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: **October 13, 2016**

File Number: **B57/16**

Applicant: **Willis & Eileen Freeman**

Subject Lands: TOWNSHIP OF MAPLETON (Peel) – Lot 11, Concession 7

Proposal is a request for consent to convey fee simple for a proposed severance 301.7m frontage x 1341m = 40.4 hectares (99.8 acres) in the TOWNSHIP OF MAPLETON (Peel) – Lot 11, Concession 7, existing and proposed agricultural use; retained lands are 40.4 hectares (99.8 acres)

ISSUES: None

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton - Council in support of application with conditions; conforms to zoning; Drainage Supt - Schneider Drainage Works appears to run south of the northeast property line and affects eight acres – condition to apply; Public Works – driveway entrance permit required – condition;

County Planning - notice cards were posted at time of site visit; application consistent with Provincial Policy and conforms to Official Plan – prime agricultural

Conservation Authority (GRCA) – no objections

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 B57/16.
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 Township of Mapleton; and further that Township of Mapleton file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
6) 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.
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.
8) 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.

*****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 B57/16

APPLICANT

Willis & Eileen Freeman
7589 Sixth Line
RR#2
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Peel)
Lot 11
Concession 7

Proposed severance is 301.7m frontage x 1341m = 40.4 hectares, (Parcel B on sketch) existing and proposed agricultural use.

Retained parcel is 301.75m frontage x 1341m = 40.4 hectares, (Parcel A on sketch) existing and proposed agricultural and rural residential use with existing house, 2 machine sheds and a barn.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, October 13, 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: **Applicant – Willis & Eileen Freeman**

September 21, 2016

Email Only

RECEIVED
SEP 21 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

Dear Sir or Madam:

RE: CONSENT APPLICATION B57/16, FREEMAN LOT 11, CONC. 7 (P)

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

> THAT Consent Application B057/16 (Willis and Eileen Freeman) Lot 11, Concession 7 (Peel) be hereby received;
> AND FURTHER THAT Township of Mapleton Council supports the submitted application based upon the Planner's opinion that the application is consistent with the Provincial Policy and conforms to the Official Plan;
> 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
> ✓ Municipal Drain Reapportionment or Mutual Agreement
> ✓ Copy of deposited Reference Plan

Also enclosed you will find

- ☑ Municipal Commenting Form
- ☑ Consent Application Summary, File No. B57/16 excluding attachments
- ☑ Drainage Inspector Memo dated August 22, 2016

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

Yours truly,

Christine Hickey
Executive/Planning Assistant

Encl.

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

MUNICIPALITY COMMENTING FORM
FILE NO: B057/16

APPLICANT

Willis & Eileen Freeman
7589 Sixth Line
RR#2
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS

TOWNSHIP OF MAPLETON (Peel)
Lot 11
Concession 7

Proposed severance is 301.7m frontage x 1341m = 40.4 hectares, (Parcel B on sketch) existing and proposed agricultural use.

Retained parcel is 301.75m frontage x 1341m = 40.4 hectares, (Parcel A on sketch) existing and proposed agricultural and rural residential use with existing house, 2 machine sheds and a barn.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER

23-32-000-003-09100-0000 – 200 acres

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 ATTACHED PLANNING REPORT**

Will the Severed (99.8 acre) 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**

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: B057/16

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? **YES – 1 MUNICIPAL DRAIN, SEE ATTACHED DRAINAGE INSPECTOR REPORT**

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?

THAT Consent Application B057/16 (Willis and Eileen Freeman) Lot 11, Concession 7 (Peel) be hereby received;
AND FURTHER THAT Township of Mapleton Council supports the submitted application based upon the Planner's opinion that the application is consistent with the Provincial Policy and conforms to the Official Plan;
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
- ✓ Municipal Drain Reapportionment or Mutual Agreement
- ✓ 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
- ✓ Municipal Drain Reapportionment or Mutual Agreement
- ✓ 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. B057/16
FOR COUNCIL SEPTEMBER 13, 2016

APPLICANT
Willis & Eileen Freeman
7589 Sixth Line
RR#2
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS
TOWNSHIP OF MAPLETON (Peel)
Lot 11
Concession 7

RECOMMENDATION:
THAT Consent Application B057/16 (Willis and Eileen Freeman) Lot 11, Concession 7 (Peel) be hereby received;
AND FURTHER THAT Township of Mapleton Council supports the submitted application based upon the Planner's opinion that the application is consistent with the Provincial Policy and conforms to the Official Plan;
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
- ✓ Municipal Drain Reapportionment or Mutual Agreement
- ✓ Copy of deposited Reference Plan

BACKGROUND:
Township staff were circulated the Notice of An Application for Consent dated January 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 (attached) suggests one municipal drain, and Municipal Drain Reapportionment is required

Building Department – Email dated August 30, 2016, no concerns

Finance Department – Email dated August 26, 2016, no concerns

Fire Department – Email dated August 22, 2016, no concerns

PAGE TWO, CONSENT APPLICATION SUMMARY
LAND DIVISION FILE NO. B057/16

Additional comments were received from:

Planning - Senior Planner Sarah Wilhelm 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 B057/16
Attach C – Public Works comments dated September 2, 2016
Attach D – Drainage Superintendent comments dated August 22, 2016

Township of Mapleton
Drainage Inspector

Memo

To: Barb Schellenberger, Deputy Clerk

From: Jim Grose, Drainage Superintendent

Date: August 22, 2016

Re: Consent Application – B57/16

Willis & Eileen Freeman, Lot 11, Concession 7 (P), 7589 Sixth Line, Roll #23-32-000-003-09100-0000

Please be advised that the above named consent application is impacted by a municipal drain.

- The Schneider Drainage Works - Peel Township By-law #1612

Be further advised, that the lands are in the watershed of the municipal drain, and will be affected should there be work required under *The Drainage Act.*

The watershed of The Schneider Drainage Works appears to run south of the northeast property line of the above-noted property and affects eight acres Re-apportionment of the drainage assessment contained in The Schneider Drainage Works is required as a condition of consent application approval to split this eight assessed acres between the West and East halves of Lot 11. The watershed plan for the Schneider Drainage Works is attached.

If you have any questions, please don't hesitate to contact this office (519-638-3313)

Regards,

Jim Grose

N
CON. 8
CON. 7
WELLINGTON COUNTY ROAD № 12
LOT 11
LOT 12
LOT 13
D. BOWMAN
A. GINGRICH
M. BAUMAN
W. BURKHARDT
L. BOLENDER
H. BOWMAN
R. BAUMAN
I. SCHNEIDER
I. SCHNEIDER
I. MARTIN
O. MARTIN
M. HOWLETT
D. WATSON
F. HOWLETT

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	B57/16
Location	Part Lot 11, Concession 7 TOWNSHIP OF MAPLETON (Peel)
Applicant/Owner	Willis and Eileen Freeman

PLANNING OPINION: This application would sever a 40.4 ha (99.8 ac) vacant agricultural parcel in a Prime Agricultural area. A 40.4 ha parcel would be retained with a single detached dwelling, two sheds and a barn.

This application is consistent with Provincial policy and conforms to the Official Plan, provided that servicing and safe access can be provided to the satisfaction of the local municipality.

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): According to section 2.3.4.1(a) of the PPS, lot creation in prime agricultural areas may be permitted for agricultural uses provided that the lots are of a size appropriate for the type of agricultural uses common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated PRIME AGRICULTURAL in the County Official Plan. The Plan states, "New lots for agricultural operation shall be of a size appropriate for the type of agricultural use(s) common in the area and sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. New agricultural lots will normally be a minimum of 35 hectares in size."

The matters under Section 10.1.3 were also considered.

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

LOCAL ZONING BY-LAW: The subject lands are zoned Agricultural. Both lots would meet the minimum lot area and frontage requirements of the Agricultural Zone.

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

RECEIVED
SEP 15 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: September 19, 2016 **YOUR FILE:** B57/16

RE: **Applications for Consent 57/16**
Willis & Eileen Freeman
7589 Sixth Line,
R.R. 2 Mapleton, ON 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 this office indicates that the subject land contains a watercourse and a regulated allowance of 15 metres on each side of the feature. The watercourse may offer or contribute to fish habitat.

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

   This severance is not anticipated to have any impacts on the watercourse or the regulated allowance to this feature.

   Due to the above mentioned features, a portion of the subject land is regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06)*. Future development or site alteration within the regulated area will require a permit from our office.

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 our review of this application.

Should you have any questions or require further information, please contact Ashley Rye, Resource Planner at 519-621-2763 ext. 2320.

RECEIVED
SEP 20 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Yours truly,

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

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
Willis & Eileen Freeman, 7589 Sixth Line, R.R. 2 Drayton, ON N0G 1P0

Map Centre (UTM NAD83 z17): 529,843.58 4,837,377.44

This map is not to be used for navigation

Grand River Conservation Authority

Date: Sep 13, 2016

Author: A.Rye

B57/16- 7589 Sixth Line

Notes

Legend

- Regulation Limit 2014 (GRCA)
- Drainage - Network (GRCA)
- Drainage - Polygons (GRCA)
- Wetland (GRCA)
- Wetland (MNRF)
  - Provincially Significant
  - Locally Significant
  - Unevaluated
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
- Slope Erosion (GRCA)
  - Steep
  - Oversteep
  - Toe
- Parcel - Assessment (MNRF/MPAC)
- Park (GRCA)
- Aquatic Resource - Line (MNRF)
  - Cold Water
  - Cool Water
  - Warm Water
  - Unknown
- Utility Line (ON)
- Roads (ON)
- Railway (ON)

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 55 110 220 330 Metres

N

NAD 1983 UTM Zone 17N

Scale: 9,727