REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **October 13, 2016** **TIME: 9:15 a.m.**

File Number: **B64/16**

Applicant: **Anthony & Krystal Bowman**

Subject Lands: TOWNSHIP OF MAPLETON (Peel) – Part Lot 2, Concession 9

Proposal is a request for consent to convey fee simple for a proposed severance 57m fr x 189m = 1.07 hectares (2.64 acres) in the TOWNSHIP OF MAPLETON (Peel) – Part Lot 2, Concession 9, existing agricultural use for proposed parochial school; retained lands are 3.01 hectares (7.44 acres).

ISSUES: County Planning not in support; neighbour concern

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton – Council in support of application; conditions to apply

County Planning - notice cards were posted at time of site visit; application not consistent with Provincial Policy Statement – proposal would be consistent with PPS to allow for parochial school use and severance provided the students rely on horse and buggy transportation; Minimum Distance Separation 1 – Farm Data sheets provided 0 based on calculations three of the five livestock facilities cannot be met – note that in most cases distances shown on survey sketch are approximate and may need to be surveyed; Does not conform to County Official Plan – Prime Agricultural Section 10.3.6 regarding Community Service Facilities. Application states that there will be approximately 50 students attending the school of which only one family uses horse and buggy; conditions to address

Conservation Authority (GRCA) – no objections

Others (e.g. neighbours) – Ryan & Lynette Bauman (7950 8th Line, R. R. #2, Drayton, ON N0G 1P0) – no problem with proposal if it doesn't cause a great restriction on my agricultural operation; planning on expansion of dairy facility; **request notification of consideration and decision**

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 including the Form 2 Certificate for Consent B64/16.
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 safe driveway access can be provided to the satisfaction of the local municipality and further 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 in a manner deemed acceptable by the Local Municipality for proposed parochial school; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) 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.
9) THAT the County of Wellington Planning Department submit to the Secretary-Treasurer of the Planning and Land Division Committee written approval which indicates that the Minimum Distance Separation required under Formula 1 are met.

*****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

September 29, 2016

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 B64/16

APPLICANT

Anthony & Krystal Bowman
7947 8th Line
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Peel)
Part Lot 2
Concession 9

Proposed severance is 57m fr x 189m = 1.07 hectares (Parcel A on sketch), existing agricultural use for proposed parochial school.

Retained parcel is 3.01 hectares with 71.93m frontage, existing and proposed rural residential and agricultural use with existing house and shed. (Parcel B on sketch)

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, October 13, 2016**

AT 9:15 A.M. for the purpose of considering this matter.

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 SHOULD ATTEND THIS CONSIDERATION**. Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

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 – Russell Metzger** **Agent – Mary-Lou Fletcher**
Other - Ryan & Lynette Bauman (7950 8th Line, R. R. #2, Drayton, ON N0G 1P0)

Mapleton TOWNSHIP Rooted in tradition. Growing for the future.

September 21, 2016

RECEIVED
SEP 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Email Only

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

Dear Sir or Madam:

RE: CONSENT APPLICATION B64/16, BOWMAN W PT LT 2, CONC. 9 (P)

Please be advised the following resolution was carried at the September 13, 2016 Council meeting:

> IN REGARDS to Consent Application B064/16 (Anthony and Krystal Bowman) West Part Lot 2, Concession 9 (Peel), Township of Mapleton Council supports the submitted consent application;
> AND FURTHER THAT the following conditions be requested:
> ✓ 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
> ✓ Safe driveway access can be provided to the satisfaction of the Township
> ✓ Zoning Compliance
> ✓ MDS1 Compliance be obtained to the satisfaction of the County
> ✓ Copy of deposited Reference Plan

Also enclosed you will find
- ☑ Municipal Commenting Form
- ☑ Consent Application Summary, File No. B64/16 excluding attachments

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

Yours truly,

Christine Hickey
Executive/Planning Assistant

Encl.

MUNICIPALITY COMMENTING FORM
FILE NO: B064/16

APPLICANT

Anthony & Krystal Bowman
7947 8th Line
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF MAPLETON (Peel)
Part Lot 2
Concession 9

Proposed severance is 57m fr x 189m = 1.07 hectares (Parcel A on sketch), existing agricultural use for proposed parochial school.

Retained parcel is 3.01 hectares with 71.93m frontage, existing rural residential with existing house and shed. (Parcel B on sketch)

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:
23-32-000-004-00400-0000 – 10 Acres

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

Do you consider this proposal to conform to your Official Plan? **NO**

What Section(s) does it conform to or contravene? **See attached planning 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? **YES** (for proposed parochial school).

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 by 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**

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

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services? **YES**

MUNICIPALITY COMMENTING FORM
FILE NO: B064/16

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

IN REGARDS to Consent Application B064/16 (Anthony and Krystal Bowman) West Part Lot 2, Concession 9 (Peel), Township of Mapleton Council supports the submitted consent application;
AND FURTHER THAT the following conditions be requested:

- ✓ 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
- ✓ Safe driveway access can be provided to the satisfaction of the Township
- ✓ Zoning Compliance
- ✓ MDS1 Compliance be obtained to the satisfaction of the County
- ✓ Copy of deposited Reference Plan

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

- ✓ 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
- ✓ Safe driveway access can be provided to the satisfaction of the Township
- ✓ Zoning Compliance
- ✓ MDS1 Compliance be obtained to the satisfaction of the County
- ✓ Copy of deposited Reference Plan

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

SIGNATURE Christine Hickey
CHRISTINE HICKEY

TITLE: EXECUTIVE/PLANNING ASSISTANT

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

DATE: September 21, 2016

TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248
www.mapleton.ca

CONSENT APPLICATION SUMMARY
LAND DIVISION FILE NO. B064/16
FOR COUNCIL SEPTEMBER 13, 2016

APPLICANT
Anthony & Krystal Bowman
7947 8th Line
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS
TOWNSHIP OF MAPLETON (Peel)
Part Lot 2
Concession 9

RECOMMENDATION:
THAT Consent Application B064/16 (Anthony and Krystal Bowman) West Part Lot 2, Concession 9 (Peel) be hereby received;
AND FURTHER THAT Township of Mapleton Council does not support the submitted application based on the Planner's opinion that the application is not consistent with the Provincial Policy Statement and does not conform to the County Official Plan as it does not appear to rely extensively on horse and buggy transportation.

BACKGROUND:
Township staff were circulated the Notice of An Application for Consent dated August 12, 2016 for the above noted file.

The following staff comments were received:

Public Works – Memo dated September 2, 2016 (attached) indicates that a driveway entrance permit will be required as a condition of approval.

Drainage Superintendent - Memo dated August 22, 2016 suggests there are no municipal drains impacted.

Building Department – comments received August 30, 2016 by email (attached).

Finance Department – comments received August 26, 2016 by email indicate no concerns.

Fire Department - comments received August 22, 2016 by email indicate no concerns.

PAGE TWO, CONSENT APPLICATION SUMMARY
LAND DIVISION FILE NO. B064/16

Additional comments were received from:

Planning - Senior Planner Sarah Wilhelm planning report dated August 30, 2016 (attached)

Prepared by

Christine Hickey
Executive/Planning Assistant

Reviewed by

Brad McRoberts
CAO Clerk

Attach A – Planner comments dated August 30, 2016
Attach B – Application B064/16
Attach C – Building Department comments dated August 30, 2016
Attach D – Public Works Department comments dated September 2, 2016

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	B64/16
Location	Part Lot 2, Concession 9 TOWNSHIP OF MAPLETON
Applicant/Owner	Anthony & Krystal Bowman

PLANNING OPINION: This application would sever a vacant 1.1 ha (2.6 ac) parcel in the Prime Agricultural area to be used for a parochial school. A 3.0 ha (7.4 ac) parcel would be retained with an existing dwelling and shed.

This application is not consistent with the Provincial Policy Statement and does not conform to the County Official Plan as it does not appear to rely extensively on horse and buggy transportation. If approved, the following conditions should apply:

1. That the severed parcel be rezoned to allow a parochial school to the satisfaction of the local municipality.
2. That MDS1 compliance is obtained to the satisfaction of the County of Wellington.
3. That servicing and safe access can be provided to the satisfaction of the local municipality.

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is within a prime agricultural area. Within prime agricultural areas, lot creation may be considered for new agricultural parcels, agriculture-related uses, a residence surplus to a farming operation and infrastructure.

The PPS, while not specifically allowing for uses such as a parochial school and related lot creation in the Prime Agricultural Area, does provide important policy direction that land use patterns that would cause public safety concerns should be avoided and that necessary public service facilities should be available to meet current and projected community needs. On the basis of the public safety considerations of unique communities relying extensively on horse drawn vehicles as their sole means of transportation, this proposal would be consistent with the PPS to allow for this type of use and severance, provided the students rely on horse and buggy transportation.

With respect to Minimum Distance Separation 1 (MDS1), we have been provided with Farm Data sheets for the surrounding livestock facilities. Based on our attached calculations, MDS1 requirements cannot be met from three of the five livestock facilities (Te Winkel, H. Bauman and R. Bauman barns). A farm data sheet is still required to be submitted for the property located at 7910 Eighth Line. We also note that in most cases, the distances shown on the survey sketch are approximate and may need to be surveyed.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are currently designated as PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The Greenlands System designations protect floodplain and significant woodland features towards the rear of the property.

Section 10.3.6 of the Plan states the following, regarding Community Service Facilities in Prime Agricultural Areas:

> "A severance may be allowed for small-scale schools where justified by need and public safety considerations of unique communities relying extensively on horse drawn vehicles as their sole means of transportation. In the case of small-scale schools referred to above, land leases are preferable to new lots and justification will include demonstrating that reasonable efforts to obtain land leases have been unsuccessful.
>
> Reasonable efforts will be made to locate these uses to minimize impacts on agriculture."

The application states that there will be approximately 50 students attending the school of which only one family uses horse and buggy.

WELL HEAD PROTECTION AREA: The subject lands are not within a Well Head Protection Area.

LOCAL ZONING BY-LAW: The lands are currently zoned Agricultural (A) and Natural Environment (NE). A parochial school, or other institutional use, is not a permitted use in the Agricultural zone, and therefore a zone amendment will be required.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 12, 2016. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Sarah Wilhelm, MCIP, RPP, Senior Planner
September 15, 2016

Attached MDS1 Calculations

1. 7909 Eighth Line (Koster)
2. 7921 Eighth Line (Te Winkel)
3. 7967 Eighth Line (Stirton Livestock Inc.)
4. 7951 Eighth Line (H. Bauman)
5. 7950 Eighth Line (R. Bauman)

RECEIVED
SEP 15 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Minimum Distance Separation I (MDS I) Report

File: B64-16 Bowman.mds

Application Date: 29-Aug-2016
File Number: B64/16

Preparer Information
Sarah Wilhelm
County of Wellington

Applicant Information
Unspecified

County of Wellington

Calculation #1

Adjacent Farm Contact Information
Koster
7909 Eighth Line
Mapleton, ON, Canada

Farm Location
County of Wellington
Township of Mapleton
Geotownship: PEEL
Concession: 9
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Chickens; Broilers (8 week cycle)	50000	142.9	Unavailable

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 37.2 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 452
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 143

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	244 m (800 ft)	439 m (1440 ft)
Distance from nearest permanent manure/material storage 'S':	244 m (800 ft)	

Signature of Preparer: _____ Date: AUG. 30, 2016
Sarah Wilhelm, County of Wellington

NOTE TO THE USER:
The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Ontario

Minimum Distance Separation I (MDS I) Report

File: B64-16 Bowman.mds

Application Date: 29-Aug-2016
File Number: B64/16

Preparer Information
Sarah Wilhelm
County of Wellington

Applicant Information
Unspecified

County of Wellington

Calculation #2

Adjacent Farm Contact Information
Te Winkle
7921 Eighth Line
Mapleton, ON, Canada

Farm Location
County of Wellington
Township of Mapleton
Geotownship: PEEL
Concession: 9
Lot: 2

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m²

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 18.2 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 352
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 5

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	190 m (623 ft)	177 m (581 ft) ⚠
Distance from nearest permanent manure/material storage 'S':	190 m (623 ft)	

Signature of Preparer: Sarah Wilhelm, County of Wellington

Date: AUG. 30, 2016

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Ontario

Minimum Distance Separation I (MDS I) Report

File: B64-16 Bowman.mds

Application Date: 29-Aug-2016
File Number: B64/16

Preparer Information
Sarah Wilhelm
County of Wellington

Applicant Information
Unspecified

County of Wellington

Calculation #3

Adjacent Farm Contact Information
STIRTON LIVESTOCK INC
7967 Eighth Line
Mapleton, ON, Canada

Farm Location
County of Wellington
Township of Mapleton
Geotownship: PEEL
Concession: 9
Lot: 1

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Liquid	Veal; Grain-fed	286	47.7	Unavailable

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 80.9 ha
Manure/Material Storage Type: V7. Liquid (treated manure/material), outside, no cover

Factor A (Odour Potential): 0.8
Factor B (Nutrient Units): 464
Factor D (Manure/Material Type): 0.8
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 48

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	327 m (1071 ft)	380 m (1247 ft)
Distance from nearest permanent manure/material storage 'S':	327 m (1071 ft)	

Signature of Preparer: _____ Date: AUG. 30, 2016
Sarah Wilhelm, County of Wellington

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Ontario

Minimum Distance Separation I (MDS I) Report

File: B64-16 Bowman.mds

Application Date: 29-Aug-2016
File Number: B64/16

Preparer Information
Sarah Wilhelm
County of Wellington

Applicant Information
Unspecified

County of Wellington

Calculation #4

Housing capacity of 5 is based upon Guideline 18 of the MDS Implementation Guidelines.

Adjacent Farm Contact Information
H Bauman
7951 Eighth Line
ON, Canada

Farm Location
County of Wellington
Township of Mapleton
Geotownship: PEEL
Concession: 9
Lot: 2

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Horses; Medium-framed, mature; 227 - 680 kg (including unweaned offspring)	5	5.0	116 m²

Encroaching Land Use Factor: Type A Land Use
Tillable area of land on this lot: 0.04 ha
Manure/Material Storage Type: V3. Solid, outside, no cover, >= 30% DM

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 150
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 5

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	81 m (265 ft)	74 m (243 ft) ⚠
Distance from nearest permanent manure/material storage 'S':	81 m (265 ft)	

Signature of Preparer: Sarah Wilhelm, County of Wellington

Date: AUG. 30, 2016

NOTE TO THE USER:
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Ontario

Minimum Distance Separation I (MDS I) Report

File: B64-16 Bowman.mds

Application Date: 29-Aug-2016
File Number: B64/16

Preparer Information
Sarah Wilhelm
County of Wellington

Applicant Information
Unspecified

County of Wellington

Calculation #5

Adjacent Farm Contact Information
R Bauman
7950 Eighth Line

Farm Location
County of Wellington
Township of Mapleton
Geotownship: PEEL
Concession: 8
Lot: 2

Manure Form	Type of Livestock/Material	Existing Capacity	Existing NU	Estimated Barn Area
Solid	Dairy; Milking-age Cows (dry or milking) Large Frame (545 - 636 kg) (eg. Holsteins); 3 Row Free Stall	53	75.7	517 m²
Solid	Dairy; Heifers Large Frame (182 - 545 kg) (eg. Holsteins); Deep Bedded	57	28.5	371 m²
Solid	Dairy; Calves Large Frame (45 - 182 kg) (eg. Holsteins)	20	3.3	65 m²

Encroaching Land Use Factor: Type A Land Use

Tillable area of land on this lot: 48 ha

Manure/Material Storage Type: L1. Solid, outside, no cover, 18-30% DM, with uncovered liquid runoff storage

Factor A (Odour Potential): 0.7
Factor B (Nutrient Units): 464
Factor D (Manure/Material Type): 0.7
Factor E (Encroaching Land Use): 1.1
Total Nutrient Units: 108

	Required Setback	Actual Setback
Distance from nearest livestock building 'F' (A x B x D x E):	250 m (820 ft)	227 m (745 ft) ⚠
Distance from nearest permanent manure/material storage 'S':	269 m (882 ft)	

Signature of Preparer: _____ Date: AUG. 30, 2016
Sarah Wilhelm, County of Wellington

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Ontario

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6
Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

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

DATE: September 19, 2016 **YOUR FILE:** B64/16

RE: **Applications for Consent B64/16**
Anthony & Krystal Bowman
7947 8th Line, Drayton Ontario N0G 1P0

GRCA COMMENT: *
The Grand River Conservation Authority (GRCA) has no objection to the proposed severance.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at the office indicates that the subject property contains a watercourse, an on-line pond, floodplain and the regulated allowance to these features. The watercourse and pond may offer or contribute to fish habitat.

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

   Portions of the subject lands contain natural hazard and natural heritage features as identified by the Provincial Policy Statement (PPS, 2014) and the Greenlands System in accordance to the County of Wellington Official Plan (2015). No impacts to the identified features are anticipated as a result of the proposed severance. Any future works within the regulated area may require permission form the GRCA.

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 contact Ashley Rye, at 519-621-2763 ext. 2320.

Yours truly,

Fred Natolochny MCIP, RPP
Supervisor of Resource Planning
Grand River Conservation Authority
FN/ar

RECEIVED
SEP 20 2016
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
Anthony & Krystal Bowman, 7947 8th Line, Drayton, Ontario N0G 1P0
Woods, Clemens, Fletcher & Cronin, 9 Memorial Ave, Elmira, ON. N3B 2R1

Map Centre (UTM NAD83 z17) 525,972.87 4,842,072.67

This map is not to be used for navigation

Grand River Conservation Authority

Date: Sep 16, 2016

Author: A.Rye

B64-16- 7947 8th Line, Mapleton

Notes

Legend

- Regulated Watercourse (GRCA)
- Parcel - Assessment
- Contour 1m SWOOP2015 - Local (GRCA)

Floodplain (GRCA)

- Engineered
- Estimated
- Approximate

Slope Valley (GRCA)

- Steep
- Oversteep
- Regulated Waterbody (GRCA)
- Regulation Limit (GRCA)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained herein 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 https://maps.grandriver.ca/Sources-and-Citations.pdf

0 10 20 40 60 Metres

N

NAD 1983 UTM Zone 17N

Scale: 1:768

RECEIVED
SEP 14 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Note to: County of Wellington Planning & Land Division Committee

Regarding Notice of Application for Consent File No B64/16 received by me, as neighbour of applicant, I would like to comment on proposed severance.

I have no problem with the proposal if it doesn't cause a great restriction on my agricultural operation. I was already planning an expansion in my dairy facility and would like if we could accomodate each other in that regard, surely an agreement could be found.

I would like to be notified of the date & time of the consideration of this application as well as the decision of the County of Wellington Planning & Land Division Committee.

Sincerely. Ryan and Lynette Bauman

RYAN & LYNETTE
BAUMAN
7950 8TH LINE
R.R. #2 DRAYTON ON
N0G 1P0