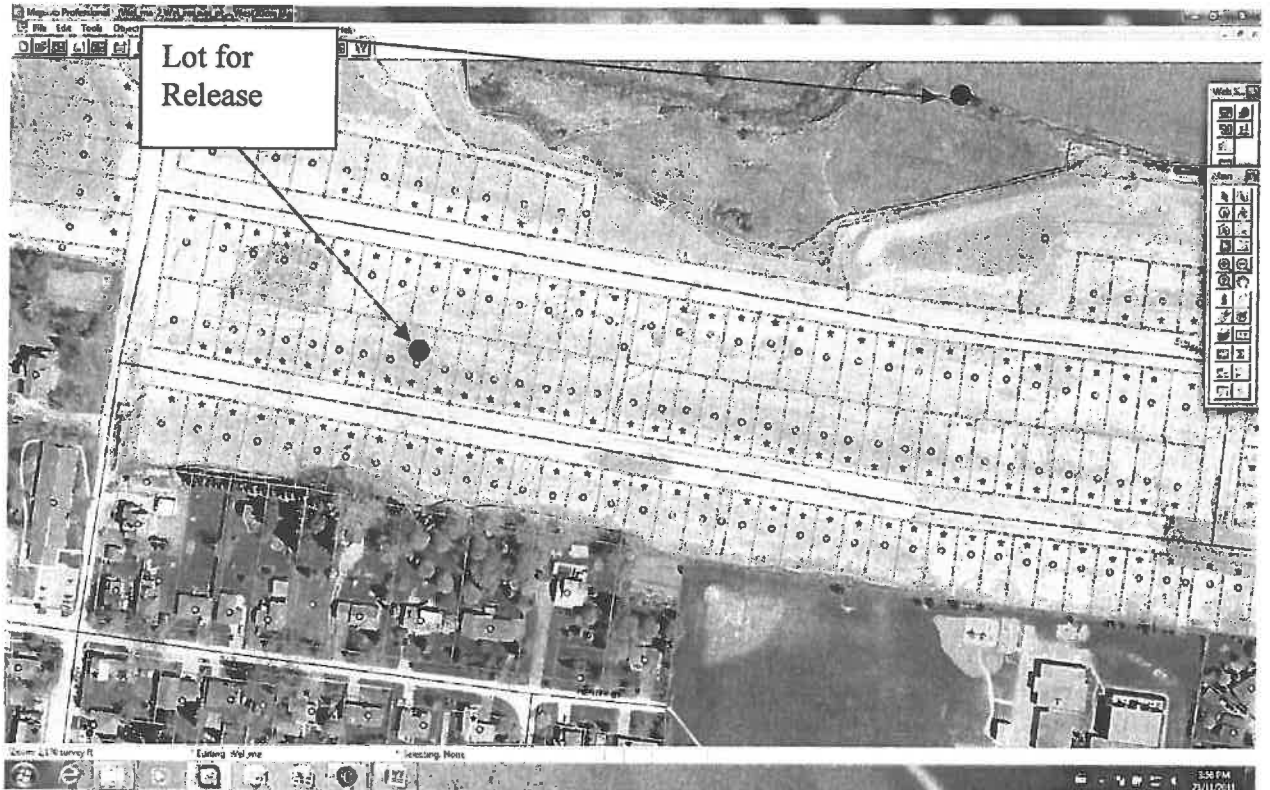
The above noted lot has been inspected and is recommended for release.

Recommendations:

That the Council of the Township of Wellesley approve the lot grading release for Lot 36 RP 58M-380 – Mill Creek Meadows Subdivision.

Attach: 2

R. & B.; PROP. & FIRE;
Township
File No: 101/11



Willis McLaughlin
Executive Director of Operations

R. & B; PROP. & FILE;
Township _____
File No. 10111

Facsimile

To	Will McLaughlin/Kevin Beggs	Page	1 of 25
Fax #	519-899-4540 (email)		
CC	Al Allendorf (email)		
	Pat O'Neil (email)		
Subject	As-built Grading for Mill Creek Meadows		
From	Maggie McAuley		
Telephone #	519-650-8674	Ext.	
Date	October 14, 2011 Revised Oct. 24, 2011	Project Number	60118454

THE INFORMATION CONTAINED IN THIS FACSIMILE IS INTENDED ONLY FOR THE USE OF THE RECIPIENT NAMED ABOVE. This fax may contain privileged, confidential or undisclosed information. If the reader of this fax is not the intended recipient or an agency responsible for delivering it to the intended recipient, you are hereby notified that you have received this fax in error, and that any review, dissemination, distribution or copying of it is strictly prohibited. If you have received this in error, please notify us immediately by telephone and return the original transmittal to us by mail. Thank you for your cooperation.

Message

As requested we have reviewed the 'as-built' lot grading for the following lots. A copy of the 'as-built' survey information is enclosed. Comments are as follows:

Phase II & III - 58M-380

- | | |
|----------|--|
| Lot 35 | Window well on east side should be raised. |
| → Lot 36 | It is our opinion that the as-built grades satisfy the intent of the approved grading plan. |
| Lot 56 | The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan. |
| Lot 57 | Window well at back of house should be raised. |
| Lot 69 | The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan. |
| Lot 70 | The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan. |
| Lot 71 | The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan. |
| Lot 72 | The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan. |

R. & B. PROP. & FIRE:

Township

21207/94/Dev.Doc#

File No:

101/11

18

- Lot 73 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 74 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 75 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 76 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 77 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 78 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 79 Ponding was observed in the west side yard swale. This needs to be corrected for approval.
- Lot 80 Ponding was observed in the east and west side yard swales This needs to be corrected for approval.
- Lot 81 Ponding was observed in the east side yard swale. This needs to be corrected for approval.
- Lot 82 Window well at back of house should be raised.
- Lot 94 The grading on the north side of the property is not complete due to the construction on Lot 93.
- Lot 97 West property line is not as per designed. The top of embankment is low, the bottom of embankment is high and the rear corners of the property are low.
- Lot 98 Back property line is low.
- Lot 99 Back property line is low.
- Lot 102 The previous deficiencies have been corrected. It is our opinion that the as-built grades satisfy the intent of the approved grading plan.
- Lot 103 It is our opinion that the as-built grades satisfy the intent of the approved grading plan.

We trust this information is sufficient for your requirements. Please advise if we can be of further assistance.

R. & B; PROP. & FIRE;
Township
File No: 101/11

NOTES:

1. THIS PLAN MUST BE READ IN CONJUNCTION WITH THE APPROVED LOT GRADING PLAN.
2. LOT DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 58M-380 AND HAVE NOT BEEN VERIFIED BY SURVEY, PROPOSED BUILDING POSITIONED BY CALCULATION, NOT BY ACTUAL SURVEY.
3. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
4. ELEVATIONS SHOWN HEREON ARE IN ACCORDANCE WITH THE LOT GRADING PLAN FOR REGISTERED PLAN 58M-380 AND ARE PROPOSED.

- 500.00 DENOTES PROPOSED GRADE BY BSR&D
- 300.00 DENOTES SPECIFIED HOUSE GRADE
- 300.00 DENOTES PROPOSED ELEVATION
- DENOTES DIRECTION OF DRAINAGE
- DENOTES IRON PIN TO BE SET ON SITE

- T.F. DENOTES TOP OF FOUNDATION
- U.S.F. DENOTES UNDERSIDE OF FOOTINGS
- B.F. DENOTES BASEMENT FLOOR

SKETCH

PREPARED FOR BUILDING PERMIT APPLICATION

SCALE 1 : 250



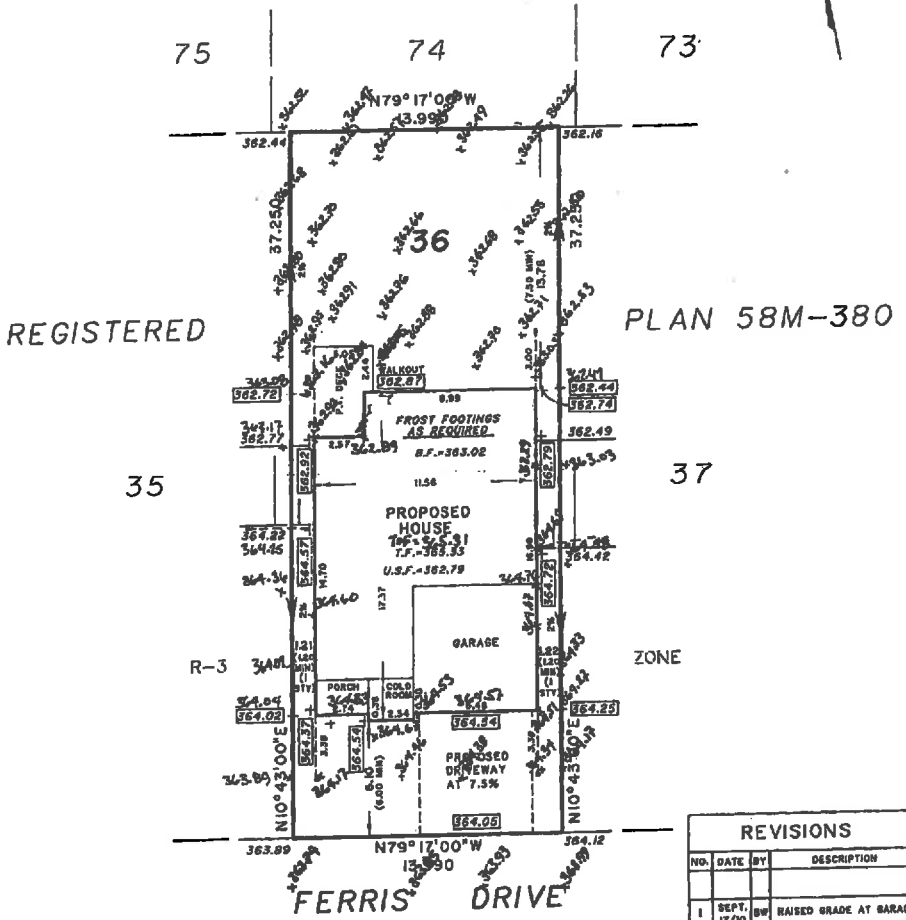
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

Township of Wellesley

NOTES:

LOT AREA = 521.1 sq.m.
HOUSE AREA = 191.4 sq.m.
COVERAGE = 37%
T.F. TO GARAGE FLOOR = 0.79



REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	SEPT. 17/20	BN	RAISED GRADE AT GARAGE

THIS SKETCH WAS PREPARED FOR STONECREST HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

Kerry F. Hillis
KERRY F. HILLIS
ONTARIO LAND SURVEYOR

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BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

BSRD & Co. Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1G6
FAX: (519) 822-1220
TEL: (519) 822-4031

DATE: SEPTEMBER 10, 2010 DM PROJECT 05-6352-125

LOT GRADING PLAN REVIEW

THE PROPOSED LOT GRADING AND DRAINAGE HAS BEEN REVIEWED FOR CONFORMITY WITH THE OVERALL APPROVED GRADING PLANS FOR THE SUBDIVISION.

PROJECT: **601845A**
SUBMISSION: **2**
REG. PLAN: **58M-380**
LOT No.: **36**

APPROVED
 AMEND & RESUBMIT

APPROVED AS NOTED
 AS NOTED

AECOM Canada Ltd.
Reviewed: *MAA* Date: **Sept 13/10**
Signed: *MAA*

AS BUILT LOT GRADING REVIEW

THE LOT GRADING AND DRAINAGE HAS BEEN REVIEWED FOR CONFORMITY WITH THE APPROVED SITE GRADING PLAN.

PROJECT: **601845A**
SUBMISSION: **1**
REG. PLAN: **58M-380**
LOT No.: **36**

APPROVED
 AMEND & RESUBMIT

APPROVED AS NOTED
 AS NOTED

AECOM Canada Ltd.
Reviewed: *MAA* Date: **Oct 14/11**
Signed: *MAA*

R. & B. PROP. & FIRE:

Township

File No: **101/11**