REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **April 9, 2015**

File Number: **B19/15**

Applicant: **Grand River Conservation Authority**

Subject Lands: TOWNSHIP OF MAPLETON (Peel) – Part Lots 1 & 2, Concession 5

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment for 2 strips of land 0.25 hectares (0.62 acres) and 0.24 hectares (0.6 acres), both with no frontage in the TOWNSHIP OF MAPLETON (Peel) – Part Lots 1 & 2, Concession 5, existing agricultural use to be added to abutting agricultural parcel – Carl & Carolyn Israel; retained lands are 95 hectares (234.7 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton – Council in support – conforms to Zoning; condition

County Planning - subject property designated Prime Agricultural and Greenlands – lot line adjustments may be permitted where no adverse effect on agricultural; application is consistent with Provincial Policy and generally conforms to Official Plan; conditions to merge

County Engineering – no objection or condition required

Others: Jeff Buisman – agent – cover letter

PROPOSED CONDITIONS of APPROVAL

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
2) THAT the solicitor for the Owner give and undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land titles Office for Wellington (No. 61) a copy of the receipted and registered electronic Transfer **including the Form 4 Certificate** and **Application for Consolidation of Parcels document for the consented parcel and the abutting lands to which the consented parcel is to be added** for Consent B19/15.
3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
6) THAT the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
7) THAT the Owner satisfy all the requirements of the Township of Mapleton, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan;) which the Township of Mapleton may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Mapleton file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

March 26, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B19/15

APPLICANT

Grand River Conservation Authority
Attn: Samantha Lawson
400 Clyde Road
PO Box 729
Cambridge ON N1R 5W6

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Peel)
Part Lots 1 & 2
Concession 5

Proposed lot line adjustment is for 2 strips of land 0.25 hectares and 0.24 hectares, both with no frontage, existing agricultural use to be added to abutting agricultural parcel – Carl & Carolyn Israel.

Retained parcel is 95 hectares with 1856m frontage, existing and proposed conservation lands.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, April 9, 2015**

for the purpose of considering this **EXPEDITED APPLICATION.**

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office, 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Agent – Jeff Buisman**

March 13, 2015

Email Only

County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Sir or Madam:

RE: CONSENT APPLICATION B19/15 – GRCA, PT LOTS 1 & 2, CONC 5 (P)

Please be advised the following resolution was carried at the March 10, 2015 Council meeting:

THAT Clerk's Report CL2015-11 dated March 10, 2015 regarding Consent Application B19/15 (GRCA), Part Lots 1 and 2, Concession 5 (M) be hereby received;

AND FURTHER THAT The Township of Mapleton Council supports the submitted application with the following conditions:

- Satisfy all the requirements of the local municipality, financial and otherwise
- Taxes Paid in Full
- Copy of deposited Reference Plan

Also enclosed you will find

☑ Clerk's Report CL2015-11
☑ Municipal Commenting Form

Should you have any questions, please don't hesitate to contact this office.

Yours truly,

BSchellenberger

Barb Schellenberger
Deputy Clerk

RECEIVED
MAR 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Encl.

CC. Mayor Driscoll and Members of Council

MUNICIPALITY COMMENTING FORM

FILE NO: B19/15

APPLICANT

Grand River Conservation Authority
Attn: Samantha Lawson
400 Clyde Road
PO Box 729
Cambridge ON N1R 5W6

LOCATION OF SUBJECT LANDS

TOWNSHIP OF MAPLETON (Peel)
Part Lots 1 & 2
Concession 5

Proposed lot line adjustment is for 2 strips of land 0.25 hectares and 0.24 hectares, both with no frontage, existing agricultural use to be added to abutting agricultural parcel – Carl & Carolyn Israel.

Retained parcel is 95 hectares with 1856m frontage, existing and proposed conservation lands.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

2332-000-003-15103-0000

Does this description reasonably describe the parcel holdings? **YES**

Do you consider this proposal to conform to your Official Plan? **YES, SEE PLANNER LINDA REDMOND'S COMMENTS DATED FEBRUARY 25, 2015**

What Section(s) does it conform to or contravene? (Please specify) **SEE PLANNER REPORT**

Will the Severed Parcel comply with all requirements of the Zoning By-law? **YES**

Will the Retained Parcel comply with all requirements of the Zoning By-law? **YES**

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform? **N/A** Minor Variance **N/A**

Is proposal on an opened maintained year-round public road? **YES**

Is the Proposed Lot(s) serviced now by Municipal Water **NO**

Is the Retained Lot serviced now by Municipal Water **NO**

Is the Proposed Lot(s) serviced now my Municipal Sewers **NO**

Is the Retained Lot serviced now by Municipal Sewers **NO**

Is there a **Capital Works Project** underway to service these lots in the near future **NO**

MUNICIPALITY COMMENTING FORM

FILE NO: B19/15

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? **NO**

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed or retained parcel for individual well and septic services? **YES. CBO HAS NO COMMENTS OR CONCERNS.**

Is there any further information that may assist the Land Division Committee? **NOT AT THIS TIME.**

Is the Municipality in support of this application? **YES**

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Conditions requested are

- **Satisfy all the requirements of the local municipality, financial and otherwise**
- **Taxes Paid in Full**
- **Copy of deposited Reference Plan**

Does the Municipality request a Notice of the Decision? **YES**

SIGNATURE BSchellenberger

Barbara Schellenberger

TITLE: Deputy Clerk

ADDRESS: Township of Mapleton, 7275 Sideroad 16
Box 160, Drayton ON N0G 1P0

DATE: March 18, 2015

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

CLERK'S REPORT CL2015-11

TO: Mayor Driscoll and Members of Council

FROM: Barb Schellenberger, Deputy Clerk

RE: Consent Application B19/15 (GRCA)
Part Lots 1 and 2, Concession 5 (M)

DATE: March 10, 2015

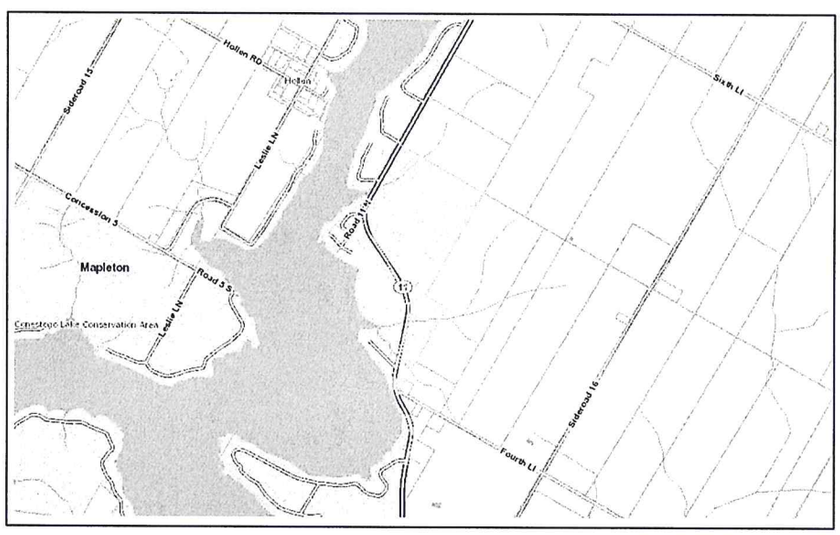
RECOMMENDATION:

THAT Report CL2015-11 dated March 10, 2015 in regards to Consent Application B19/15 (GRCA), Part Lots 1 and 2, Concession 5 (Maryborough) be hereby received; AND FURTHER THAT THE Township of Mapleton Council supports the submitted application with the following conditions:

- ✓ Satisfy all the requirements of the local municipality, financial and otherwise
- ✓ Taxes Paid in Full
- ✓ Copy of deposited Reference Plan

BACKGROUND:

Part Lots 1 and 2, Concession 5, geographic area Township of Maryborough, now in the Township of Mapleton. Property roll number where lands are being severed from is 2332-000-003-15103-0000. The parcels involved are shown below.



Proposed lot line adjustment is for 2 strips of land 0.25 hectares and 0.24 hectares, both with no frontage, existing agricultural use to be added to abutting agricultural parcel – Carl and Carolyn Israel.

Retained parcel is 95 hectares with 1856m frontage, existing and proposed conservation lands.

Comments were received from

- Drainage Inspector Jim Grose (no impacts)
- CBO Patty Wright (no comments or concerns) and
- Director of Public Works Brad McRoberts (no comments)

Attached you will find the following:

- Senior Planner Linda Redmond comments dated February 25, 2015
- Application B19/15

Submitted by

Barb Schellenberger
Deputy Clerk

Reviewed by

Patty Sinnamon
CAO Clerk

Attach A - Planner's comments
Attach B – Application B19/15

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

Application	B19/15
Location	Part Lots 1 & 2, Concession 5 TOWNSHIP OF MAPLETON
Applicant/Owner	Grand River Conservation Authority

PLANNING OPINION: This application for a lot line adjustment would sever a 0.49 ha (1.2 ac) vacant parcel and merge it with an adjacent agricultural parcel. The resulting parcel will have an area of 46.49 ha (114.8 ac). The retained parcel is 95 ha (234.7 ac) and is vacant.

This application is consistent with Provincial Policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons. Legal or technical is defined as "severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot".

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICUTURAL and GREENLANDS. Section 10.3.5 states that lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments. Lot line adjustments may also be permitted where no adverse effect on agricultural will occur.

Lot line adjustments are deemed not to create new lots for the purposes of this plan. The creation of new lots for residences surplus to a farm operation is not permitted.

The matters under section 10.3.1 were also considered.

LOCAL ZONING BY-LAW: The subject property is currently zoned Open Space (OS2) and Agricultural (A).

SITE VISIT INFORMATION: The subject property was not visited.

L Redmond

Linda Redmond, Senior Planner
March 18, 2015

RECEIVED
MAR 18 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph ON N1H 3T9

February 13, 2015

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: February 9, 2015

FILE NO. B19/15

APPLICANT

Grand River Conservation Authority
Attn: Samantha Lawson
400 Clyde Road
PO Box 729
Cambridge ON N1R 5W6

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Peel)
Part Lots 1 & 2
Concession 5

Proposed lot line adjustment is for 2 strips of land 0.25 hectares and 0.24 hectares, both with no frontage, existing agricultural use to be added to abutting agricultural parcel – Carl & Carolyn Israel.

Retained parcel is 95 hectares with 1856m frontage, existing and proposed conservation lands.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION, WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

RECEIVED
MAR – 4 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

March 18, 2015

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this APPLICATION for CONSENT.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Municipal Board by the applicant or another member of the Public

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office - 74 Woolwich St. Guelph ON N1H 3T9. Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
MAR 0 3 2015
Date:

MAILED TO:

Local Municipality – Township of Mapleton County Planning

County Engineering

Bell Canada County Clerk Roads

Neighbour - as per list verified by local municipality and filed by applicant with this application

* ENTRANCE CON'D NOT REQ *

B19/15

Van Harten
SURVEYING & ENGINEERING

February 6, 2015
Jeff.Buisman@vanharten.com
21052-12

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

Re: **Severance Application for Carl Israel Property**
PIN 71454-0026
Part of Lots 1 & 2, Concession 5
Part of Lots 1 & 2, Concession 6
Geographic Township of Peel
PIN 71454-0005
Township of Mapleton

Please find enclosed an application for a severance on the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, required deeds, a cheque to Wellington County for $ 1,000. We have not included a cheque to the GRCA as the GRCA is the applicant.

Proposal

The proposal is for a Lot Line Adjustment Severance where two long, narrow, abutting strips are being transferred from GRCA to the abutting owner, Carl Israel. The strips are the result of a long term encroachment and the GRCA has made arrangements for the transfer of these strips. The severance sketch provides a simple picture of the application, but we have also includes a draft Reference Plan showing the details. The two strips are shown as Part 1 and Part 2 on the draft Reference Plan. The two strips touch each other at the corner marked with a **B**. The new limit has already been marked with survey monuments and is generally along the outside edge of the existing field or drainage ditch of the field.

Please contact me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

JEB:lb

c.c. GRCA, Attention: Samantha Lawson
c.c. Carl Israel, c/o Mary-Lou Fletcher, Woods, Clemens, Fletcher and Cronin