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: **July 23, 2015**

File Number: **B40/15**

Applicant: **Vera Martin**

Subject Lands: TOWNSHIP OF MAPLETON (Maryborough) – Part Lots 10 & 11, Concession 14

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment is 463 square metres with 36m frontage in the TOWNSHIP OF MAPLETON (Maryborough) – Part Lots 10 & 11, Concession 14, existing driveway entrance to added to abutting parcel – Denco Storage Sheds Inc., to address existing entrance issue; retained lands are 50 hectares (124 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton – Council in support of application; conforms to zoning; condition

County Planning - additions to recognize the existing driveway entrance for the abutting lands; application is consistent with Provincial Policy and generally conforms to Official Plan; conditions to merge

Conservation Authority (GRCA) – no objections to lot line adjustment – note any future development within regulated areas will require a permit

County Engineering – no objections

Others (e.g. neighbours) – Brian Beatty (agent) – copy of cover letter explanation

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 B40/15.
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.
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

July 9, 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 B40/15

APPLICANT

Vera Martin
7265 Sideroad 16
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Maryborough)
Part Lots 10 & 11
Concession 14

Proposed lot line adjustment is 463 square metres with 36m frontage, (Part 1 on sketch) existing driveway entrance to added to abutting parcel – Denco Storage Sheds Inc., to address existing entrance issue.

Retained parcel is 50 hectares with 70m frontage, existing and proposed agricultural use. (Part 2 on sketch)

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, July 23, 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 – Brian Beatty**

July 3, 2015

Email Only

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

Dear Sir or Madam:

RE: CONSENT APPLICATION B40/15 – MARTIN

Please be advised the following resolution was carried at the June 23, 2015 Council meeting:

> THAT Report CL2015-27 dated June 23, 2015 in regards to Consent Application B040/15 (Martin), East Part Lot 11, Concession 14 (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
> ✓ Municipal Drain Reapportionment or Mutual Agreement

Also enclosed you will find

☑ Clerk's Report CL2015-27
☑ Municipal Commenting Form

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

Yours truly,

BSchellenberger

Barb Schellenberger
Deputy Clerk

Encl.

RECEIVED
JUL 03 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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: B40/13

APPLICANT	**LOCATION**
Vera Martin 7265 Sideroad 16 Drayton ON N0G 1P0	TOWNSHIP OF MAPLETON (Maryborough) Part Lots 10 & 11 Concession 14

Proposed lot line adjustment is 463 square metres with 36m frontage, (Part 1 on sketch) existing driveway entrance to added to abutting parcel – Denco Storage sheds Inc., to address existing entrance issue.

Retained parcel is 50 hectares with 70m frontage, existing and proposed agricultural use. (Part 2 on sketch)

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER

23-32-000-013-05600-0000 – small parcel to go to adjoining lands 23-32-000-013-03940-0000 (Denco Storage Shed Inc.)

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 CONSULTING PLANNER LINDA REDMOND'S COMMENTS**

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**

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: B40/15

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? **YES – SEE DRAINAGE INSPECTOR JIM GROSE MEMO**

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? **NON-ISSUE**

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

Council decision

THAT Report CL2015-27 dated June 23, 2015 in regards to Consent Application B040/15 (Martin), East Part Lot 11, Concession 14 (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
- ✓ Municipal Drain Reapportionment or Mutual Agreement

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
- ✓ Municipal Drain Reapportionment or Mutual Agreement

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: July 3, 2015

Item 9.2 iii)
June 23, 2015

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

CLERK'S REPORT CL2015-27

TO: Mayor Driscoll and Members of Council

FROM: Barb Schellenberger, Deputy Clerk

RE: Consent Application B040/15 (Martin)
East Part Lot 11, Concession 14 (M)

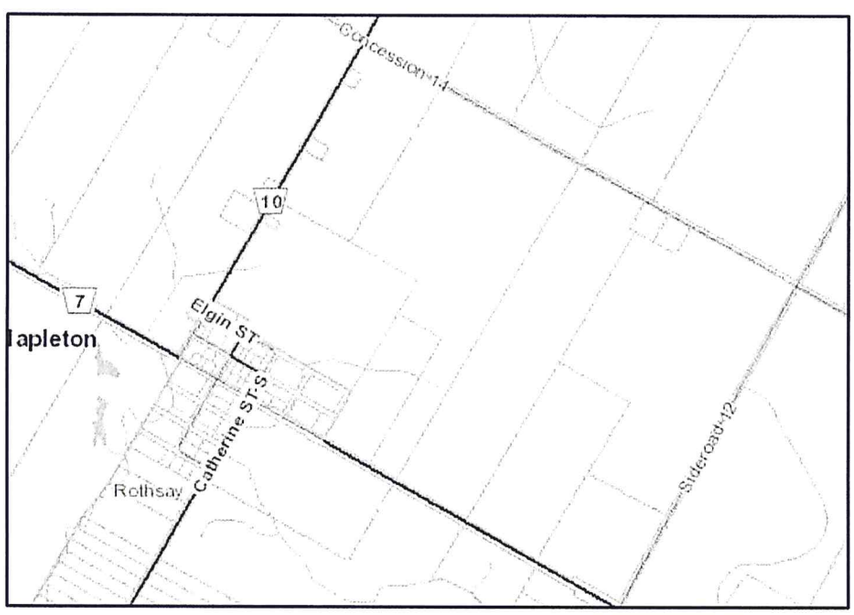
DATE: June 23, 2015

RECOMMENDATION:
THAT Report CL2015-27 dated June 23, 2015 in regards to Consent Application B040/15 (Martin), East Part Lot 11, Concession 14 (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
- ✓ Municipal Drain Reapportionment or Mutual Agreement

BACKGROUND:

East Part Lot 11, Concession 14, geographic area Township of Maryborough, now in the Township of Mapleton. Property roll number where the severed lands are from is 2332-000-013-05600-0000. The parcels involved are shown below and are located to the east of Rothsay on Wellington Road 7.



Proposed lot line adjustment is 463 square metres with 36m frontage. (Part 1 on sketch) existing driveway entrance to be added to abutting parcel – Denco Storage Sheds Inc., to address existing entrance issue.

Retained parcel is 5 hectares with 70m frontage, existing and proposed agricultural use. (Part 2 on sketch)

Comments were received from Drainage Superintendent Jim Grose (attached to this report), CBO Patty Wright (no concerns), Director of Finance Yufang Du (no concerns). It was noted by Director of Public Works Brad McRoberts the severed lands are irregular, and wondered the purpose or justification for the irregularity.

Attached you will find the following:

- Senior Planner Linda Redmond comments dated June 11, 2015
- Application B40/15
- Drainage Superintendent Jim Grose comments dated June 15, 2015

Submitted by

BSchellenberger

Barb Schellenberger
Deputy Clerk

Reviewed by

Patty Sinnamon
CAO Clerk

Attach A - Planner comments
Attach B – Application B40/15
Attach C – Drainage Superintendent comments

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	B40/15
Location	Part Lot 10 & 11, Concession 14 TOWNSHIP OF MAPLETON (Maryborough)
Applicant/Owner	Vera Martin

PLANNING OPINION: This application for a lot line adjustment would sever a 463 sq.m (4983 sq.ft.) parcel and merge it with the adjacent lands for access. The retained parcel is 50 ha (123.5 ac.). The purpose of the additional land is to recognize the existing driveway entrance for the abutting lands.

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. 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.

The matters under section 10.3.1 were also considered.

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

SITE VISIT INFORMATION: The subject property has not been visited to date.

L Redmond

Linda Redmond, Senior Planner
June 11, 2015

RECEIVED
JUL 02 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

RECEIVED
JUL 03 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

May 29, 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: May 13, 2015

FILE NO. B40/15

APPLICANT

Vera Martin
7265 Sideroad 16
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Maryborough)
Part Lots 10 & 11
Concession 14

Proposed lot line adjustment is 463 square metres with 36m frontage, (Part 1 on sketch) existing driveway entrance to added to abutting parcel – Denco Storage Sheds Inc., to address existing entrance issue.

Retained parcel is 50 hectares with 70m frontage, existing and proposed agricultural use. (Part 2 on sketch)

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

July 2, 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

MAILED TO:

Local Municipality – Township of Mapleton County Planning

Conservation Authority - GRCA County Engineering

Bell Canada County Clerk Roads

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

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
PASQUALE COSTANZO, CET
ENGINEERING TECHNOLOGIST
JUN 29 2015
Date:

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: June 22, 2015 **YOUR FILE:** B40/15
GRCA FILE: Mapleton/2015/Sev/NC

RE: **Application for Consents B40/15**
Part Lots 10 & 11, Concession 14, Maryborough
Vera Martin

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed lot line adjustment of 463 square metres to be added to an abutting parcel.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the lands to be severed and retained do not contain any features of interest to the Grand River Conservation Authority.

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.

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

Yours truly,

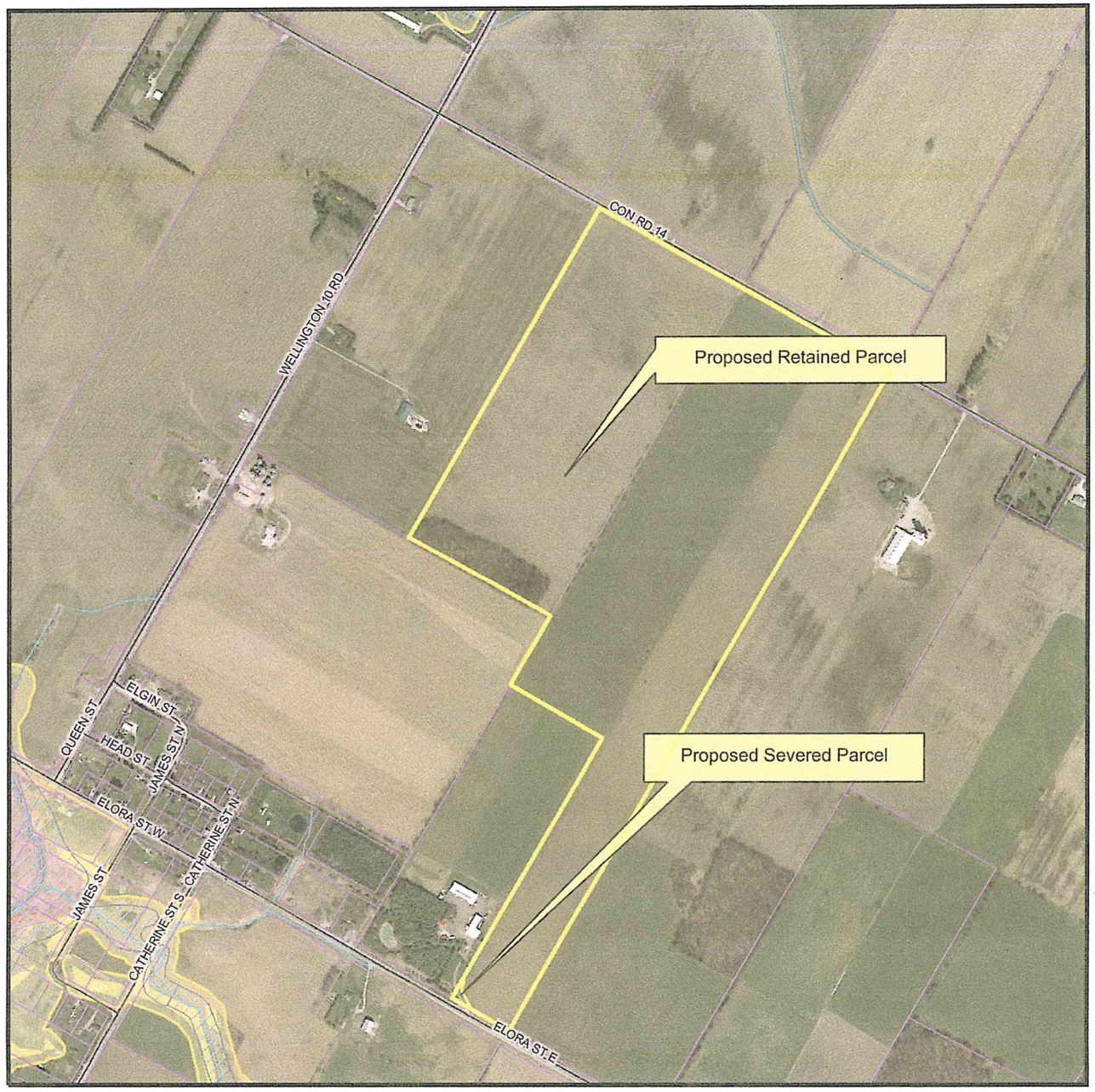
Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority

RECEIVED
JUN 26 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

Encl. (1)

cc. Township of Mapleton
Linda Redmond, County of Wellington
Vera Martin, 7265 Sideroad 16, Drayton, ON N0G 1P0



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority
Map created: June 22, 2015

B40-15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- WATERCOURSE - DRAFT (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- WETLAND (NRVIS)
  - PROVINCIALLY SIGNIFICANT
  - LOCALLY SIGNIFICANT
  - UNEVALUATED
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- 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

0 115 230 345 460 m.

NAD 1983, UTM Zone 17 Scale 1:10,000

N

B40/15

BLACK, SHOEMAKER, ROBINSON & DONALDSON
LIMITED

BSR&D Ontario Land Surveyors
Urban and Rural Planners

351 Speedvale Avenue West
Guelph, Ontario N1H 1C6

TEL: 519-822-4031
FAX: 519-822-1220

May 13, 2015

Project No.: 13-9673

Corporation of the
County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

RECEIVED
MAY 13 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attn: Mrs. Deborah Turchet
Secretary-Treasurer
Land Division Committee

Dear Mrs. Turchet:

Re: Proposed Lot Line Adjustment Application: Civic Address of lands to be severed is 8292 Concession Road 14, Moorefield, Part of Lots 10 & 11, Concession 14, R.P. 60R-3412, Part 1; with lands added to Civic Address 8309 Wellington Road 7, R.R#1, Moorefield, Part Lot 11, Concession 14, R.P. 60R-2499, Part 1, (Denco Storage Sheds Inc.), Township of Mapleton, County of Wellington

---

We represent the interests of Denco Storage Sheds Inc. c/o Dennis and Colleen Martin, in matters pertaining to an application for lot line adjustment involving the driveway entrance to the property at 8309 Wellington Road 7. This outstanding entrance matter has existed for some time without being resolved and requires adjustment and registration through the deposit of a Reference Plan.

With this letter, we are providing you with the following:

(1) The Lot Line Adjustment Application in the prescribed form
(2) A cheque in the amount of the application fee
(3) A cheque in the amount of the fee charged by the Grand River Conservation Authority
(4) A sketch illustrating the lands involved in the lot line adjustment
(5) A copy of the deeds.

Ms. Christine Hickey at the Township of Mapleton has prepared the neighbour notification list which was forwarded to Jana at your office and you will also find enclosed. At your earliest convenience, we would appreciate receiving the date and time that this application has been scheduled before the Committee.

Should you require further information or clarification on any matter, please do not hesitate to contact the writer.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

Brian Beatty

Brian Beatty, B.A.A., M.U.R.PL
Planner

Encl.
cc Dennis Martin, 8309 Wellington Road 7, RR#1, Moorefield, Ontario N0G 2K0