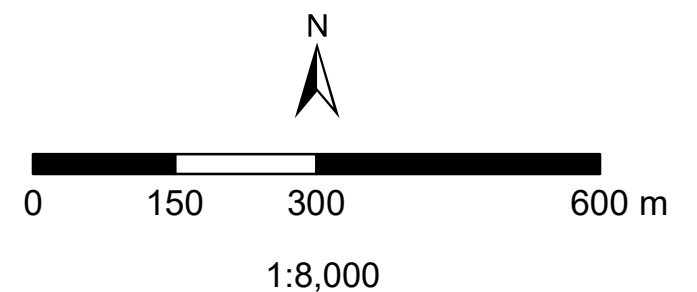
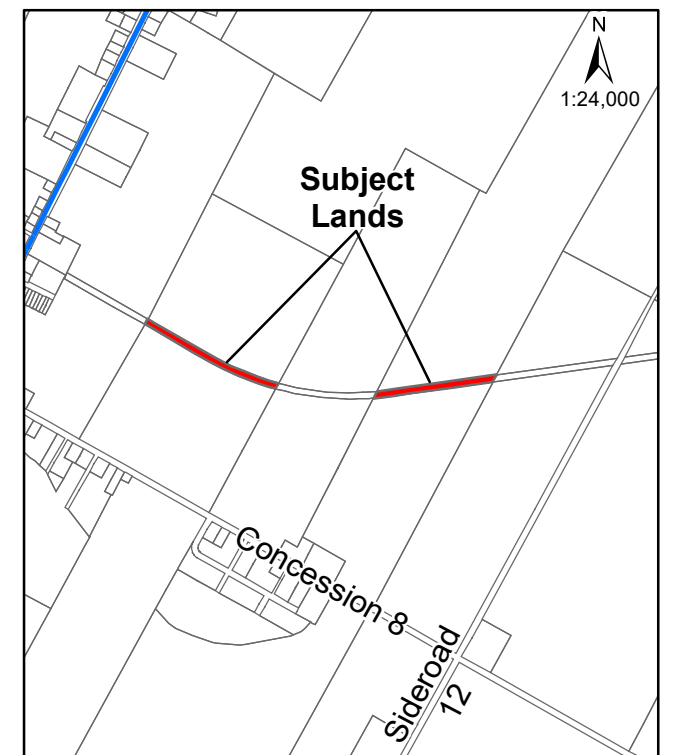


COUNTY OF WELLINGTON LAND DIVISION B78-21 & B79-21

Applicants:
Village Crest Farms Ltd., Louise Van Andel,
Richard & Frederika Rylaarsdam
Ruby Dickson & MarkKoster

Township of Mapleton
Part Lot 10, 11 & 12, Concession 9
(Maryborough)



Date: October 2021

Produced by: County of Wellington Planning & Development Department

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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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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: 11/18/2021

EXPEDITED

File Number: B78-21

Owners: Village Crest Farms Ltd., Louise Van Andel, Richard & Frederika Rylaarsdam,
Ruby Dickson & Mark Koster

Subject Lands : Township of Mapleton (Maryborough) - Lots 10, 11 & 12, Concession 9

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of former CN Railway to abutting property owners

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; applications (B78-21 and B79-21) are consistent with provincial policy and generally conforms to Official Plan; no concerns
Township of Mapleton	Council expressed no concerns - complies with zoning; conditions to apply
Grand River CA	consent applications will merge former rail line with abutting properties and existing agricultural uses will continue on consolidated parcels; staff do not anticipate any negative impacts to natural hazard or heritage features as a result of consent applications; no objections
Miscellaneous	Marylou Fletcher, solicitor 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 Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B78-21 as a single parcel ("the consolidation ") and THAT the solicitor for the owner shall provide an undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide 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 the Application for Consolidation of Parcels for the consolidation.
- 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 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 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.
- 8) **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.

*****Conditions may be deleted, added to, or changed at meeting*****

October 28, 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 B78-21

OWNER'S NAME

Village Crest Farms Ltd.
Louise Van Andel
Richard & Frederika Rylaarsdam
Ruby Dickson
Mark Koster

LOCATION OF SUBJECT LANDS

TOWNSHIP OF MAPLETON (Maryborough)
Lots 10, 11 & 12
Concession 9

Proposed lot line adjustment is 0.75 hectares with no frontage (Severed No. 2 on sketch), former CN rail to be added to abutting agricultural parcel – Ruby Dickson (Parcels D1 & D2 on sketch).

Retained area of former rail line resulting from applications B78-21 & B79-21 are to merge and be consolidated with abutting properties. Parcels A (Louise Van Andel); Parcels C1&C2 (Richard & Frederika Rylaarsdam); Parcel E (Mark Koster).

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, NOVEMBER 18, 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: Woods, Clemens, Fletcher & Cronin c/o Mary-Lou Fletcher

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: 11/18/2021

EXPEDITED

File Number: B79-21

Owners: Village Crest Farms Ltd., Louise Van Andel, Richard & Frederika Rylaarsdam,
Ruby Dickson & Mark Koster

Subject Lands : Township of Mapleton (Maryborough) - Lots 10, 11 & 12, Concession 9

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of former CN Railway to abutting property owners

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; applications (B78-21 and B79-21) are consistent with provincial policy and generally conforms to Official Plan; no concerns
Township of Mapleton	Council expressed no concerns - complies with zoning; conditions to apply
Grand River CA	consent applications will merge former rail line with abutting properties and existing agricultural uses will continue on consolidated parcels; staff do not anticipate any negative impacts to natural hazard or heritage features as a result of consent applications; 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 Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B79-21 as a single parcel ("the consolidation ") and **THAT** the solicitor for the owner shall provide an undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide 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 the Application for Consolidation of Parcels for the consolidation.
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- 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 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.
- 8) **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.

*****Conditions may be deleted, added to, or changed at meeting*****

October 28, 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 B79-21

OWNER'S NAME

LOCATION OF SUBJECT LANDS

Village Crest Farms Ltd.
Louise Van Andel
Richard & Frederika Rylaarsdam
Ruby Dickson
Mark Koster

TOWNSHIP OF MAPLETON (Maryborough)
Lots 10, 11 & 12
Concession 9

Proposed lot line adjustment is 0.90 hectares with no frontage (Severed No. 1 on sketch), former CN rail to be added to abutting agricultural parcel – Village Crest Farms Ltd. (Parcels B1 & B2 on sketch).

Retained area of former rail line resulting from applications B78-21 & B79-21 are to merge and be consolidated with abutting properties. Parcels A (Louise Van Andel); Parcels C1&C2 (Richard & Frederika Rylaarsdam); Parcel E (Mark Koster).

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, NOVEMBER 18, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

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- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

TO: Woods, Clemens, Fletcher & Cronin c/o Mary-Lou Fletcher



OCT 20 2021

Application
Location

B78/21 & B79/21
Lot 10,11 & 12
TOWNSHIP OF MAPLETON (MARYBOROUGH)

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Applicant/Owner

Village Crest Farms Ltd., Louise Van Andel, Richard &
Frederika Rylaarsdam, Ruby Dickson & Mark Koster

PLANNING OPINION: The subject applications for a lot line adjustment propose to sever vacant land (CN Railway) into two lots. Both the severed and retained lands will merge with abutting agricultural parcels as shown in the table below:

Parcel ID	Lot Area	Merged to
Part 2 (Severed 1) - B79/21	0.90 ha (2.22 ac)	Parcel B1 & B2 (8313 Concession 8)
Part 4 (Severed 2) - B78/21	0.75 ha (1.85 ac)	Parcel D1 & D2 (Concession 9W Part Lot 12)
Part 1 (Retained)	0.62 ha (1.53 ac)	Parcel A (12 William St.)
Part 3 (Retained)	0.46 ha (1.13 ac)	Parcel C1 & C2 (8289 Concession 8)
Part 5 (Retained)	0.77 ha (1.90 ac)	Parcel E (8249 Concession 8)

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

- That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- 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;
- That any concerns from the applicable Conservation Authority are adequately addressed.

A PLACE TO GROW: No issue.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.2 states "Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons". Planning staff have no MDS concerns.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, GREENLANDS and CORE GREENLANDS. A portion of property on 12 William St. is designated as RESIDENTIAL, INDUSTRIAL and HIGHWAY COMMERCIAL within the URBAN CENTRE of Moorefield. The identified environmental feature is a Significant Wooded Area and Flood Plain regulated by Grand River Conservation Authority.

Within the Official Plan, lot line adjustments may be permitted for legal or technical reasons, including minor boundary adjustments. Section 10.3.5 of the County Official Plan further identifies that:

Lot line adjustments are permitted where no adverse effect on agriculture will occur where:

- Two abutting farms are merged and an existing farm residence is made surplus to the resulting enlarged farm parcel;
- More viable agricultural operations will result;
- An undersized lot is made more usable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this Plan.

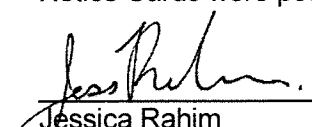
The matters under Section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: A portion of the subject lands (12 William Street) is located within a Wellhead Protection Area A with a Vulnerability Score of 10.

LOCAL ZONING BY-LAW: The subject properties are zoned:

Parcel	Address	Zoning
Parcel A	12 William Street	Agricultural (A), Industrial (M1), Residential (R1C), Central Commercial (C1), Residential R1C(H)
Parcel B(1) and B(2)	8313 Concession 8	A-31.314 (permits a kennel)
Parcel C(1) and C(2)	8289 Concession 8	Agricultural (A) Zone
Parcel D(1) and D(2)	8270 Concession 8	Agricultural (A) Zone
Parcel E	8249 Concession 8	Agricultural (A) Zone

SITE VISIT INFORMATION: The subject property was visited and photographed on October 20th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.


Jessica Rahim
Senior Planner
October 20th, 2021



October 20, 2021

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

Dear Deborah

RE: CONSENT APPLICATION B78-21 & B79-21- Rail Lands

Please be advised the following resolution was carried at our October 12 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 a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Planning & Development Coordinator 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
Planning & Development Coordinator

RECEIVED

OCT 20 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM FILE NO: B78-21 & B79-21

APPLICANTS

Ruby Dickson 8271 Concession 8 RR#2 Moorefield ON N0G 2K0	Village Crest Farms Ltd. c/o Robert & Jennifer Walter 8313 RR#2 Moorefield ON N0G 2K0	Louise Van Andel 8410 Concession 8 RR#2 Moorefield ON N0G 2K0	Richard & Frederika Rylaarsdam Concession 8 RR#2 Moorefield ON N0G 2K0	Mark Koster 8249 Concession 8 RR#2 Moorefield ON N0G 2K0
--	--	---	--	---

LOCATION OF SUBJECT LANDS
Township of Mapleton (Maryborough)
Lots 10, 11 & 12
Concession 9

B78-21: Proposed lot line adjustment is 0.75 hectares with no frontage (Severed No. 2 on sketch), former CN rail to be added to abutting agricultural parcel - Ruby Dickson (Parcels D1 & D2 on sketch).

B79-21: Proposed lot line adjustment is 0.90 hectares with no frontage (Severed No. 1 on sketch), former CN rail to be added to abutting agricultural parcel - Village Crest Farms Ltd. (Parcels B1 & B2 on sketch).

Retained area of former rail line resulting from applications B78-21 & B79-21 are to merge and be consolidated with abutting properties. Parcels A (Louise Van Andel); Parcels C1&C2 (Richard & Frederika Rylaarsdam); Parcel E (Mark Koster).

PROPERTY ASSESSMENT ROLL NUMBER
23-32-000-006-60002-0000

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?

Is the Proposed Lot(s) serviced now by Municipal Water **No**

Is the Retained Lot serviced now by Municipal Water **No**

Is the Proposed Lot(s) serviced now by Municipal Sewers **No**

Is the Retained Lot serviced now by Municipal Sewers **No**

Is there a **Capital Works Project** underway to service these lots in the near future **NO**

MUNICIPALITY COMMENTING FORM

FILE NO: B78/21 & B79/21

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 October 12, 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 a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Planning & Development Coordinator 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: Planning & Development Coordinator

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

DATE: October 20, 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. B78-21 & B79-21 PREPARED ON OCTOBER 4, 2021

APPLICANTS

Ruby Dickson 8271 Concession 8 RR#2 Moorefield ON N0G 2K0	Village Crest Farms Ltd. c/o Robert & Jennifer Walter 8313 RR#2 Moorefield ON N0G 2K0	Louise Van Andel 8410 Concession 8 RR#2 Moorefield ON N0G 2K0	Richard & Frederika Rylaarsdam Concession 8 RR#2 Moorefield ON N0G 2K0	Mark Koster 8249 Concession 8 RR#2 Moorefield ON N0G 2K0
--	--	---	--	---

LOCATION OF SUBJECT LANDS

Township of Mapleton (Maryborough)
Lots 10, 11 & 12
Concession 9

RECOMMENDATION:

THAT Township of Mapleton support Consent Applications B78-21 & B79-21 as presented for lands described as Part Lots 10, 11 & 12, Concession 9 (Maryborough) 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 a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Planning & Development Coordinator 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 September 10, 2021, for the above noted file.

A Planning & Development meeting was held on September 22, 2021, and staff (including, Planner, Linda Redmond, CBO, Patty Wright, Director of Public Works, Sam Mattina, and Fire Chief, Rick Richardson) expressed no concerns or objections.

Prepared by
Michelle Brown
Planning & Development Coordinator

Reviewed by
Manny Baron
C.A.O.

TO: Manny Baron, CAO
FROM: Linda Redmond, Planner
RE: B78/21 & B79/21
MEETING: Regular Council Meeting – 12 Oct 2021

Planning Opinion: The proposed lot line adjustments will result in the former CN rail corridor merging with the abutting farm parcels. The former rail corridor is currently held in separate title and bi-sects five farm properties. The farms impacted by this corridor are currently configured into two separate parcels that do not have frontage on an open road (land locked) however they all function as one farm. By merging the corridor, the resultant lots will alleviate this situation and the farms will become whole.

The proposed consents meet the policies of the PPS, the County Official Plan and the Zoning By-law. Staff have no planning concerns with the proposed lot line adjustments.

Location

The subject lands are located in the rural area of Mapleton and are legally described as Lots 10, 11 & 12, Concession 9 (M). The subject property is a former CN railway corridor that has an area of 0.90 ha (2 acres). The location of the subject lands (Figure 1) and the survey sketch (Figure 2) are shown below.

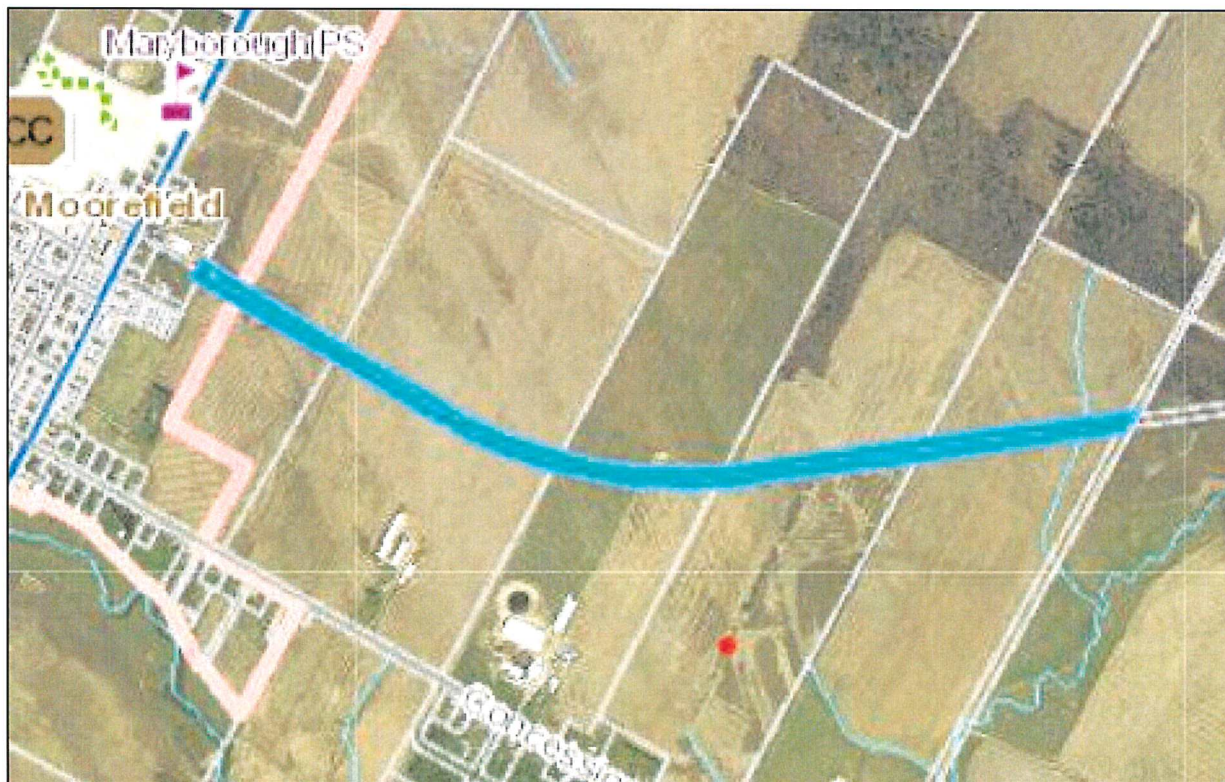
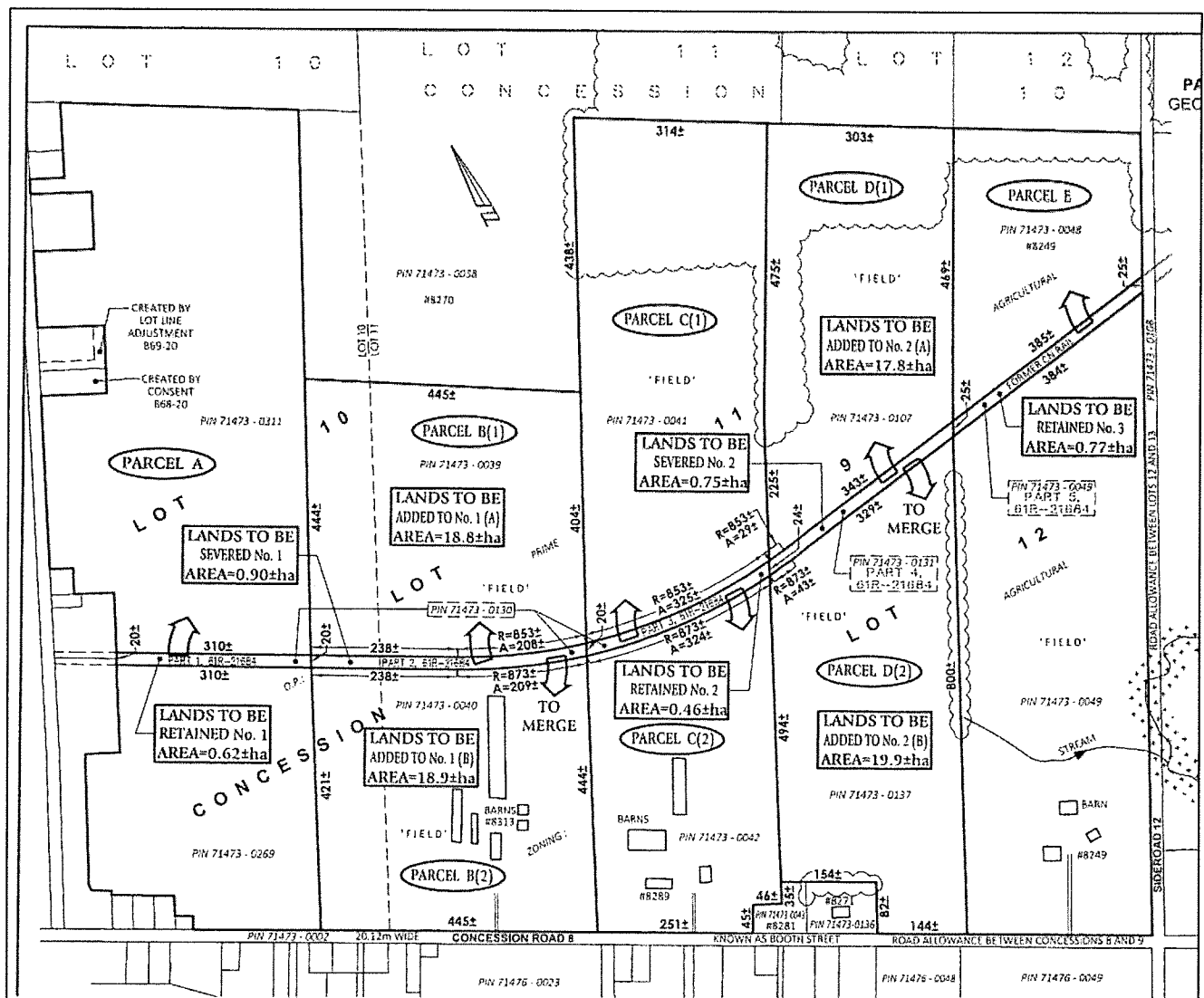


Figure 1. Location of former CN railway corridor (Aerial 2015)



Provincial Policy Statement (PPS)

The subject property is within an area of prime agricultural land. According to section 2.3.4.2, lot line adjustments may be permitted for legal or technical reasons.

Wellington County Official Plan

The subject properties are designated Prime Agricultural. Section 10.3.5 of the Plan states "lot line adjustments may be permitted where no adverse effect on agriculture will occur where.... More viable agricultural operations will result".

In this instance the existing farm parcels will be consolidated with the rail corridor.

Mapleton Zoning By-law

The subject property is zoned Agricultural (A). There are no zoning issues with the lot line adjustments.

Admired

Linda Redmond, RPP MCIP
Planner



RECEIVED

OCT 20 2021

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.1722 Fax: 519.621.4844 Online: www.grandriver.ca
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

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

DATE: October 20, 2021

YOUR FILE: B78-21 & B79-21

RE: Applications for Consent B78-21 & B79-21

Part of Lots 10-12, Concession 9, Maryborough, Township of Mapleton
Ruby Dickson, Village Crest Farms Ltd., Louise Van Andel, Richard &
Frederika Rylaarsdam, Mark Koster

GRCA COMMENT:*

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that a portion of 8249 Concession 8 (Parcel E) contains a watercourse, floodplain, wetlands and the regulated allowance adjacent to these features.

The remaining parcels do not contain any features that are regulated by the GRCA under Ontario Regulation 150/06.

2. Legislative/Policy Requirements and Implications:

Parcel E contains natural hazard and natural heritage features that are identified by the Provincial Policy Statement (PPS, 2020). Parcel E also contains features that are identified as Core Greenlands in the County of Wellington Official Plan. Parcel C (1) and Parcel D (1) contain woodlands that are identified as Greenlands in the County of Wellington Official Plan.

The proposed consent applications will merge the former rail line with the abutting properties and the existing agricultural uses will continue on the consolidated parcels. 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 applications.


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. Village Crest Farms Ltd. (via email only)
Louise Van Andel (via email only)
Richard & Frederika Rylaarsdam (via email only)
Ruby Dickson (via email only)
Mark Koster (via email only)
Mary Lou Fletcher, Woods, Clemens, Fletcher and Cronin
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.***



Grand River
Conservation Authority

Date: Oct 20, 2021
Author: ah

B78-21 & B79-21



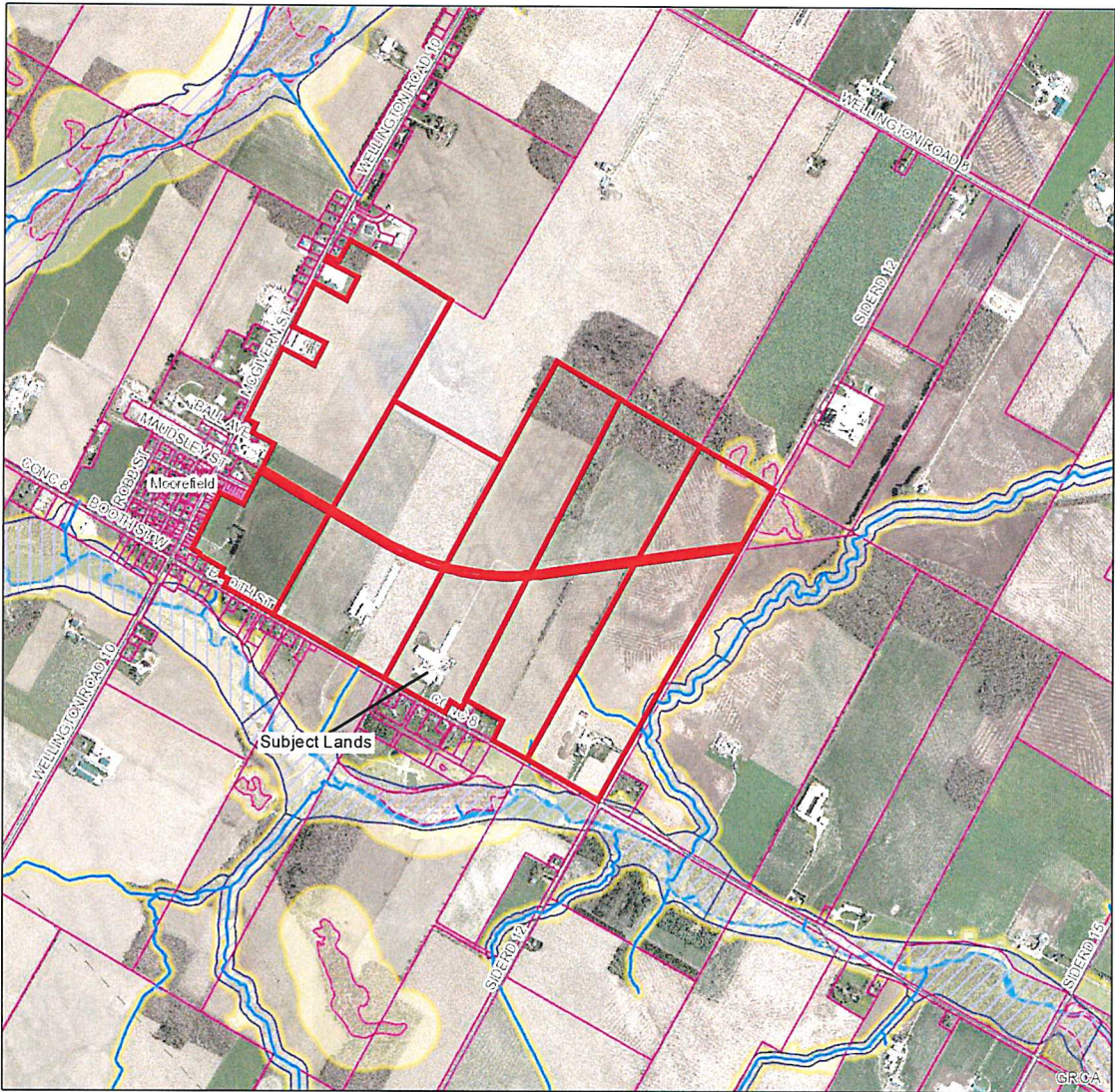
Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
- Slope Valley (GRCA)
 - Sleep
 - Oversteep
 - Sleep
- Slope Erosion (GRCA)
 - Oversteep
 - Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

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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>

0 120 240 480 720 Meters
NAD 1983 UTM Zone 17N
Scale: 20,379



Map Centre (UTM NAD83 z17): 521,729.51 4,845,178.90

This map is not to be used for navigation | 2020 Ortho (ON)

Severance Application – Erla Dickson and Village Crest.

Wellington County Land Division Committee

74 Woolwich Street

Guelph, ON N1H 3T9

RE: Supplementary Information for Proposed Lot Line Adjustments

The following additional information relates to lands to be severed and described as Severed Number one and Severed Number two on the attached survey sketch. These lands are further described as Parts 2 61R-21684 (Part of PIN 71473-0130 (LT)) and Part 4, 61R-21684, (PIN71473-0131(R)).

Part 1, 2, 3, 4 and 5 of Reference Plan 61R-21684, shown Parts A to E on the survey sketch attached, combine to form a segment of the former CN railway lands. These lands (Parts 1-5, 61R-21684) were purchased from the Canadian National Railway Company by all five (5) of the adjoining land owners of the lands in Lot 10, 11 and 12 of Concession 9 on January 22, 2020 as Instrument # RO821667 and WC590666. These lands were purchased jointly by 5 adjoining landowners, Village Crest Farms Ltd (Village Crest), VanAndel, Rylaarsdam, Dickson, and Koster, with the intention that the lands would be severed and a lot line adjustment completed so each party would join their respective strip of railway lands to their adjacent farm parcel.

The Dickson and Village Crest lot line adjustment applications are being submitted simultaneously. With the submission of the 2 severance/lot line adjustment applications, this will effectively sever the railway lands into the 5 parcels to then be consolidated with the respective adjacent farmland. The first application for Village Crest is for lands located at Part of Lot 10 and 11, Concession 9 and described as lands to be Severed Number one (Part 2, 61R-21684). The second application is for Dickson at Part of Lot 12, Concession 9 and described as Severed Number 2 (Part 4, 61R-21684).

The overall intent and effect of Severance One and Two will result in the addition and merger of Parts 1 through 5, 61R-21864 as follows:

Part 1, 61R-21864 to be added and merged on title with Parcel A on the attached sketch;

Part 2, 61R-21864 to be added and merged on title with Parcel B(1) and B(2) on attached sketch;

Part 3, 61R-21864 to Parcel C(1) and C(2) on attached sketch;

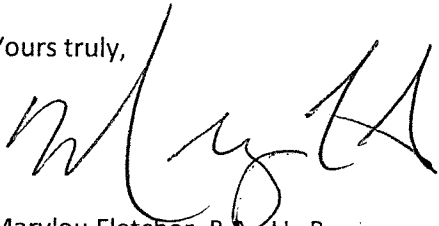
Part 4, 61R-21864 to Parcel D(1) and D(2) on attached sketch; and

Part 5, 61R-21864 to Parcel E, and as shown on the attached survey sketch.

With the Railway lands currently bi-secting the farms, there are 11 parcels of land with 3 farm parcels being land-locked. The severances and corresponding lot line adjustments, will consolidate the parcels such that there will only be 7 parcels of land and it will remedy the existing 3 parcels of farmland from being landlocked and enlarge all farm parcels.

If you have any further questions relating to the applications, please do not hesitate to contact me at 519-669-5101

Yours truly,

A handwritten signature in black ink, appearing to read 'Marylou Fletcher', written in a cursive style.

Marylou Fletcher, B.A., LL. B

Woods, Clemens, Fletcher and Cronin

REGISTERED OWNERS – APPLICATION FOR CONSENT

PART LOTS 10, 11 & 12, CONCESSION 9, MARYBOROUGH (MAPLETON)
BEING PARTS 1-5, 61R-21684

VILLAGE CREST FARMS LTD.
c/o ROBERT AND JENNIFER WALTER
8313 Concession 8
R.R. #2
Moorefield, ON N0G 2K0

Email: aperfectgiftkennel@hotmail.com

VAN ANDEL, Louise Catherine
8410 Concession 8
R.R. #2
Moorefield, ON N0G 2K0

Email: billou@hsfx.ca

RYLAARSDAM, Richard Jacob
RYLAARSDAM, Frederika Jacqueline
8289 Concession 8
R.R. #2
Moorefield, ON N0G 2K0

Email: rickinge.rylaarsdam@hotmail.ca


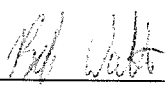
DICKSON, Ruby Erla
8271 Concession 8
R.R. #2
Moorefield, ON N0G 2K0

Email: adickson@golden.net

KOSTER, Mark John
8249 Concession 8
R.R. #2
Moorefield, ON N0G 2K0

Email: mkoster99@hotmail.com

OWNER'S AUTHORIZATION – PART LOT 10, 11 & 12, CONCESSION 9
MARYBOROUGH (NOW MAPLETON); WELLINGTON COUNTY

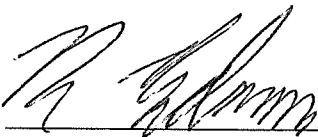
Village Crest Farms Ltd. Per:
I/We have authority to bind the corporation



Louise Catherine Van Andel



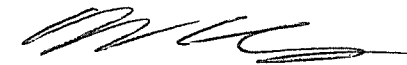
Ruby Erla Dickson



Richard Jacob Rylaarsdam



Frederika Jacqueline Rylaarsdam



Mark John Koster