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: **B38/15**

Applicant: **Simeon M. Bauman**

Subject Lands: TOWNSHIP OF MAPLETON (Peel) – Part Lot 18, Concession 1

Proposal is a request for consent to convey fee simple for a proposed easement in the TOWNSHIP OF MAPLETON (Peel) – Part Lot 18, Concession 1, over Parcel B on sketch is to secure a right of access and use to a fire reservoir to benefit Parts 2, 3 & 4 on Plan 61R10583 – Trialside Products Inc. Purpose is to obtain site plan approval for a building permit.

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton – Council in support of application for easement - conforms to zoning; condition to apply

County Planning - no concerns with proposed easement to allow vehicular access to an existing water reservoir

Conservation Authority (GRCA) – no objections

Others (e.g. neighbours) – Alex Galloway (agent) – 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 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 B38/15.
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 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.

*****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 B38/15

APPLICANT	**LOCATION OF SUBJECT LANDS:**
Simeon M. Bauman 6378 Yatton Sideroad Wallenstein ON N0B 2S0	TOWNSHIP OF MAPLETON (Peel) Part Lot 18 Concession 1

Proposed easement over Parcel B on sketch is to secure a right of access and use to a fire reservoir to benefit Parts 2, 3 & 4 on Plan 61R10583 – Trialside Products Inc. Purpose is to obtain site plan approval for a building permit.

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 – Dryden, Smith & Head**

Mapleton TOWNSHIP
Rooted in tradition. Growing for the future.

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 B38/15 – BAUMAN

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

> THAT Report CL2015-25 dated June 23, 2015 in regards to Consent Application B38/15 (Bauman), Part Lot 18, Concession 1 (Peel) 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

Also enclosed you will find

☑ Clerk's Report CL2015-25
☑ 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: B38/15

APPLICANT	**LOCATION**
Simeon M. Bauman 6378 Yatton Sideroad Wallenstein ON N0B 2S0	TOWNSHIP OF MAPLETON (Peel) Concession 1, Part Lot 18

Proposed easement over Parcel B on sketch is to secure a right of access and use to a fire reservoir to benefit Parts 2, 3 & 4 on Plan 61R10583 – Trailside Products Inc. Purpose is to obtain site plan control for a building permit.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER

EASEMENT OVER 23-32-000-001-13100-000 TO BENEFIT 23-32-000-001-13200-000

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

Do you consider this proposal to conform to your Official Plan? **SEE CONSULTING PLANNER LINDA REDMOND'S COMMENTS**

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**

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? **NONE KNOWN**

MUNICIPALITY COMMENTING FORM

FILE NO: B38/15

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?

RESOLUTION 2015-17-13
THAT Report CL2015-25 dated June 23, 2015 in regards to Consent Application B38/15 (Bauman), Part Lot 18, Concession 1 (Peel) 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**

THE DEVELOPMENT is site plan control application.

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**

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

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

CLERK'S REPORT CL2015-25

TO: Mayor Driscoll and Members of Council

FROM: Barb Schellenberger, Deputy Clerk

RE: Consent Application B38/15 (Bauman)
Part Lot 18, Concession 1 (P)

DATE: June 23, 2015

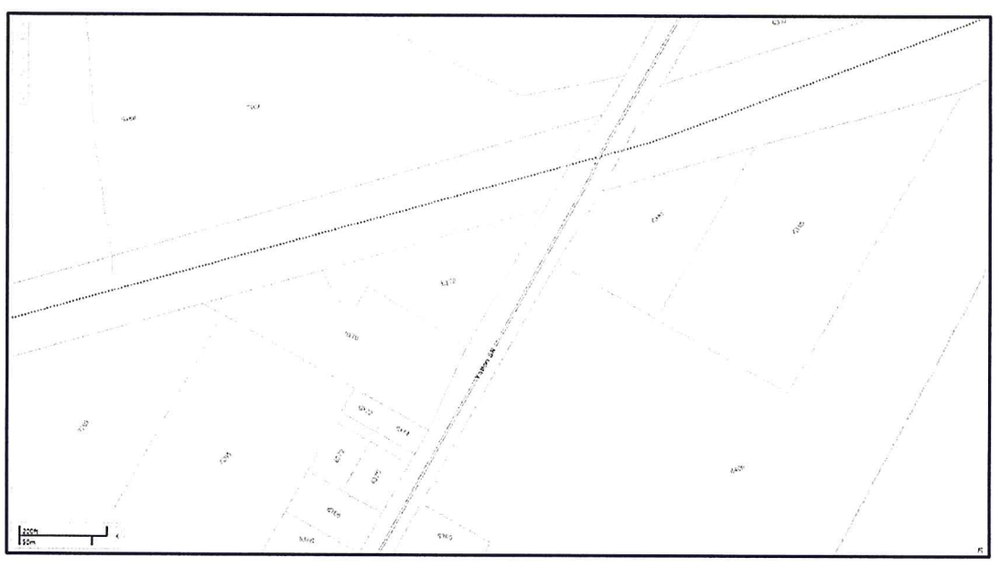
RECOMMENDATION:

THAT Report CL2015-25 dated June 23, 2015 in regards to Consent Application B38/15 (Bauman), Part Lot 18, Concession 1 (Peel) 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

BACKGROUND:

Part Lot 18, Concession 1, geographic area Township of Peel, now in the Township of Mapleton. Property roll number where the easement would be established is 2332-000-001-13100-0000 located at 6378 Yatton Sideroad (outlined in yellow in the map below). This proposal would allow Trailside Products Inc. located 6376 Yatton Sideroad, access to the fire reservoir on the adjacent lands. The parcels involved are shown below.



Proposed easement over Parcel B on sketch is to secure a right of access to a fire reservoir to benefit Parts 2, 3 & 4 on Plan 61R10583 – Trailside Products Inc. Trailside will be required to obtain site plan approval for a building permit at a later date.

Comments were received from Drainage Inspector Jim Grose (no impacts), CBO Patty Wright (no concerns), Director of Public Works Brad McRoberts (no comments), and Director of Finance Yufang Du (no concerns).

Attached you will find the following:

- Senior Planner Linda Redmond comments dated June 11, 2015
- Application B038/15

Submitted by

Barb Schellenberger
Deputy Clerk

Reviewed by

Patty Sinnamon
CAO Clerk

Attach A - Planner's comments
Attach B – Application B38/15

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	B38/15
Location	Part Lot 18, Concession 1 TOWNSHIP OF MAPLETON (Peel)
Applicant/Owner	Simeon Bauman

PLANNING OPINION: This application would establish an easement (parcel B), in favour of the abutting property to the south (Trailside Products Inc.) to allow vehicular access to an existing water reservoir. The reservoir is to be used for firefighting purposes. We have no concerns with proposed easement.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated Hamlet (Wallenstein). The matters under Section 10.1.3 were also considered.

LOCAL ZONING BY-LAW: The subject lands are zoned R1A 31.59 and RIN (Rural industrial).

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

Deborah Turchet

From: Jason Wagler <jwagler@grandriver.ca>
Sent: Monday, June 22, 2015 10:41 AM
To: Deborah Turchet
Cc: Linda Redmond; Sarah Wilhelm
Subject: GRCA Comments - B39-15, B40-15, B41-15, B43-15, B46-15
Attachments: B40-15.pdf; B46-15.pdf; B43-15.pdf; B39-15.pdf; B41-15.pdf

Hi Deborah,

Here are GRCA's comments for the subject applications.

Also, we have no objection to the proposed easement identified in application B38/15. As we have previously waived our review fee, no formal comments will be provided.

Regards,

Jason

B39/15

DRYDEN & SMITH HEAD
Planning Consultants Ltd.

April 27, 2015

Ref. No. 12600-3

Planning and Land Division
County of Wellington Administration Centre
74 Woolwich Street
Third Floor
Guelph, ON N1H 3T9

Re: Proposed Easement
Lands of Simeon and Annie Bauman
6378 Yatton Sideroad
Part of Lot 18, Concession I
Wallenstein

Trailside Products Inc., located at 6376 Yatton Sideroad, shown as Parts 2, 3 and 4 on Reference Plan 61R-10583, has filed an application with the Township of Mapleton for approval of an expansion to their existing manufacturing operation. The Township Building Official has advised that in order to obtain Site Plan approval and a building permit for this addition, the owners need to secure a right of "access and use" to a fire reservoir which is located on the adjacent lands of Simeon and Annie Bauman, 6378 Yatton Sideroad, shown as Part 1 on Reference Plan 61R-10583. The applicants are requesting the creation of an easement, shown as Parcel B on the surveyor's sketch, over a portion of the lands of Simeon and Annie Bauman, in favor of Trailside Products Inc., in order to secure this right of use and access to this fire reservoir. This proposal has been discussed in detail with Township staff, local fire officials and Linda Redmond of the County of Wellington Planning Department.

Please find attached:

- A completed application form
- The application fee of $1000.00
- The GRCA review fee of $380.00 has been waived by GRCA staff (correspondence attached)
- A copy of the applicant's deed
- A surveyor's severance sketch illustrating the extent of the proposed easement (Parcel B)
- A list of all of the adjacent property owners required to be notified of this proposal

Please advise us if anything else is required.

Sincerely,

A. Galloway

Alex Galloway
Dryden, Smith & Head

c: J. Bauman
B. Schellenberger

Dryden, Smith & Head Planning Consultants Ltd.
54 Cedar Street North Kitchener Ontario N2H 2X1 Telephone 519 745-3540 Fax 519 745-6960