

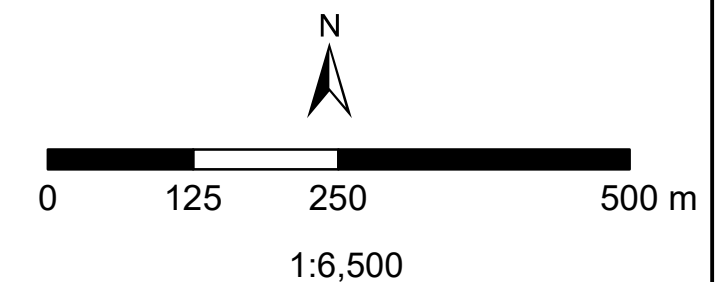
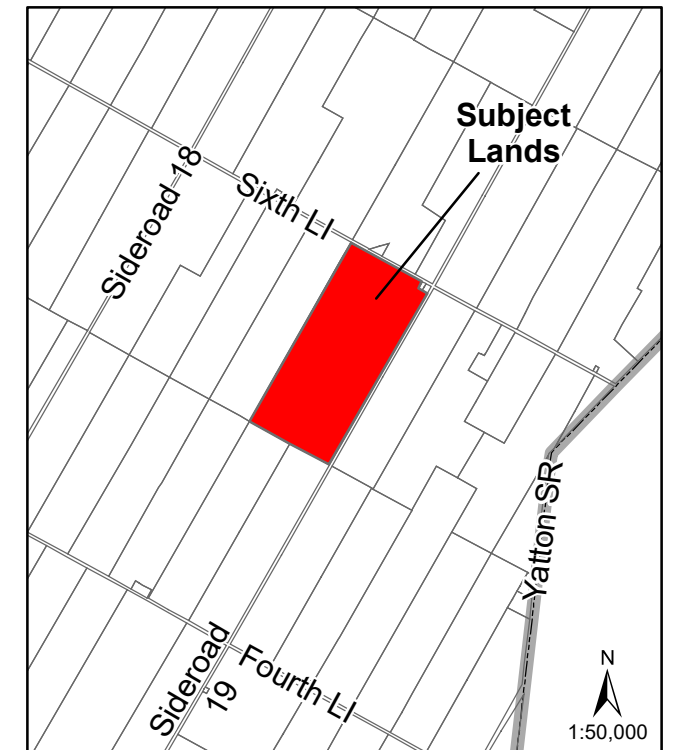
COUNTY OF WELLINGTON LAND DIVISION

B66-21

Applicant:
Vernon & Sharon Gingrich

Township of Mapleton

7422 Sixth Line
(Peel)



Date: September 2021

Produced by: County of Wellington Planning & Development Department

This is not survey data. All rights reserved.
May not be reproduced without permission.

Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
INCLUDES MATERIAL ©2015 OF THE QUEEN'S
PRINTER FOR ONTARIO. ALL RIGHTS RESERVED
2015 Ortho imagery.



Blob-21- Gingrich

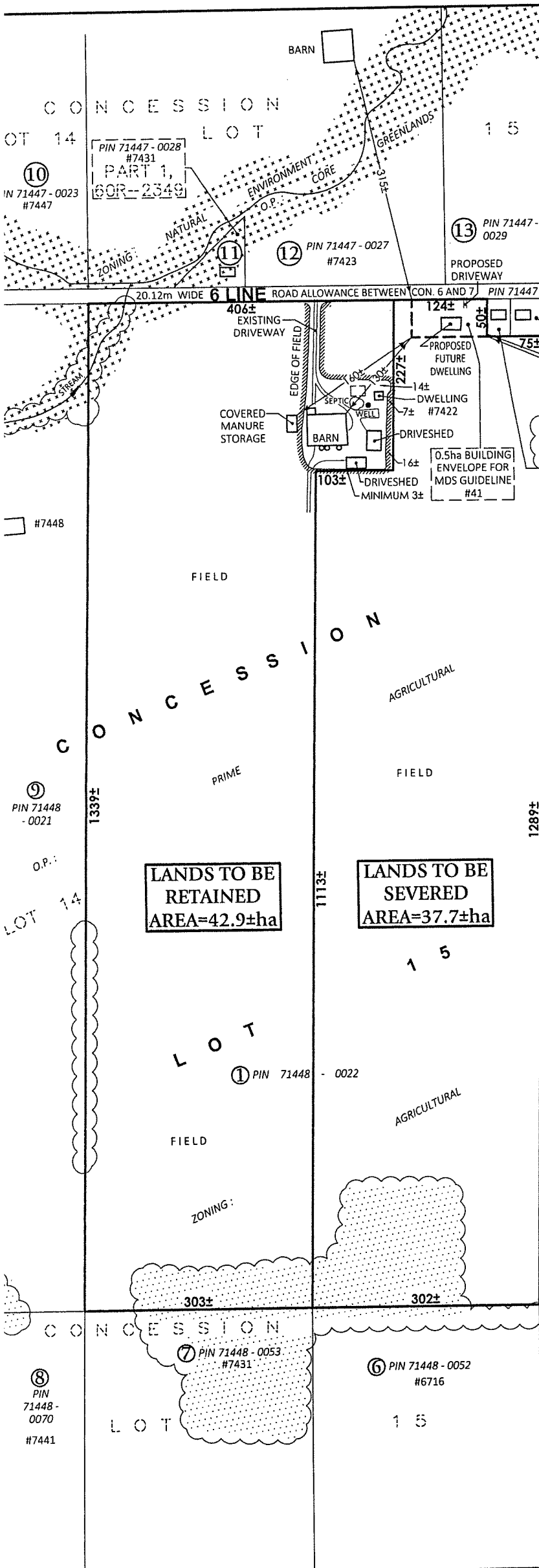
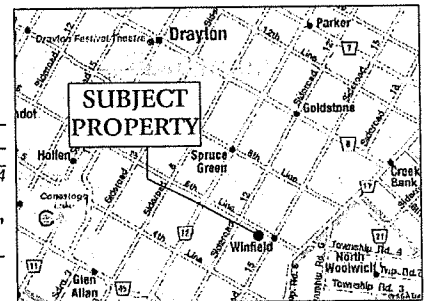
SEVERANCE SKETCH
PART OF LOT 15, CONCESSION 6
GEOGRAPHIC TOWNSHIP OF PEEL
TOWNSHIP OF MAPLETON
COUNTY OF WELLINGTON

SCALE 1 : 5000

0 50 100 200 300 meters

VAN HARTEN SURVEYING INC.

KEYMAP



⑭ PIN 71447 - 0032
#6907

② PIN 71448 - 0024
#7402
PARTS 3&4,
6OR-1785

③ PIN 71448 - 0023
#7404
PARTS 1&2,
6OR-1785

6

④ PIN 71448 - 0026

SIDEROAD 19 20.12m WIDE
PIN 71448 - 0025
1289±
ROAD ALLOWANCE BETWEEN LOTS 15 AND 16

NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

① O.P. : GREENLANDS
ZONING: AGRICULTURAL

② O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED
ON THE 5th DAY OF AUGUST 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: JEB

PROJECT No. 30020-21

Aug 5, 2021-8:47:08 AM

G:\PEEL\Con6\acad\SEV LOT 15 (GINGRICH) UTM.dwg

REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 10/14/2021 EXPEDITED
File Number: B66-21
Applicant: Vernon & Sharon Gingrich
Subject Lands: Township of Mapleton (Peel) - Part Lot 15, Concession 6

Proposal is a request for consent to convey fee simple for a proposed agricultural parcel 37.7 ha, 124m fr, proposed rural residential and agricultural; retained being 42.9 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy - staff is satisfied retained will meet MDS requirements; conforms to Official Plan - Prime Agricultural severed and retained meet minimum size for agricultural operation; conditions to address
Township of Mapleton	council in support of application; severed and retained meet requirements of Zoning and County Official Plan; conditions to address
Grand River CA	no objections; staff do not anticipate any negative impacts to natural hazards or features
Miscellaneous	Jeff Buisman, agent cover letter

PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give 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 B66-21.
- 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) as well as a digital PDF copy 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 being hard copy and digital) 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.
- 6) **THAT** payment be made of the fee of \$266 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance; 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** driveway access to the severed lands can be provided to the satisfaction of the Township of Mapleton; and further that the Township of Mapleton file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** servicing can be accommodated on the retained lands to the satisfaction of the local municipality; 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*****

September 30, 2021

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 B66-21

APPLICANT

Vernon & Sharon Gingrich
7422 Sixth Line
Drayton N0G 1P0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Peel)
Part Lot 15
Concession 6

Proposed severance is 37.7 hectares with 124m frontage, existing agricultural use for proposed agricultural and rural residential use.

Retained parcel is 42.9 hectares with 406m frontage, existing and proposed agricultural use with existing dwelling, barn & drivesheds.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, OCTOBER 14, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: Council Chambers
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 Land Tribunal 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**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

TO Van Harten Surveying Inc. - c/o Jeff Buisman



RECEIVED

SEP 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B66-21
Location	Part Lot 16 Concession 6 TOWNSHIP OF MAPLETON (PEEL)
Applicant/Owner	Vernon & Sharon Gingrich

PLANNING OPINION: This application would sever a vacant 37.7 ha (93.2 ac) parcel for agricultural and rural residential use within the Prime Agricultural Area. A 42.9 ha (106.0 ac) parcel with an existing dwelling, barn & drivesheds would be retained.

This application proposes to create two farms within the Prime Agricultural Area under the policies of the Official Plan within section 10.3.2.

This application is consistent with Provincial Policy and conforms to the Official Plan. We have no concerns provided the following matters are addresses as conditions of approval:

- That driveway access can be provided to the severed lands to the satisfaction of the of the local municipality; and
- That servicing can be accommodated on the retained lands to the satisfaction of the local municipality;

A PLACE TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): New lots in the Prime Agricultural areas are discouraged and may only be permitted in the specific circumstances described in section 2.3.4.1 including for agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations (Section 2.3.4.1.a).

Regarding Minimum Distance Separation, the MDS Guidelines recognize that where a larger lot is created, a suitable location must be identified for a 0.5 hectare building envelope outside of the MDS 1 setback (Guideline #41). Staff are satisfied that there is an appropriate building envelope for a future dwelling on the severed lands.

The applicant has identified a building envelope that would trigger MDS 1 relief from the livestock facility located on the subject property at 7422 Sixth Line. Staff is satisfied that there is a location elsewhere on the retained lands that would meet MDS requirements.

WELLINGTON COUNTY OFFICIAL PLAN The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS, and GREENLANDS. The identified environmental feature on-site is a Significant Woodland and Flood Plain. Based on the survey sketch submitted, the flood plain is fully within the proposed retained parcel, however the proposed severed parcel will result in the fragmentation of the existing significant woodland.

Section 10.3.2 of the Official Plan provides policy direction for agricultural lot creation in Prime Agricultural areas. New Lots for agricultural operation will normally be a minimum of 35 hectares in size. Both the severed and retained lots meet the minimum size. This section also provides policy direction that states that new agricultural lots may include lands in the Greenlands System where necessary to provide logical lot lines, provided that suitable building envelopes and new access routes are available outside of, and a suitable distance from, Core Greenlands and Greenlands features.

The policy under section 10.2 were considered where a new lot is created within the Greenlands System.

The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE) zone. The severed and retained lands comply with the minimum lot area and frontage requirements of the zoning by-law.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 16th, 2021. Notice Cards were posted, and the survey sketch appears to meet the application requirements.



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

A handwritten signature in black ink, appearing to read "Joanna Salsberg".

Joanna Salsberg, B.A., M.PL.
Planner
September 21, 2021



September 22 , 2021

Email Only > Deborah Turchett (debt@wellington.ca)

Dear Deborah

RE: CONSENT APPLICATION B66-21 – Gingrich

Please be advised the following resolution was carried at our September 14 2021 Council meeting:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
- THAT Payment be made of the fee of \$266 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance;
- THAT driveway access to the severed lands can be provided to the satisfaction of the Township of Mapleton;
- THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

Attached you will find the completed Municipal Commenting Form, along with Mapleton Consent Application Summary.

Thank you,

Michelle Brown
Clerk's Assistant

RECEIVED

SEP 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

**MUNICIPALITY COMMENTING FORM
FILE NO: B66-21**

APPLICANT

Vernon & Sharon Gingrich
7422 Sixth Line
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Peel)
Part Lot 15
Concession 6

Proposed severance is 37. 7 hectares with 124m frontage, existing agricultural use for proposed agricultural and rural residential use.

Retained parcel is 42.9 hectares with 406m frontage, existing and proposed agricultural use with existing dwelling, barn & drivesheds.

PROPERTY ASSESSMENT ROLL NUMBER
23-32-000-003-04200-0000

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

Do you consider this proposal to conform to your Official Plan? **SEE PLANNER REPORT**

What Section(s) does it conform to or contravene? **SEE PLANNER REPORT**

Will the Severed Parcel comply with all requirements of the Zoning By-law? **SEE PLANNER REPORT**

Will the Retained Parcel comply with all requirements of the Zoning By-law? **SEE PLANNER REPORT**

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform? **YES,**

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: B66/21

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? **NOT KNOWN**

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? **NA**

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

What follows is an excerpt from Council discussion on September 14, 2021. Council expressed no concerns.

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:


- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
- THAT Payment be made of the fee of \$266 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance;
-
- THAT driveway access to the severed lands can be provided to the satisfaction of the Township of Mapleton;
-

- THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

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

SIGNATURE


Michelle Brown

TITLE: Municipal Clerk's Assistant

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

DATE: September 22, 2021



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. B66-21 PREPARED ON SEPTEMBER 9, 2021

APPLICANT

Vernon & Sharon Gingrich
7422 Sixth Line
Drayton ON N0G 1P0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Peel)
Part Lot 15
Concession 6

RECOMMENDATION:

THAT Township of Mapleton support Consent Application B66-21 as presented for lands described as Part Lot 15, Concession 6 (Peel) with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
 - THAT Payment be made of the fee of \$266 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance;
 - THAT driveway access to the severed lands can be provided to the satisfaction of the Township of Mapleton;
 - THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);
- AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

BACKGROUND:

The Township received from the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a Notice of An Application for Consent dated August 6, 2021, for the above noted file.

Clerk's Department Staff confirmed the following:

- Staff (including, Planner Linda Redmond, CBO, Director of Finance, Director of Public Works, and Fire Chief) were provided with the required notice by hand delivered hard copy or by emailed PDF on July 26, 2021

The following staff comments were received and are attached in the agenda package:

- Planner Linda Redmond, planning report dated September 14, 2021 – attached
- Fire Chief, Rick Richardson, comments received August 30, 2021, stating:
 - No issues.
- Public Works Director, Sam Mattina, comments received Aug 30, 2021, stating:
 - No issues.
- CBO, Patty Wright, Township of Mapleton, comments received September 2, 2021, stating:
 - Relief maybe required for MDS.

Prepared by
Michelle Brown
Building Department

TO: Manny Baron, CAO
FROM: Linda Redmond, Planner
RE: B66/21
DATE: September 14, 2021

Planning Opinion: The proposed consent application would split an existing 80.6 ha (199 acre) farm into two farm parcels of 37.7 ha (93 acres) and 42.9 ha (106 acre). There is an existing farm operation and residence that will be retained on the 42.9 ha parcel.

The proposed consent meets the policies of the PPS, the County Official Plan and the Zoning By-law. Staff have no planning concerns with the consent.

Location

The subject lands are located in the rural area of Mapleton and are legally described as Part Lots 15, Concession 6 (Peel) and are Municipally known as 7422 Sixth Line. The subject property is 80.6 ha (199 acres) and is occupied by a farm operation. The survey sketch (Figure 1) and the location of the subject lands (Figure 2) are shown below.

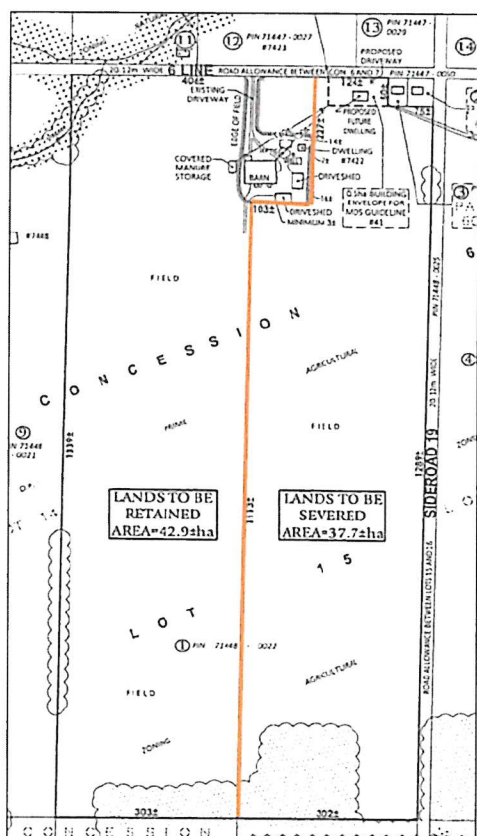


Figure 1. Survey Sketch
(Source: Van Harten Surveying)

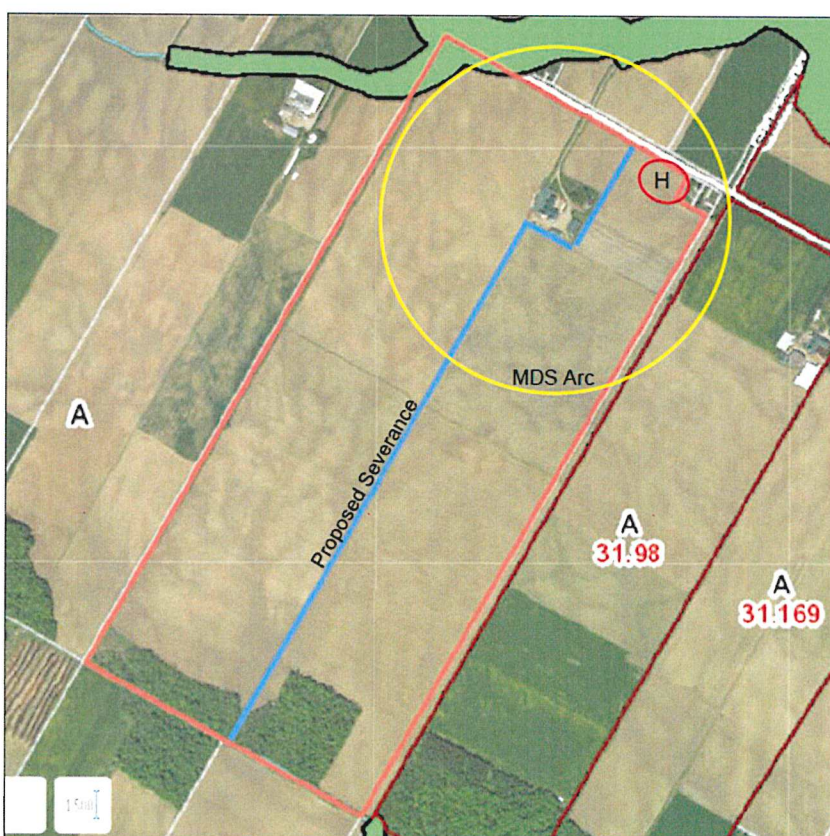


Figure 2. Location (Aerial 2015)

Provincial Policy Statement (PPS)

The subject property is within an area of prime agricultural land. According to section 2.3.3.2, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected.

Minimum Distance Separation 1 (MDS1) is required to be applied when creating new lots in the prime agricultural area and farm data forms for the surrounding livestock facilities have been provided. The MDS guidelines provide exceptions for the creation of parcels that are large enough to accommodate a 1 ha building envelope outside of MDS1 arcs. In this instance staff are satisfied that the required MDS1 setbacks can be achieved for the proposed vacant farm parcel. However, the application and survey sketch indicate a proposed dwelling located within the MDS arc on the severed parcel (figures 1 & 2). This location will require zoning relief at time of building permit issuance. This is not required as a condition of consent as the proposal can meet the requirements of Guideline 41 as there is a 1 ha parcel located to the rear of the parcel that is outside of the MDS arc.

Wellington County Official Plan

The subject property is designated Prime Agricultural, Core Greenland and Greenland. The identified environmental features include a wooded area located to the rear of the property and hazardland.

The Official Plan permits consents in the Prime Agricultural area for agricultural uses. Section 10.3.2, requires that new lots for agricultural operations must be of an appropriate size for the type of agricultural uses common in the area and also large enough to maintain flexibility for future changes. It further states that new agricultural lots will normally be a minimum of 35 hectares in size.

The proposal meets this intent as the proposed and retained lots are each greater than 35 ha.

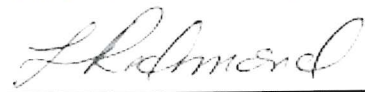
Mapleton Zoning By-law

The subject property is zoned Agricultural (A) and Natural Environment (NE). Both the severed and retained parcels can meet the minimum frontage and area required for a farm parcel.

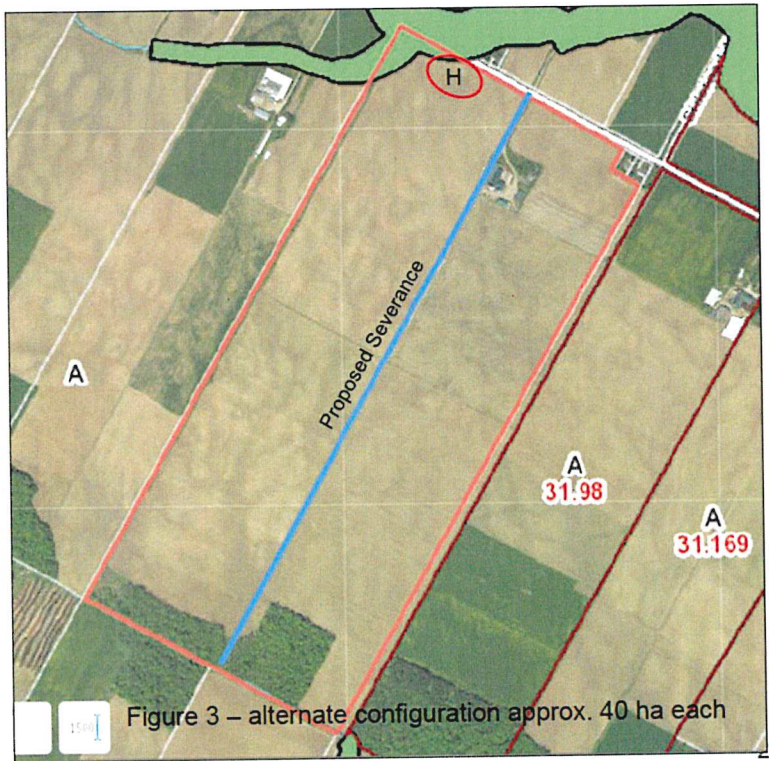
Additional Considerations

Under the general matters for consideration in the County Official Plan, section 10.1.3 m) of the consent policies states, “ all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations”. In this instance the proposed lot configuration could be modified (figure 3) to reflect the original lot and concession boundaries.

I trust that these comments will be of assistance to the Council in their consideration of this matter.



Linda Redmond, RPP MCIP
Planner



RE: Notice of Application for Consent - B66-21

Rick Richardson <RRichardson@mapleton.ca>

Mon 8/30/2021 9:09 AM

To: Michelle Brown <MBrown@Mapleton.ca>

The Fire department have no issues with this application.



Rick Richardson

Fire Chief

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 020

www.mapleton.ca



RE: Notice of Application for Consent - B66-21

Sam Mattina <SMattina@mapleton.ca>

Mon 8/30/2021 10:39 AM

To: Michelle Brown <MBrown@Mapleton.ca>

Hi Michelle

I don't have any issues with this application from a Public Works perspective.



Sam Mattina C.E.T., CMM III

Director of Public Works

Township of Mapleton

7275 Sideroad 16, Drayton, ON

519.638.3313 x 041

www.mapleton.ca



B66-21 7422 Sixth line

Patty Wright <PWright@mapleton.ca>

Thu 9/2/2021 9:54 AM

To: Mapleton Planning <planning@mapleton.ca>

Comments

Relief maybe required for MDS.



Patty Wright CBCO, CPSO, CMM III
Chief Building Official

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 036

www.mapleton.ca





RECEIVED

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.grca.on.ca
SEP 22 2021
SECRETARY-TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: September 21, 2021

YOUR FILE: B66-21

RE: **Application for Consent B66-21**
7422 Sixth Line, Township of Mapleton
Vernon & Sharon Gingrich

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the above-noted consent application.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of the severed parcel is within the regulated allowance adjacent to a watercourse along the rear lot line.

The retained parcel contains watercourses, floodplain and the regulated allowance adjacent to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural hazard and natural heritage features that are identified by the Provincial Policy Statement (PPS, 2020). The subject lands also contain features that are identified as Core Greenlands and Greenlands in the County of Wellington Official Plan.

Existing agricultural uses are proposed to continue on the severed parcel and the identified building envelope is setback from the features noted above. As such, GRCA staff do not anticipate any negative impacts to the natural hazard or natural heritage features as a result of the proposed consent application.

Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated areas will require prior written approval from the GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

We trust the above information is of assistance. Should you have any further questions, please contact me at 519-621-2763 ext. 2228.

Yours truly,

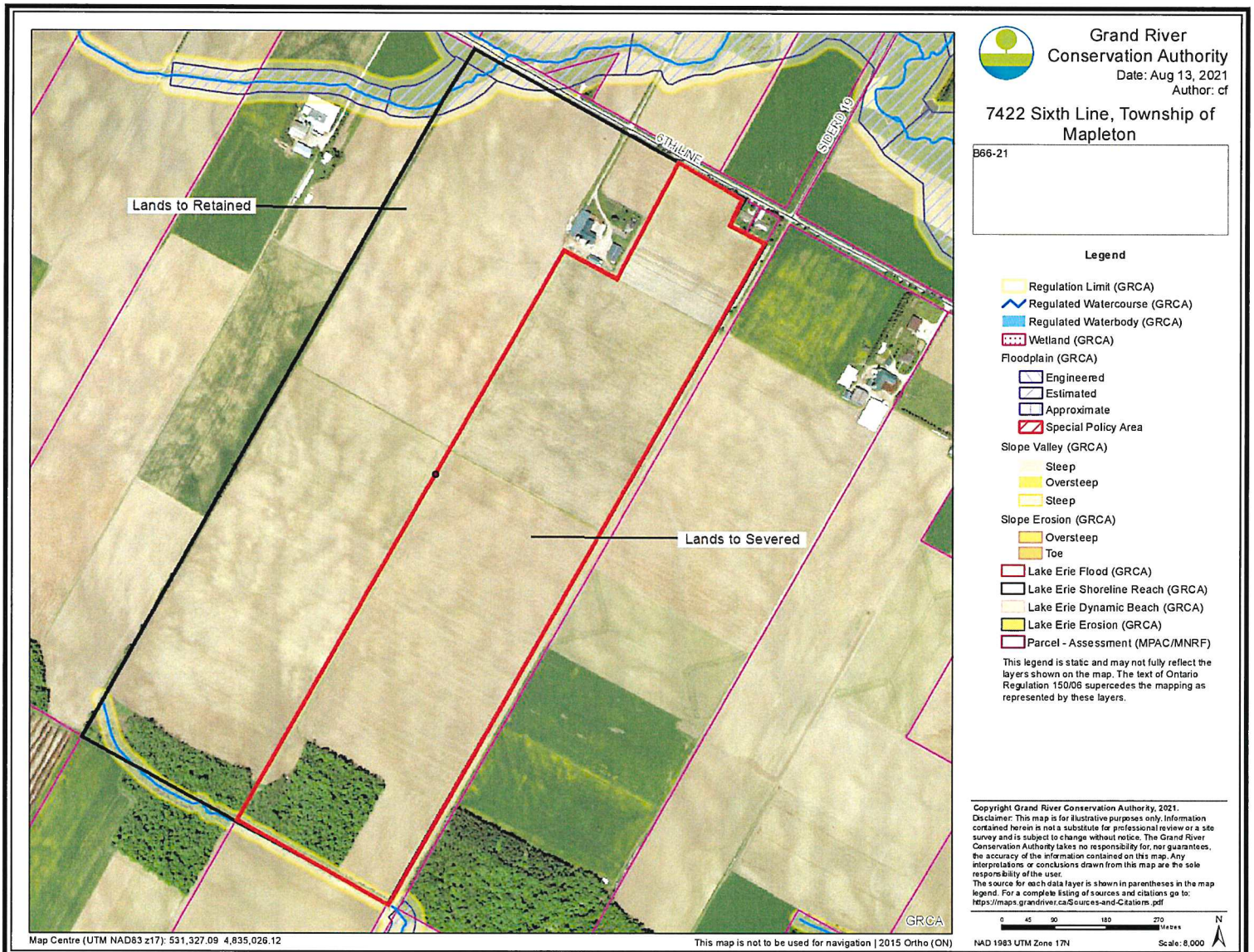


Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Encl (1)

c.c. Vernon & Sharon Gingrich (via email only)
Jeff Buisman, Van Harten Surveying Inc. (via email only)
Township of Mapleton (via email only)

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



August 5, 2021
30020-21
Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application and Sketch
7422 6th Line
Part of Lot 15, Concession 6
PIN 71448-0022
Geographic Township of Peel
Township of Mapleton**

RECEIVED

AUG 09 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Severance on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application form, required deeds, PIN report and map, addresses of neighbouring properties, MDS Farm Data Sheet, a cheque to the GRCA for \$430, and a cheque to Wellington County for \$4,630.

Proposal:

The proposal is to split the subject property into two agricultural parcels of 42.9±ha and 37.7±ha. The Severed Parcel is vacant and will have an area of 37.7±ha of agricultural land and where a dwelling is proposed. The Retained Parcel will have an area of 42.9±ha and contains an existing dwelling, accessory buildings of drive sheds, barn and manure storage, as well as agricultural field. Both parcels will continue to be used for agricultural purposes.

The Minimum Distance Separation (MDSI) has been evaluated for barns in the area. There is an existing barn on the Retained Parcel (#7422) that we reviewed and provided calculations for. According to MDS Guideline #41; *"for proposed lots without an existing dwelling that are more than 1ha, MDS I setbacks are measured as the shortest distance between a 0.5ha or larger building envelope (for a potential dwelling) and either the surrounding livestock occupied portions of the livestock barns, manure storages or anaerobic digesters"*.

572 Weber Street North, Unit 7
Waterloo ON N2L 5C6
519-742-8371

Elmira, ON:
519-669-5070

423 Woolwich Street
Guelph, ON N1H 3X3
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON L9W 5G5
519-940-4110

Collingwood, ON:
249-499-8359

www.vanharten.com

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

Using Type A calculation, the required distance from the existing barn on the retained parcel to the proposed 0.5ha building envelope (shown as a dashed line on the sketch) is 329m and the actual distance to the barn is 130±m and 160±m to the manure storage; therefore, a minor variance will be required to permit the reduced MDS to the proposed building envelope. The proposed location of the building envelope is practical to be in line with the two adjacent rural residential parcels to the east and to minimize the removal of agricultural land. Although under the required MDS distance, the building envelope is a practical location instead of being set further into the lot and having a long driveway in order to meet the 329m required MDS distance.

There are barns on the adjacent parcel to the east at #7378 and across the road at #7423. We have not contacted the property owners to obtain MDS information yet, however attempts will be made will be made to obtain the MDS information.

The subject property is zoned Agricultural, and the zoning requirements are met for both the Severed and Retained parcels. The rear yard of the existing driveshed on the Retained Parcel will be at least 3m to ensure zoning is met.

The property is designated as Prime Agricultural and Core Greenlands in the County of Wellington Official Plan. Section 10.3.2 of the County Official Plan addresses the creation of new lots for agricultural purposes in areas designated as Prime Agricultural and states that:

- ***New lots for agricultural operations shall be an appropriate size for existing and future agricultural use and new lots will normally be a minimum of 35 ha***– The severed and retained parcels are both over 35ha and are of a sufficient size for continued agricultural use.
- ***The creation of agricultural lots along the original lots in the Township survey is encouraged***– The subject property is Part of Lot 15 and the proposed severance will split Lot 15 essentially in half, along with a jog to accommodate the existing buildings and liveable space.
- ***New agricultural lots may include lands in the Greenlands System where necessary to provide logical lot lines, provided that suitable building envelopes are available outside of the features***– The boundary line crosses through a small area of Greenland at the rear of the parcel, however it is outside of the building envelope and not a concern. There is also a section of Core Greenlands on the Retained Parcel that will remain as is.

In summary, this severance is very practical and follows the relevant criteria for creating two agricultural parcels within Prime Agricultural designations.



Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

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

cc Vern Gingrich

www.vanharten.com

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