



COUNTY OF WELLINGTON
LAND DIVISION

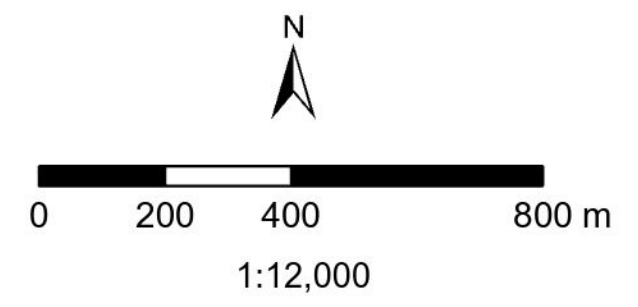
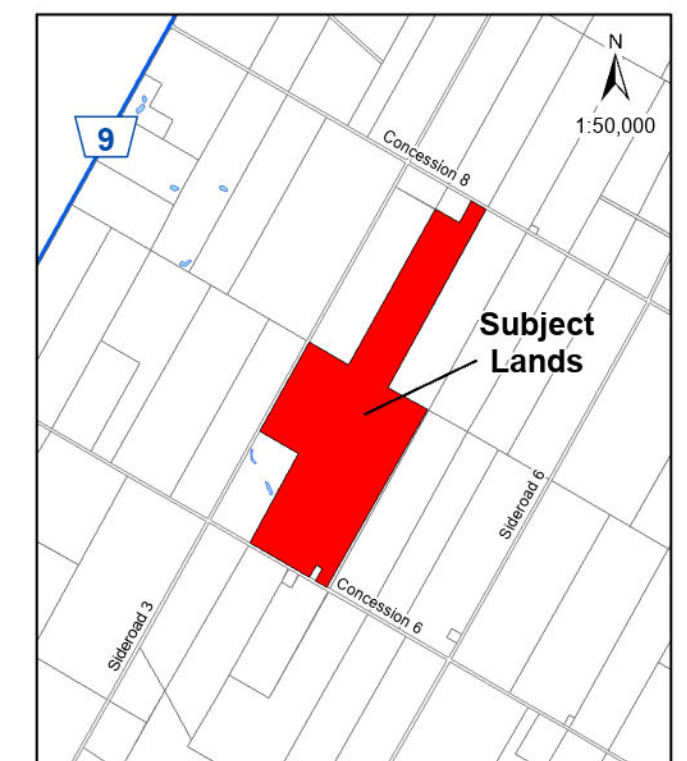
B69-23

Snetto Farms (2008) Ltd.

Township of Mapleton

8563 Concession 6

(Maryborough Township)



Date: October 2023

Produced by: County of Wellington Planning & Development Department 2023

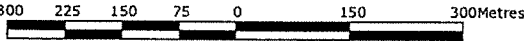
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Sources:
County of Wellington
Teranet 2002
Ministry of Natural Resources and Forestry,
Grand River Conservation Authority.
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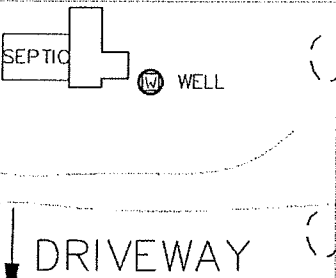


SKETCH FOR SEVERANCE APPLICATION
(TOWNSHIP OF MARYBOROUGH
TOWNSHIP OF MAPLETON
COUNTY OF WELLINGTON

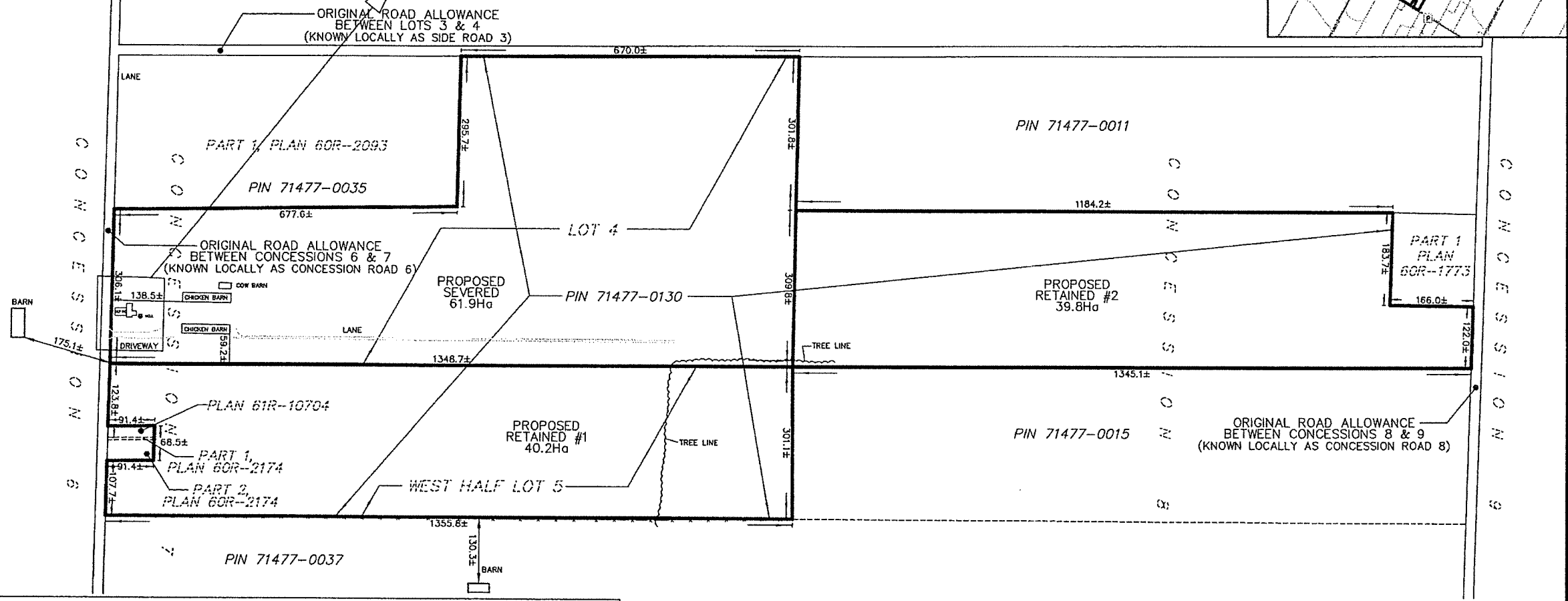
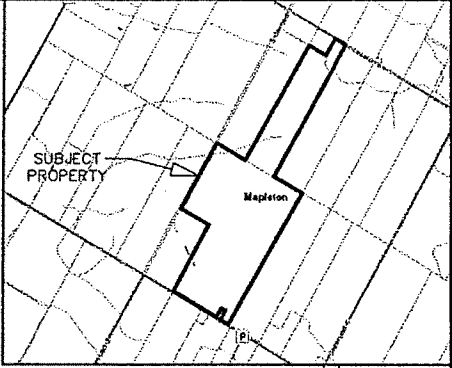
Scale 1 : 7500



WILSON-FORD



ZONING A	REQUIRED	PROVIDED RETAINED	PROVIDED SEVERED
LOT AREA (MIN)	35.0Ha	102Ha	40Ha
LOT FRONTAGE (MIN)	121.9 m	306m	254m



CAUTION

THIS SKETCH IS NOT A PLAN OF SURVEY. IT WAS PREPARED FOR THE LIMITED USE OF SNETTO FARMS LTD. FOR SEVERANCE PURPOSES ONLY. THIS PLAN IS TO REMAIN CONFIDENTIAL, IS PREPARED UNDER COPYRIGHT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
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NO PERSON MAY COPY, REPRODUCE, ALTER OR DISTRIBUTE THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

23 OCTOBER, 2023

DATE

GREG FORD, P.Eng(CIVIL)

NOTES:

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND ARE GEODETIC HAVING BEEN DERIVED FROM GNSS OBSERVATIONS (NAD83 CSRS).

DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

LEGEND:

- EXISTING CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- FLOW DIRECTION
- BENCHMARK

NOTES:

CIVIC ADDRESS: B563 CONCESSION 6
ZONING: A

WILSON - FORD
Surveying & Engineering
120 KING ST. E., Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

PROJECT No.: 23-9903 SNETTO FARMS

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: 12/07/2023 EXPEDITED
File Number: B69-23
Applicant: Snetto Farms Ltd
Subject Lands: Township of Mapleton (Maryborough) - Part Lots 4 & 5, Concessions 7 & 8

Proposal is a request for consent to convey fee simple for a proposed agricultural parcel 61.9 ha with existing buildings; retained being 2 parcels 39.8 ha and 49.2 ha

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application creates three farm parcels; application is consistent with provincial policy and conforms to Official Plan; planning staff are satisfied there is sufficient space to site a 0.5 ha building envelope to meet MDS 1 setback; Prime Agricultural land; no concerns
Township of Mapleton	Council support application with conditions; Official Plan permits consents in Prime Agricultural area for agricultural uses. new agricultural lots will normally be a minimum of 35 ha in size. All three parcels will exceed the minimum lot size; there are no zoning issues with severance; staff have no concerns
Maitland Valley CA	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
- 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) for each new parcel 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** servicing can be accommodated on the severed 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.
- 9) **THAT** driveway access to the retained/severed lands can be provided or upgraded 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

November 23, 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 B69-23

APPLICANT

Snetto Farms Ltd
8570 Concession 6
Moorefield, ON N0G 2K0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Maryborough)
Part Lots 4 & 5
Concessions 7 & 8

Proposed severance is 61.9 hectares with 306.1m frontage, existing and proposed agricultural use with existing dwelling and 3 barns.

Retained parcel #1 is 40.2 hectares with 254.2m frontage, existing and proposed agricultural use. Retained parcel #2 is 39.8 hectares with 122m frontage, existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, DECEMBER 07, 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 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: Snetto Farms Ltd
Wilson-Ford Surveying & Engineering - c/o Greg Ford



RECEIVED

NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application Location B69-23
Part Lots 7 and 8, Concession 12
TOWNSHIP OF MAPLETON
Applicant/Owner Snetto Farms Ltd.

PLANNING OPINION: This application proposes to create three farm parcels within the Prime Agricultural Area under the farm split policies of the Official Plan within Section 10.3.2, as shown in the chart below:

Parcel	Lot Area	Frontage
Severed Parcel	61.9 ha (152.95 ac)	306.1 m
Retained Parcel 1	40.2 ha (99.33 ac)	254.2 m
Retained Parcel 2	39.8 ha (98.34 ac)	122 m

The proposed severed parcel has an existing dwelling and 3 barns and the retained parcels are vacant agricultural parcels.

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

- a) That any concerns of the Conservation Authority can be adequately addressed; and
- b) That safe driveway access can be provided to the retained parcel 1 and 2 to the satisfaction of the local municipality.

A PLACE TO GROW (2020): No concerns.

PROVINCIAL POLICY STATEMENT (PPS): New lots in the Prime Agricultural Area 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 without an existing dwelling, a suitable location must be identified for a 0.5 ha building envelope outside of the MDS I setback. Given the size of the severed parcel and vacant retained parcel 1, planning staff are satisfied that there is sufficient space to site a 0.5 hectare building envelope.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The identified environmental features include a Significant Wooded Areas and Maitland Valley Conservation Area (MVCA) regulated Wetlands and Hazard lands.

Section 10.3.2 of the Official Plan provides policy direction for agricultural lot creation in Prime Agricultural Areas. New Lots for agricultural uses will normally be a minimum of 35 hectares in size. Both the severed and retained parcels 1 and 2 meet the minimum size. The creation of new agricultural lots along original lots lines in the Township survey is encouraged. New agricultural lots may include lands within 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 Greenland Features.

The matters under Section 10.1.3 were also considered, including item "d) that all lots will have safe driveway access to an all-season maintained public road...", and item h) 'that natural heritage features are not affected negatively'.

In regard to item d), a condition has been proposed regarding a driveway entrance for the proposed severed and retained parcel 1. Relating to item h), Section 10.3.2 allows for the inclusion of lands within the Greenlands System where necessary to provide for logical lot lines for consents for agricultural uses.

LOCAL ZONING BY-LAW: The subject property is zoned Agriculture (A) and Natural Environment (NE). The severed and retained parcel 2 contains both zones and the retained parcel 1 is entirely within the A Zone. Both the severed and the retained parcels 1 and 2, meet minimum lot area and frontage requirements of the A Zone. Further zoning compliance will be reviewed by the local municipality.

WELL HEAD PROTECTION AREA: The subject property is not located within Wellhead Protection Area.



SITE VISIT INFORMATION: The subject property was visited and photographed on November 3rd, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Zach Prince'.

Zach Prince MCIP RPP, Senior Planner
November 15th, 2023



RECEIVED

NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

November 14, 2023

Dear Deborah Turchet

RE: CONSENT APPLICATION B69-23

Please be advised the following resolution was carried at our November 13, 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) for each new parcel as provided for in the Planning Act, R.S.O. 1990;
- THAT driveway access to the retained/severed lands can be provided or upgraded 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



Planning Report Consent

To: Manny Baron, CAO
Subject: B69/23 – Snetto Farms Ltd
Meeting: November 14, 2023
Department: Planning Department
Staff Contact: Linda Redmond, Planner

RECOMMENDATION:

THAT the Council of the Township of Mapleton support Consent Application B69/23 as presented on lands described as as Part Lots 4 and 5, Concession 7 & 8 (M), 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) for each new parcel as provided for in the Planning Act, R.S.O. 1990;
- THAT servicing can be accommodated on the severed lands to the satisfaction of the Township of Mapleton;
- THAT driveway access to the retained/severed lands can be provided or upgraded 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 application will sever an existing 149.9 ha (370.39 ac) farm into three farm parcels. The two severed parcels are currently vacant and are proposed at a

size of 39.8 ha (98.3 ac.) and 40.2 ha (99.3 ac.). The retained parcel is 61.9 ha (152.9 ac) and is occupied by a dwelling and farm operation.

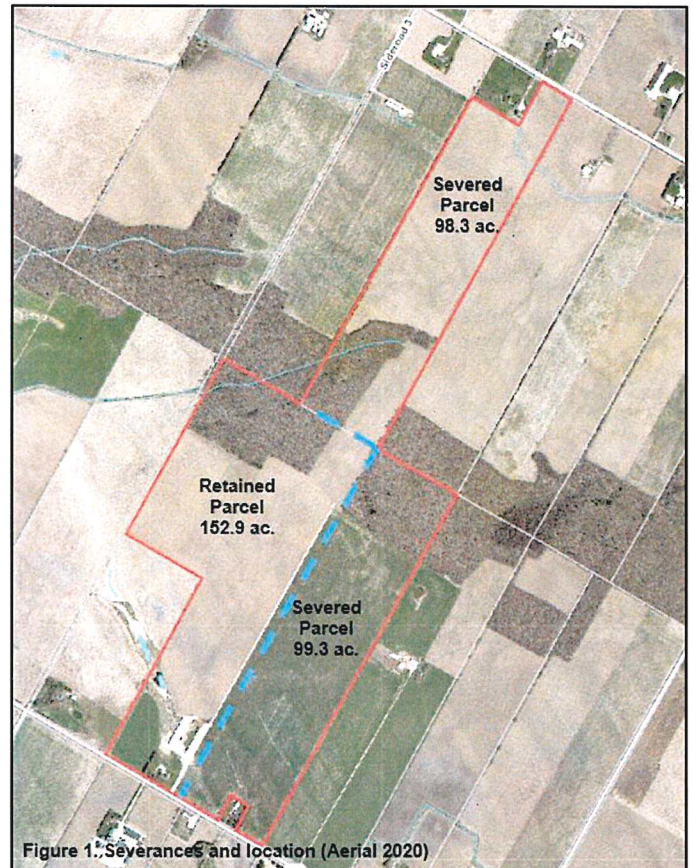
Location

The subject lands are located in the rural area of Mapleton and are legally described as Part Lots 4 and 5, Concession 7 & 8 (M). The municipal address is 8563 Concession 6. The location of the subject lands (Figure 1).

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. 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 as per guideline #41. In this instance staff are satisfied that the required MDS1 setbacks can be achieved for the proposed vacant farm parcels when siting new buildings on the parcel.



Wellington County Official Plan

The subject property is designated Prime Agricultural, Core Greenland and Greenland. The identified environmental feature includes a hazardland and forested areas.

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. All three parcels will exceed the minimum lot size.

Mapleton Zoning By-law

The subject property is zoned Agricultural (A) and Natural Environment (NE). There are no zoning issues with severance.

CONSULTATION:

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

Commenting Agency	Received		Comments
	Y	N	
Mapleton Building Department	✓		No Concerns.
Mapleton Fire Department	✓		No Concerns
Mapleton Public Works Dept.	✓		Entrance permits required.

Planning Comments

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 proposed severances.



Linda Redmond, RPP MCIP
Planner

NOV 14 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE**MEMORANDUM**

TO: Deborah Turchet, Planning and Land Division Secretary-Treasurer, Wellington County

CC: Jana Poechman, Planning Administrative Clerk, Wellington County, via email
Greg Ford, Wilson-Ford Surveying and Engineering Ltd., Applicant, via email
Snetto Farms (2008) Ltd., Landowner/Purchaser, via email

FROM: Anna Marie Soleski, Environmental Planner/Regulations Officer, MVCA

DATE: November 11th, 2023

SUBJECT: Application for Consent to Sever: B69-23
Concession 7, Part Lots 4 & 5, Moorefield, Maryborough Ward, Township of Mapleton, County of Wellington, known as 8563 Concession 6

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Wellington; and in accordance with our delegated responsibility for representing the "Provincial Interest" for natural hazards; and relative to MVCA policies made under *Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation)*. Based on our review, we offer the following comments.

We understand that this application's purpose is to sever 61.9 hectares of existing agricultural land containing one dwelling and three barns. The retained land will be split into two parcels, each with approximately 40 hectares for existing and proposed agricultural use.

Natural Hazards:

The subject property contains an open watercourse.

MVCA Regulated Lands:

As per *Ontario Regulation 164/06*, watercourses, plus 15 meters of adjacent land from the boundary of the watercourse, are regulated by the Maitland Valley Conservation Authority (MVCA) under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration must be reviewed and approved by MVCA prior to any works beginning.

Background & Recommendation:

Severance application B69-23 is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections.

Fees for review of this application have been received. A receipt will be forwarded to the applicant.

Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.