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: **February 11, 2016**

File Number: **B142/14**

Applicant: **Vernon & Nancy Foley**

Subject Lands: TOWNSHIP OF MAPLETON (Peel) – Part Lot 4, Concession A

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 28.5 hectares (70.4 acres) with 327m frontage on Jones Baseline and 709m frontage on Sideroad 21 in the TOWNSHIP OF MAPLETON (Peel) – Part Lot 4, Concession A, existing agricultural use to be added to vacant lot – Nancy Foley; retained lands are 0.7 hectares (1.73 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton – Council in support of application; conforms to zoning; Council also supports the County of Wellington requiring a tree preservation plan; conditions to apply

County Planning - notice cards were not posted; effect of application – relocate a vacant treed lot from the middle of a farm to a corner of the farm within significant woodlot – condition for tree saving and compensation plan to apply; no MDS1 concerns; application is consistent with Provincial Policy and generally conforms to Official Plan; no concerns – conditions to be addressed.

Conservation Authority (GRCA) – no objection to lot line adjustment – a detailed site plan and tree preservation plan be submitted to address the Greenlands policies as they relate to the proposed retained parcel

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 B142/14.
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 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 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 lands under application have municipal drain reapportionment or mutual agreement to the satisfaction of the Township of Mapleton; 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.
8) THAT the Owner enter into a Development Agreement to the satisfaction of the Township of Mapleton; 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.
9) THAT the Owner submit a Tree Saving and Compensation Plan prepared by a qualified professional to the satisfaction of the County of Wellington Planning Department and Grand River Conservation Authority; and further that the County of Wellington Planning Department and Grand River Conservation Authority 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

January 28, 2016

NOTICE OF CONSIDERATION IN PUBLIC FORUM – Change of Conditions

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

with respect to Application for consent,

File B142/14

APPLICANT

Vernon & Nancy Foley
7106 Hwy 6
RR#1
Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Peel)
Part Lot 4
Concession A

Proposed lot line adjustment is 28.5 hectares with 327m frontage on Jones Baseline and 709m frontage on Sideroad 21, existing agricultural use to be added to vacant lot – Nancy Foley.

Retained parcel is 70m fr x 93m = 0.7 hectares, vacant land for proposed rural residential use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, February 11, 2016**

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**

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

January 22, 2016
22537-14
Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet,

Re: Lot Line Adjustment, Severance Application B142/14 for Foley
7192 Jones Baseline
Part of Lot 4, Concession A
PIN 71439-0004
Geographic Township of Peel
Township of Mapleton

We kindly require a change of conditions to this severance application and request that condition 4 be amended to require two full prints.

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 two full prints of that deposited Reference Plan(s) to the secretary-treasurer of the Planning and Land Division Committee.

The extension is being requested to meet the requirements for condition 9.

Please find enclosed a cheque of $225 for the deferral fee.

Thank you for your assistance in this matter.

Van Harten Surveying Inc.

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

c.c. Vern Foley

423 Woolwich Street, Guelph, Ontario N1H 3X3
Phone: 519-821-2763 | Fax: 519-821-2770

660 Riddell Road, Unit 1, Orangeville, Ontario L9W 5G5
Phone: 519-940-4110 | Fax: 519-940-4113

www.vanharten.com

R.P. Magahay, B.A. J.E. Buisman, B.E.S., B.Sc., O.L.S. R.M. Mak, B.Sc., O.L.S. J.M. Laws, B.Sc., O.L.S. J.M. Duffy, P.Eng.

REPORT SUMMARY

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Date of Consideration: **February 11, 2016**

File Number: **B142/14**

Applicant: **Vernon & Nancy Foley**

Subject Lands: TOWNSHIP OF MAPLETON (Peel Twp.) – Pt. Lot 4, Concession A

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment 28.5 hectares (70.4 acres) with 327m frontage on Jones Baseline and 709m frontage on Sideroad 21 in the TOWNSHIP OF MAPLETON (Peel) – Part Lot 4, Concession A, existing agricultural use to be added to vacant lot – Nancy Foley; retained lands are 0.7 hectares (1.73 acres).

REQUEST IS A MODIFICATION OF CONDITIONS OF APPROVAL OF PROVISIONAL CONSENT GRANTED ON FEBRUARY 12, 2015 (lapse date being February 19, 2016)

ISSUES: Need for additional time to fulfill conditions

ORIGINAL CONDITION NO. 4 OF APPROVAL

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.

PROPOSED MODIFIED CONDITION NO. 4 OF APPROVAL

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 *two (2)* full prints of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.