# 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:** **November 13, 2014**

**File Number:** **B102/14**

**Applicant:** **Rumph's Dairy & Poultry Ltd.**

**Subject Lands:** TOWNSHIP OF MAPLETON (Peel) – Part Lots 4 & 5, Concession 13

**Surplus Farm Dwelling Application**

**Proposal is a request for consent to convey** fee simple for a proposed severance 1.81 hectares (4.47 acres) with 121m frontage in the TOWNSHIP OF MAPLETON (Peel) – Part Lots 4 & 5, Concession 13, existing and proposed rural residential use with existing house and metal clad building; retained lands are 25.6 hectares (63.3 acres).

## ISSUES: none

## SUMMARY of FILED REPORTS and COMMENTS:

**Township of Mapleton** - Council supports application - no impacts on municipal drains; zoning to prohibit residential use and address accessory building; conditions to apply

**County Planning** - notice cards were posted at time of site visit; Farm information form has been provided demonstrating that the farm land will be consolidated with a larger farming operation owned by the applicants; staff is satisfied that the inclusion of the woodlot with the severed parcel is justified regarding lot size; conditions to apply

**Conservation Authority (GRCA)** – no objection

**County Engineering** – no objections – entrance condition not required

## *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 an 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 document for Consent B102/14.
**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 for 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 Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**6) 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.
**7) THAT** the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
**8) THAT** the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality to address issue of oversized accessory structure on severed parcel; and that the Local Municipality 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**

October 30, 2014

**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 B102/14**

**APPLICANT**

Rumph's Dairy & Poultry Ltd.
Attn: Albert Rumph
7833 12th Line
RR#2
Alma ON N0B 1A0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF MAPLETON (Peel)
Part Lots 4 & 5
Concession 13

**Surplus Farm Dwelling Application**

Proposed severance is 1.81 hectares with 121m frontage (Parcel A on sketch) existing and proposed rural residential use with existing house and metal clad building.

Retained parcel is 25.6 hectares with 453m frontage (Parcel B on sketch) existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, November 13, 2014**

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: **Applicant – Albert Rumph**

Mapleton TOWNSHIP
Rooted in tradition.
Growing for the future.

RECEIVED
OCT 23 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

October 23, 2014

Email Only

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

Dear Sir or Madam:

**RE: CONSENT APPLICATION B102/14 – RUMPH'S DAIRY & POULTRY LTD**

Please be advised the following resolution was carried at the October 14, 2014 Council meeting:

THAT Report CL2014-48 dated October 14, 2014 in regards to Consent Application B102/14 (Rumph's Dairy & Poultry Ltd.), East Part Lot 4, West Part Lot 5, Concession 13 (Peel) be hereby received;
AND FURTHER THAT THE Township of Mapleton Council supports the application as presented with the following conditions:

- ✓ Cash in lieu of parkland as per the Township's fees and charges by-law
- ✓ Satisfy all the requirements of the local municipality, financial and otherwise
- ✓ Taxes Paid in Full
- ✓ Zoning Compliance (to prohibit a residential use, oversized accessory building)
- ✓ Copy of deposited Reference Plan

Mapleton Council would prefer a smaller severed lot.

Also enclosed you will find

- ☑ Clerk's Report CL2014-48
- ☑ Municipal Commenting Form

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

Yours truly,

BSchellenberger

Barb Schellenberger, Deputy Clerk

Township of Mapleton 7275 Sideroad 16, Box 160, Drayton, Ontario NOG 1PO
Phone: 519-638-3313 Ext. 23 Fax: 519-638-5113 Toll Free: 1-800-385-7248
www.mapleton.ca bschellenberger@town.mapleton.on.ca

**MUNICIPALITY COMMENTING FORM**
**FILE NO: B102/14**

**APPLICANT**

Rumph's Dairy & Poultry Ltd.
Attn; Albert Rumph
7833 12th Line
RR#2
Alma ON N0B 1A0

**LOCATION**

TOWNSHIP OF MAPLETON (Peel)
Part Lots 4 & 5
Concession 13

**Surplus Farm Dwelling Application**

Proposed severance is 1.81 hectares with 121m frontage (Parcel A on sketch) existing and proposed rural residential use with existing house and metal clad building.

Retained parcel is 25.6 hectares with 453m frontage (Parcel B on sketch) existing and proposed agricultural use.

*PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER*

**2332-000-004-18800-0000 – 68.56 acres (Source: MPAC)**

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

Do you consider this proposal to conform to your Official Plan? **YES**

What Section(s) does it conform to or contravene? **See Junior Planner Jameson Pickard comments dated October 1, 2014.**

Will the Severed (4.4 acre) Parcel comply with all requirements of the Zoning By-law? **NO, accessory building does not comply.**

Will the Retained Parcel comply with all requirements of the Zoning By-law? **NO, rezoning required to prohibit a residential use.**

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform? **YES** 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: B102/14**

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**

Is there any further information that may assist the Land Division Committee?

Is the Municipality in support of this application? **YES - Mapleton Council would prefer a smaller severed lot.**

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

**Conditions requested are**

- ✓ **Cash in lieu of parkland as per the Township's fees and charges by-law**
- ✓ **Satisfy all the requirements of the local municipality, financial and otherwise**
- ✓ **Taxes Paid in Full**
- ✓ **Zoning Compliance (to prohibit a residential use, oversized accessory building)**
- ✓ **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: October 23, 2014

Item 10.2 iii)
October 14, 2014

# THE CORPORATION OF THE TOWNSHIP OF MAPLETON

## CLERK'S REPORT CL2014-48

TO: Mayor Whale and Members of Council

FROM: Barb Schellenberger, Deputy Clerk

RE: Consent Application B102/14 (Rumph's Dairy & Poultry Ltd.)
East Part Lot 4, West Part Lot 5, Concession 13 (Peel)

DATE: October 14, 2014

---

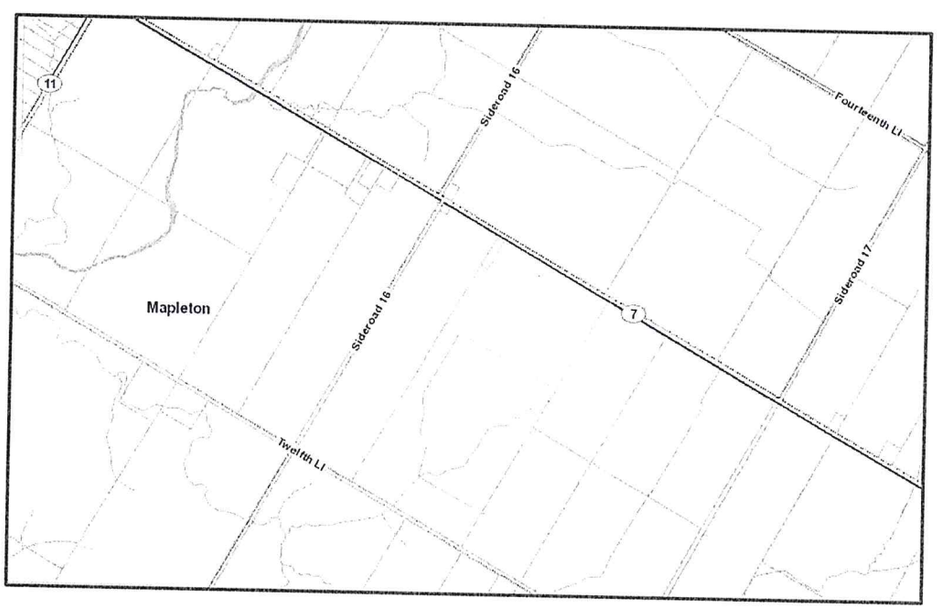
**RECOMMENDATION:**
THAT Report CL2014-48 dated October 14, 2014 in regards to Consent Application B102/14 (Rumph's Dairy & Poultry Ltd.), East Part Lot 4, West Part Lot 5, Concession 13 (Peel) be hereby received;

AND FURTHER THAT THE Township of Mapleton Council supports the application as presented with the following conditions:

- ✓ Cash in lieu of parkland as per the Township's fees and charges by-law
- ✓ Satisfy all the requirements of the local municipality, financial and otherwise
- ✓ Taxes Paid in Full
- ✓ Zoning Compliance (to prohibit a residential use, oversized accessory building)
- ✓ Copy of deposited Reference Plan

**BACKGROUND:**

The subject property is East Part Lot 4, West Part Lot 5, Concession 13, geographic area Township of Peel, now in the Township of Mapleton. Property roll number is 2332-000-004-18800-0000 and the subject lands are shown below.



Proposed severance is 1.81 hectares with 121 m frontage (Parcel A on sketch) existing and proposed rural residential use with existing house and metal clad building. Retained parcel is 25.6 hectares with 453 m frontage (Parcel B on sketch) existing and proposed agricultural use.

Comments were received from Drainage Inspector Jim Grose (no impacts on any municipal drains), Director of Public Works Brad McRoberts (no impact). CBO Patty Wright reviewed the application with concerns regarding zoning (to prohibit residential use/accessory building) and MDS.

Attached you will find the following:

- Junior Planner Jameson Pickard comments dated October 1, 2014
- Application B102/14

Submitted by

Barb Schellenberger
Deputy Clerk

Reviewed by

Patty Sinnamon
CAO Clerk

Attach A - Planner's comments
Attach B – Application B102/14

**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** | B102/14 |
| **Location** | Part Lot 4 & 5, Concession 13<br>TOWNSHIP OF MAPLETON |
| **Applicant/Owner** | Rumph's Dairy & Poultrey Ltd. |

**PLANNING OPINION:** This application would sever 1.81 ha (4.4 ac) parcel with existing dwelling and metal clad shed in the Prime Agricultural area. A vacant 25.6 ha (63.3 ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

The severed parcel is larger than the 2 ac (0.8 ha) typically contemplated under the Official plan. The increased size is due to a small woodlot which has increased its size to 4 ac (1.6 ha). The Official Plan does make considerations for larger lot sizes given environmental and topographical features. Staff is satisfied that the inclusion of the woodlot with the severed parcel is justified. We would have no concerns, provided that the following matters are addressed as conditions of approval:

a) That any concerns of the conservation authority can be addressed; and,
b) That retained lands are rezoned to restrict residential development to the satisfaction of the County of Wellington Planning and development department; and,
c) That zoning compliance be achieved for the oversized accessory structure on the severed parcel to the satisfaction of the local municipality; and,
d) That safe driveway access can be provided to the retained parcel to the satisfaction of the County of Wellington Engineering Services Department.

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The Greenland designation represents hazardlands. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
e) the Minimum Distance Separation formula will be met; and
f) That the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum." Staff has been provided with the necessary Farm Information Form which demonstrates that the farm land will be consolidated with a larger farming operation owned by the applicants.

Section 10.2.2 states that "where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation."

The matters under section 10.1.3 were also considered including…h) that natural heritage features are not affected negatively.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Agricultural (A). A zoning by-law amendment would be necessary to prohibit residential use on the retained parcel. Further, zoning relief would be required for the 341. 8m² (3,680 ft²) oversized accessory structure on the severed parcel. It appears that both severed and retained can meet the minimum lot area and frontage requirements.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on October 17th 2014. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Jameson Pickard

Jameson Pickard, Junior Planner
October 22nd, 2014

400 Clyde Road, P.O. Box 729, Cambridge, ON N1R 5W6
**Phone:** 519-621-2761 **Toll free:** 866-900-4722 **www.grandriver.ca**

**PLAN REVIEW REPORT:** **County of Wellington, Planning & Land Division Committee**
**Deborah Turchet, Secretary-Treasurer**

**DATE:** October 17, 2014
**GRCA FILE:** Mapleton/2014/Sev

**YOUR FILE:** B102/14

**RE:** Application for Consent B102/14
Part Lots 4 & 5, Concession 13
Rumph's Dairy & Poultry Ltd.

**GRCA COMMENT: ***
The Grand River Conservation Authority (GRCA) does not object to the above noted severance application as proposed in the circulated material.

**BACKGROUND:**

1. **Resource Issues:**

   Information currently available at this office indicates that the severed and retained lands do not contain any features of interest to the GRCA.

2. **Legislative/Policy Requirements and Implications:**

   None.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   We wish to acknowledge receipt of the applicable plan review fee in the amount of $380.00 for the processing of this application.

We trust these comments are of assistance. Should you have any further questions, please do not hesitate to contact the undersigned at ext. 2320.

Yours truly,

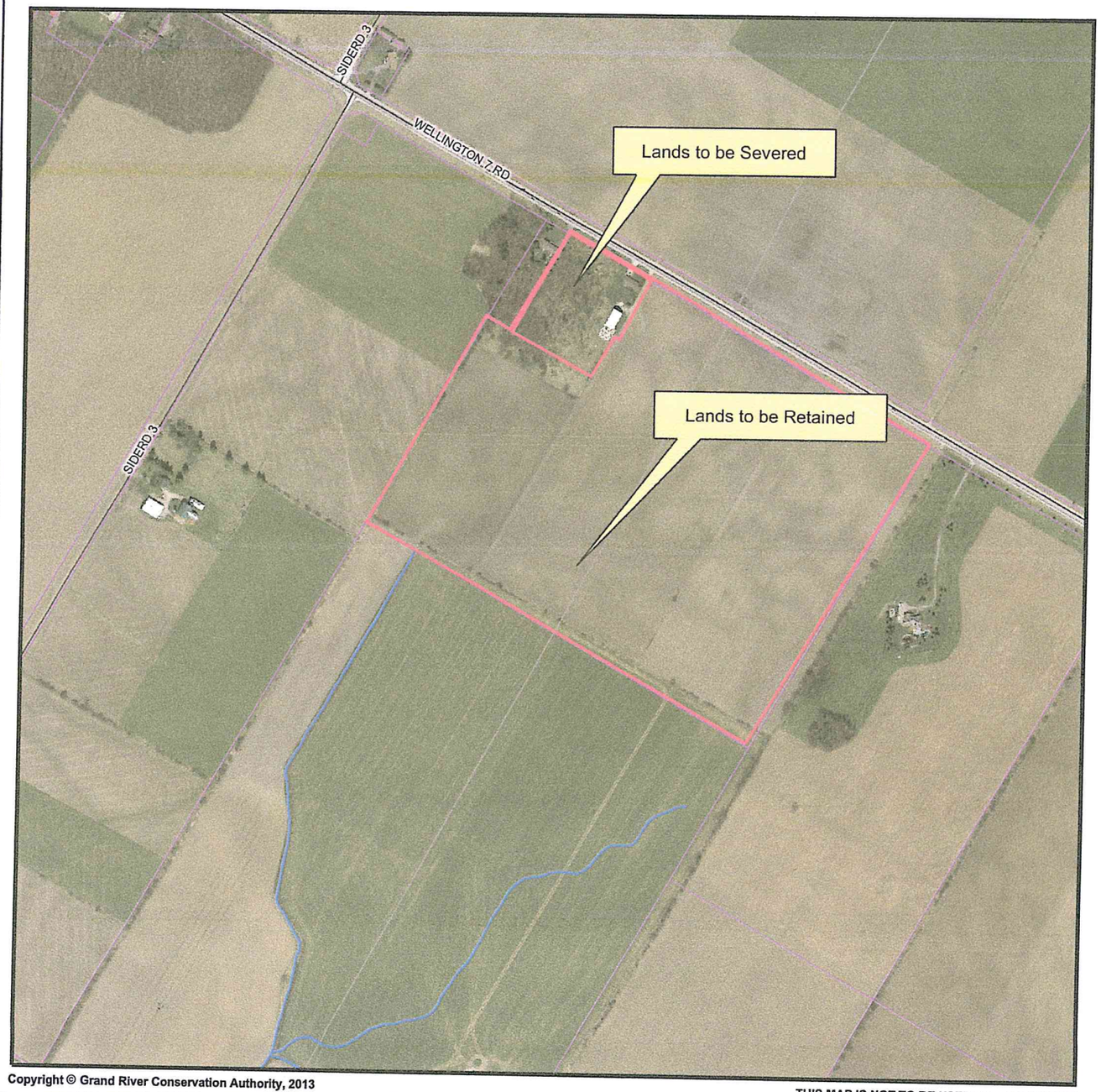
Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority

RECEIVED
OCT 22 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Encl. (1)

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

cc. Township of Mapleton
Rumph's Dairy & Poultry Ltd., Attn: Albert Rumph, 7833 12th Line, RR#2, Alma ON N0B 1A0




Copyright © Grand River Conservation Authority, 2013

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Grand River Conservation Authority**
Map created: September 22, 2014

## B102-14 - Rumph's

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

**GRCA Disclaimer**

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

*http://grims.grandriver.ca/docs/SourcesCitations1.htm*

0 85 170 255 340 m.

NAD 1983, UTM Zone 17 Scale 1:7,500

N

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

COUNTY OF WELLINGTON
SEP 12 2014
ENGINEERING SERVICES
DEPARTMENT

September 12, 2014

# 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: September 5, 2014***

**FILE NO. B102/14**

**APPLICANT**

Rumph's Dairy & Poultry Ltd.
Attn: Albert Rumph
7833 12th Line
RR#2
Alma ON N0B 1A0

**LOCATION OF SUBJECT LANDS:**

TOWNSHIP OF MAPLETON (Peel)
Part Lots 4 & 5
Concession 13

**Surplus Farm Dwelling Application**

Proposed severance is 1.81 hectares with 121m frontage (Parcel A on sketch) existing and proposed rural residential use with existing house and metal clad building.

Retained parcel is 25.6 hectares with 453m frontage (Parcel B on sketch) existing and proposed agricultural use.

RECEIVED
OCT 20 2014
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

## October 22, 2014

**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 for inspection during regular office 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) 837-3[illegible]

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
OCT 17 2014
Date:

**MAILED TO:**

Local Municipality - Mapleton County Planning Conservation Authority - GRCA

County Engineering

Bell Canada County Clerk Roads

*ENTRANCE COND NOT REQ'D*

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