



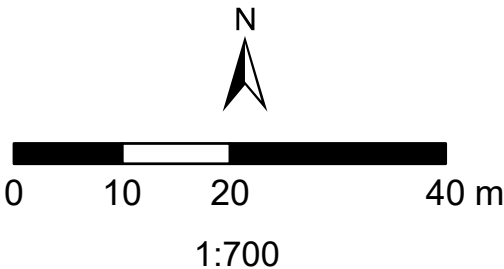
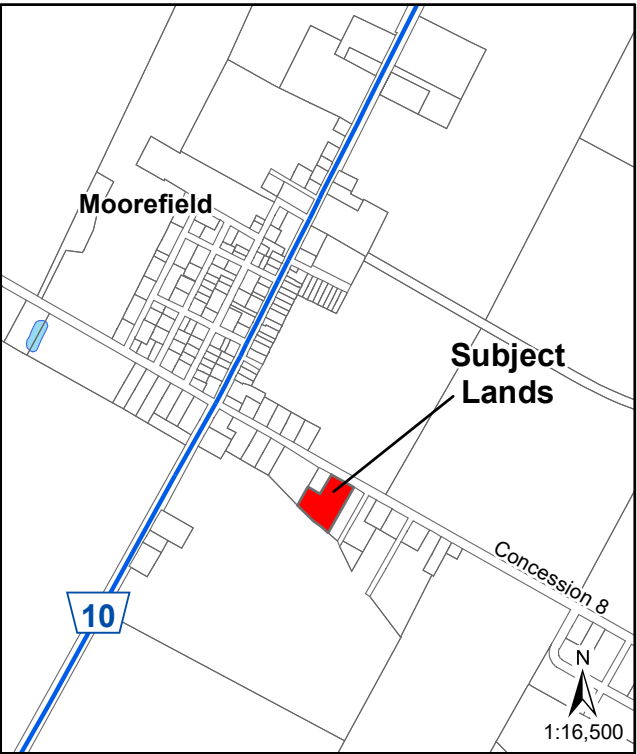
COUNTY OF WELLINGTON  
LAND DIVISION

**B20-23**

Applicant:  
William Cummings

Township of Mapleton

25 Booth St. E  
(Moorefield)



Date: May 2023  
Produced by: County of Wellington Planning & Development Department 2023

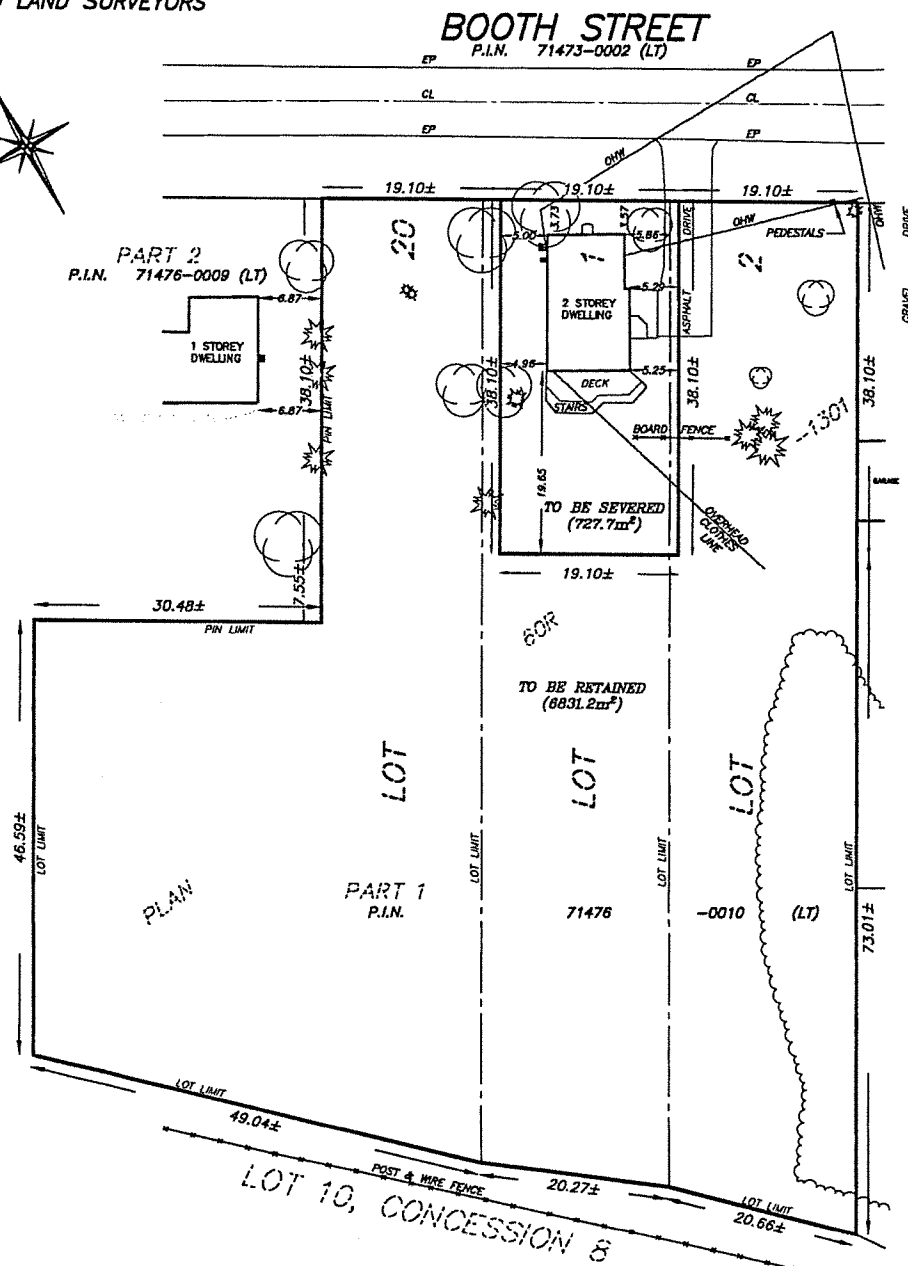
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Sources:  
County of Wellington  
Ministry of Natural Resources,  
Grand River Conservation Authority.  
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**ONTARIO LAND SURVEYORS**



THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED  
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THIS SKETCH IS PREPARED FOR DAN SINCLAIR CONSTRUCTION  
DATE : JANUARY 24, 2023 © COPYRIGHT 2022, MTE OLS LTD.

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# MTE

**MTE ONTARIO LAND SURVEYORS LTD.**  
365 HOME STREET  
STRATFORD, ONTARIO, N5A 2A5  
TEL: 519-271-7952

Cad File: P:\P\50993\100\50993-100-SV1.DWG		COGO : 50993-100-UTMGROUND.ASC
Drawn By : C. JANSSEN	Checked By : D. REAUME	File No : 50993-100-SV1 (S)

Don't 22 Cumulative

## 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: 06/08/2023 EXPEDITED  
File Number: B20-23  
Applicant: William Cummings  
Subject Lands: Township of Mapleton (Moorefield) - Lots 1 & 2, Part Lot 20, King's Survey, 60R-1301

Proposal is a request for consent to convey fee simple for a proposed urban residential lot 19.1m fr x 38.1m = 727.7 sq.m, existing dwelling; retained being 6831.2 vacant urban residential

ISSUES: none

### SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to County Official Plan - designated Residential and Core Greenlands; Urban Centre Moorefield; no concerns
Township of Mapleton	Council resolution to support application with conditions; subject lands are currently zoned Single Family Residential (R1C). Both severed and retained lands will meet the minimum frontage and area requirements. no concerns
Grand River CA	sever existing dwelling for continued urban residential uses; retained currently vacant; a portion of retained parcel contains valley slopes, parcel appears to have sufficient area outside of the valley slopes and GRCA regulation limit to accommodate future residential uses; no objections

### PROPOSED CONDITIONS of APPROVAL

- 1) **THAT** the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
- 2) **THAT** the Solicitor for the Owner give a signed 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 B20-23.
- 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 \$355 (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** a Parkland dedication fee be paid (\$1,400 in 2023) as provided for in the Planning Act, R.S.O. 1990; 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** driveway access to the severed and retained 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.
- 9) **THAT** servicing can be accommodated on the severed and retained lands 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

May 25, 2023

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 B20-23

**APPLICANT**

William Cummings  
25 Booth St. E  
Moorefield N0G 2K0

**LOCATION OF SUBJECT LANDS**

Township of Mapleton (Moorefield)  
Lots 1 & 2, Part Lot 20  
King's Survey, 60R-1301

Proposed severance is 19.1m fr x 38.1m = 727.7 square metres, existing and proposed urban residential use with existing dwelling.

Retained parcel is 6831.2 square metres with 38.2m frontage, existing and proposed vacant urban residential land.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 2023** 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 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](http://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**

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TO: Dan Sinclair



RECEIVED

MAY 16 2023

Application  
Location

B20/23  
Part Lots 1 & 2; Pt Lot 20; King's Survey, 60R-1301  
TOWNSHIP OF MAPLETON (Moorefield)

Applicant/Owner

William Cummings

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

**PLANNING OPINION:** This application would sever 727.7 m<sup>2</sup> (0.18 ac) parcel with an existing dwelling. A 6,831.2 m<sup>2</sup> (1.69 ac) vacant parcel is proposed to be retained.

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

- a) That driveway access can be provided to the severed and retained lands to the satisfaction of the applicable road authority; and,
- b) That servicing is available for the severed and retained lands to the satisfaction of the Township;

**PLACES TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** The subject property is located within the Urban Centre of Moorefield. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development.

**WELLINGTON COUNTY OFFICIAL PLAN:** The Subject lands are designated as RESIDENTIAL and CORE GREENLANDS within the County of Wellington Official Plan. Identified features include a Slope Valley regulated by the GRCA. Section 10.6.2 states that new lots may be created in Urban Centres provided that the land will be appropriately zoned.

The regulated area is located on the retained lands only. Appropriate setbacks for new buildings would be determined when development is proposed on the retained lands

The matters under Section 10.1.3 were also considered, including "d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;" and item I) "that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;".

**WELL HEAD PROTECTION AREA:** The subject lands are not located within Well Head Protection.

**LOCAL ZONING BY-LAW:** The subject lands are within the Residential (R1C) Zone. The proposed severed and retained lots meet the minimum lot area and frontage requirements of the R1C Zone.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on April 26<sup>th</sup>, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

  
Zach Prince, RPP MCIP  
Senior Planner  
May 16<sup>th</sup>, 2023

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

File: B20-23

APPLICANT

William Cummings  
25 Booth St. E  
Moorefield N0G 2K0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Moorefield)  
Lots 1 & 2, Part Lot 20  
King's Survey, 60R-1301

Proposed severance is 19.1m fr x 38.1m = 727.7 square metres, existing and proposed urban residential use with existing dwelling.

Retained parcel is 6831.2 square metres with 38.2m frontage, existing and proposed vacant urban residential land.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2332000010125000000

Does this description reasonably describe the parcel holdings? YES (x ) NO ( )

If the answer is no, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES (x ) NO ( )

What sections does it conform to or contravene? (Please specify) Please see attached report

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [x] NO [ ]

(Please Specify): Please see attached report

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [x] NO [ ]

(Please Specify): Please see attached report

If necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES (x ) NO ( ) NA ( ) or Minor Variance YES (x ) NO ( ) NA ( )

Is proposal on an opened maintained year-round public road? YES [x] NO [ ]

If answer is NO, is municipality willing to enter into an agreement regarding the use of the seasonal road, or opening up the road?

Please specify

Is the Proposed Lot(s) serviced now by Municipal Water? YES ( ) NO ( x )

Is the Retained Lot serviced now by Municipal Water? YES ( ) NO ( x )

Is the Proposed Lot(s) serviced now by Municipal Sewers? YES ( ) NO (x )

Is the Retained Lot serviced now by Municipal Sewers? YES ( ) NO (x )

Is there a Capital Works Project underway to service these lots in the near future? YES ( ) NO (x )

Approximate Time of Servicing Availability:

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

RECEIVED  
MAY 15 2023

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B20-23

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed parcel for individual well and septic services?  
YES [x ] NO [ ]

Is there any further information that may assist the Planning and Land Division Committee?  
[A letter may be attached if there is insufficient space to explain]


Please see attached report

Is the Municipality in support of this application?      YES (x)      NO ( )

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Please see attached report

Does the Municipality request a Notice of the Decision?      YES (x)      NO ( )

SIGNATURE	
TITLE	Planning & Development Manager
ADDRESS	Township of Mapleton
DATE	May 12/2023





May 5, 2023

Dear Deborah Turchet

**RE: CONSENT APPLICATION B20-23**

---

Please be advised the following resolution was carried at our May 9, 2023 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 \$355 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance;
- THAT a Parkland dedication fee be paid (\$1,400 in 2023) as provided for in the Planning Act, R.S.O. 1990;
- THAT driveway access to the retained lands can be provided to the satisfaction of the Township of Mapleton;
- THAT servicing can be accommodated on the retained lands 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 Planning & Development Manager 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 the Mapleton Planner Report.

Thank you,

Michelle Brown  
Planning & Development Manager



To: Manny Baron, CAO  
Subject: B20-23 – Cummings (Sinclair)  
Meeting: May 9, 2023  
Department: Planning Department  
Staff Contact: Linda Redmond, Planner

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## RECOMMENDATION

THAT Council of the Township of Mapleton support Consent Application B20/23 as presented for lands described as Lots 1, 2 & Part Lot 20 Kings Survey, 60R-1301 Part 1, with a municipal address of 25 Booth Street E (Moorefield), 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 \$355 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance;
- THAT a Parkland dedication fee be paid (\$1,400 in 2023) as provided for in the Planning Act, R.S.O. 1990;
- THAT driveway access to the retained lands can be provided to the satisfaction of the Township of Mapleton;
- THAT servicing can be accommodated on the retained lands 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 Planning & Development Manager 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 INFORMATION:

The proposed consent will sever a 727.7 m<sup>2</sup> (0.17 ac) parcel which is occupied by a residence. The retained land is 0.68 ha (1.69 ac) and is currently vacant.

## Location

The subject lands are located in the Urban Centre of Moorefield. The lands are legally described as Lots 1, 2 & Part Lot 20 Kings Survey, 60R-1301 Part 1, with a municipal address of 25 Booth Street E. The location of the subject lands and survey sketch are shown in figures 1 and 2.

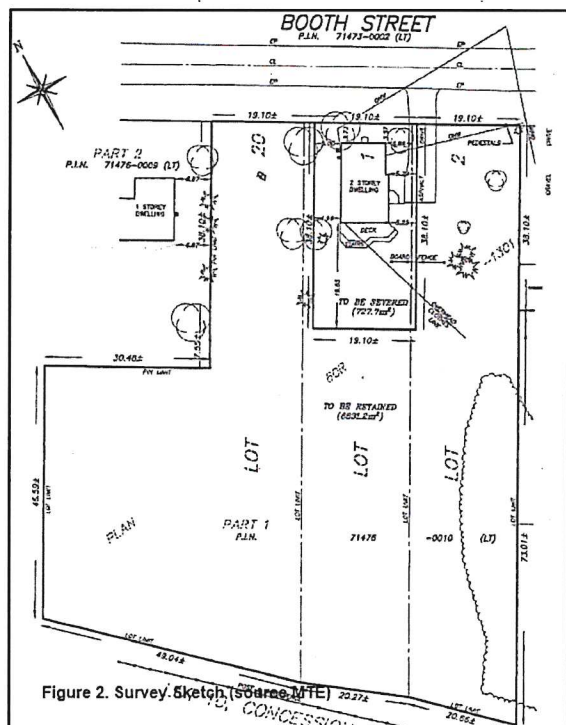
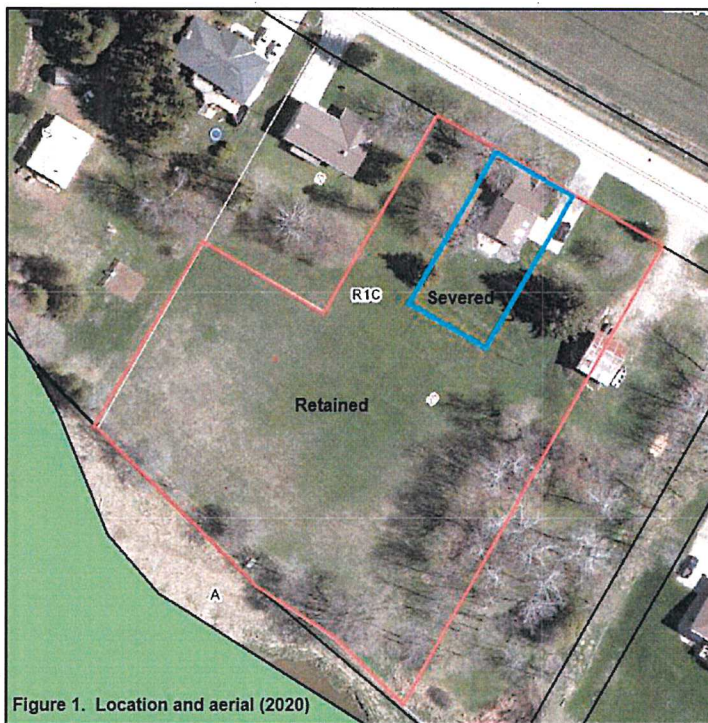


Figure 2. Survey sketch (source: MTE) 29/3/2017



**Figure 1. Location and aerial (2020)**

## Wellington County Official Plan

The lands subject to the severance are designated Residential and Core Greenland and are located within the Urban Centre of Moorefield. Section 10.6.2 states new lots may be created in Urban Centres provided that the land be appropriately zoned.

The Greenland designation is associated with a hazard land at the rear of the property.

## Mapleton Zoning By-law

The subject lands are currently zoned Single Family Residential (R1C). Both the severed and retained lands will meet the minimum frontage and area requirements.

**CONSULTATION:**

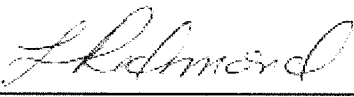
Township staff were circulated, and the following comments were received:

Commenting Agency	Received		Comments
	Y	N	
Mapleton Building Department	✓		No concerns. The building faces will comply with OBC setbacks.
Mapleton Fire Department		✓	
Mapleton Public Works Dept.	✓		No concerns. The subject property is not in the watershed. Reapportionment not required.

**Planning Comments**

This application is consistent with Provincial Policy and would generally conform to the Official Plan. Staff supports this application.

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



Linda Redmond, RPP MCIP  
Planner





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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

May 16, 2023

via email

GRCA File: B20-23 – 25 Booth Street East

Deborah Turchet, Secretary-Treasurer  
County of Wellington Planning and Land Division Committee  
74 Woolwich Street  
Guelph, ON N1H 3T9

**RECEIVED**

**MAY 17 2023**

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

**Re: Application for Consent B20-23**  
25 Booth Street East, Moorefield, Township of Mapleton  
William Cummings

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application.

**Recommendation**

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

**GRCA Comments**

GRCA has reviewed this application under the Mandatory Programs and Services Regulation (Ontario Regulation 686/21), including acting on behalf of the Province regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), as a regulatory authority under Ontario Regulation 150/06, and as a public body under the *Planning Act* as per our CA Board approved policies.

Information currently available at this office indicates that the retained parcel contains valley slopes and the regulated allowance adjacent to the valley slopes. A copy of GRCA's resource mapping is attached. A portion of the retained parcel is also designated as part of the Greenlands System in the County of Wellington Official Plan (2022).

Due to the presence of the features noted above, a portion of the retained parcel is 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 area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

The proposed consent application will sever the existing dwelling for continued urban residential uses. The retained parcel is currently vacant with proposed urban residential uses. Although a portion of the retained parcel contains valley slopes, the parcel appears to have sufficient area outside of the valley slopes and GRCA regulation limit to

accommodate future residential uses. As such, the GRCA has no objection to the approval of this application.

If any future development on the retained parcel is proposed within the GRCA regulation limit, further study of the valley slope may be required to demonstrate conformance with applicable GRCA policies.

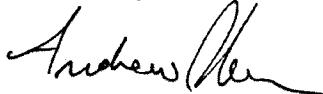
We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for GRCA's review of this application.

**For Municipal Consideration**

Please be advised that on January 1, 2023, a new Minister's regulation (Ontario Regulation 596/22: Prescribed Acts – Subsections 21.1.1 (1.1) and 21.1.2 (1.1) of the Conservation Authorities Act) came into effect. As a result, non-mandatory technical review services that the GRCA formerly provided under agreement with some municipalities (e.g., technical reviews related to natural heritage and select aspects of stormwater management) will no longer be provided.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or [aherreman@grandriver.ca](mailto:aherreman@grandriver.ca).

Sincerely,

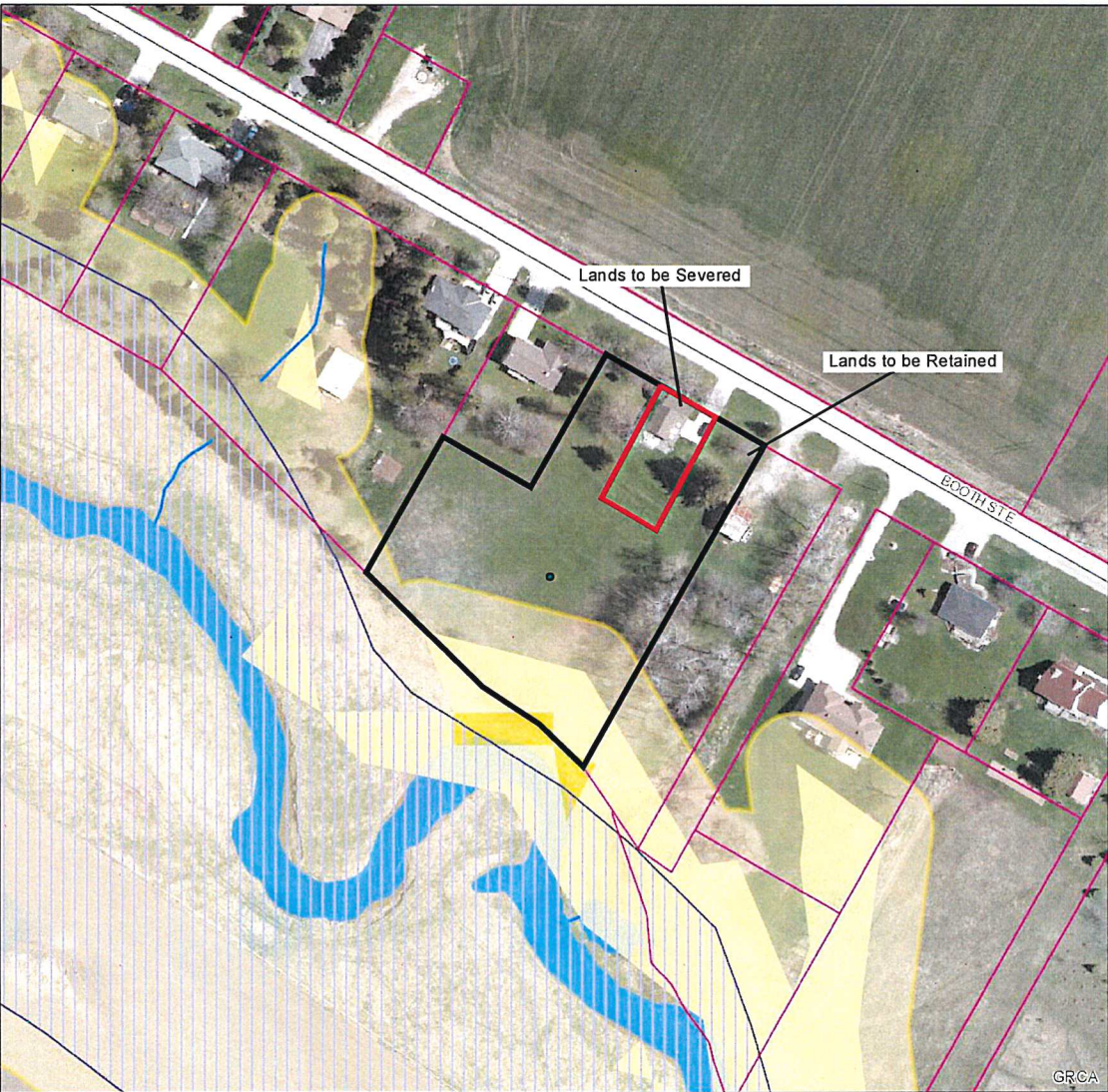


Andrew Herreman, CPT  
Resource Planning Technician  
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: William Cummings c/o Dan Sinclair (via email)  
Township of Mapleton (via email)





**Legend**

Regulation Limit (GRCA)

Regulated Watercourse (GRCA)

Regulated Waterbody (GRCA)

Welland (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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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 10 20 40 60 Meters

NAD 1983 UTM Zone 17N

Scale: 1:678

N