



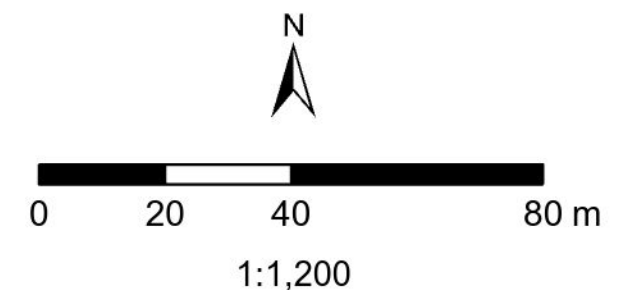
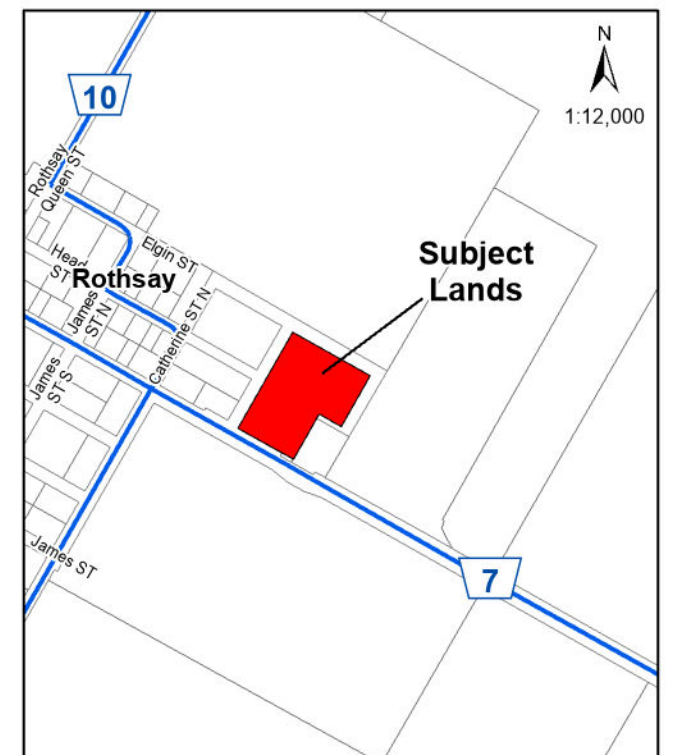
COUNTY OF WELLINGTON LAND DIVISION

B73-23 & B74-23

Gary Martin, Juanita Martin &
Denco Storage Sheds Inc.

Township of Mapleton

340 Elora Street E
(Rothsay)



Date: October 2023

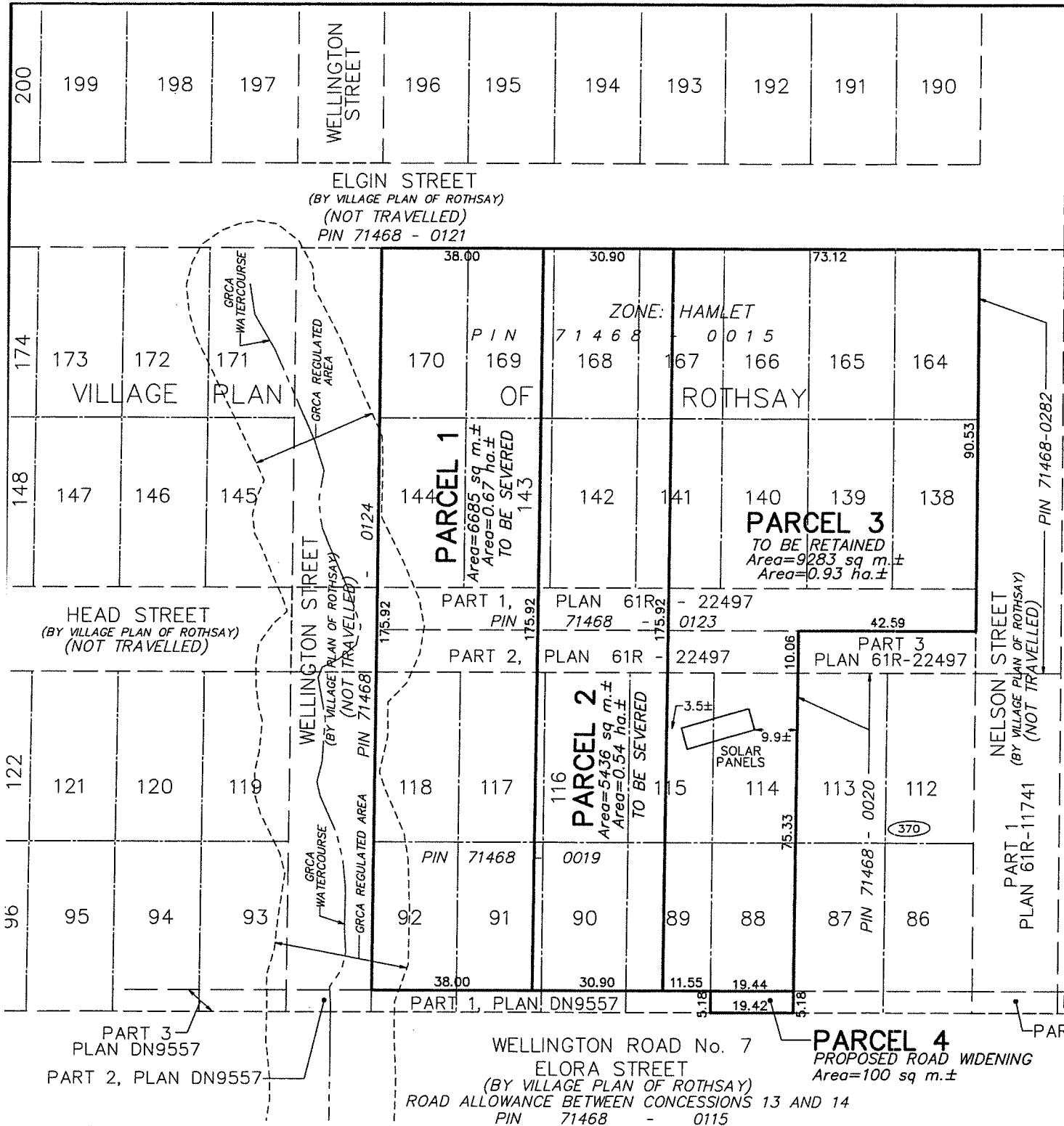
Produced by: County of Wellington Planning & Development Department 2023

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B3-231 B74-23 Martin Denco

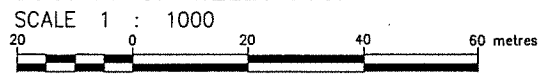


ZONE: PRIME AGRICULTURAL

LOT 11, CONCESSION 14

PLAN

PREPARED FOR CONSENT APPLICATION
IN THE
TOWNSHIP OF MAPLETON
(VILLAGE OF ROTHSAI)
COUNTY OF WELLINGTON



METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION : THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

NOTES:

1. THIS PLAN REPRESENTS A COMPILATION OF VARIOUS PLANS AND DOES NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
2. BUILDINGS SHOWN ON THIS PLAN ARE APPROXIMATE LOCATIONS BASED UPON AIR PHOTOS AND DO NOT REFLECT THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.
3. GRCA DENOTES GRAND RIVER CONSERVATION AUTHORITY

(370) DENOTES CIVIC ADDRESS

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REPRODUCTION, DISTRIBUTION OR ALTERATION OF THIS PLAN, IN WHOLE OR IN PART,
WITHOUT THE WRITTEN PERMISSION OF J. D. BARNES LIMITED IS STRICTLY PROHIBITED.

 **J.D.BARNES** LIMITED
LAND INFORMATION SPECIALISTS
257 WOODLAWN ROAD WEST, UNIT 101, GUELPH, ON N1H 8J1
T: (519) 822-4031 F: (519) 822-1220 www.jdbarnes.com

RPA	DRAWN
NS	CHECKED
DATED:	
SEP 25/23	
Ref. No.	
22-14-802-00	

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: B73-23
Applicant: Gary Martin, Juanita Martin & Denco Storage Sheds Inc.
Subject Lands: Township of Mapleton (Rothsay) - Lots 88-92, 114-118, 138-144 & 164-170, Rothsay Plan
Proposal is a request for consent to convey fee simple for a proposed urban residential lot 0.54 ha; retained being 0.93 ha
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; property located within Secondary Urban Centre of Rothsay; note existing woodlot is a minimum of 1 ha in area, woodlots in urban area that are greater than 1 ha in area are considered significant. Staff recommending condition requiring an Environmental Impact Study (EIS) that addresses potential tree removals and/or compensation.
County Roads Department	no objection; no entrance condition required; road widening to be conveyed to the County (Parcel 4)
Township of Mapleton	Council in support with conditions; subject property zoned Unserved Residential (R1A). Both severed and retained lots meet the minimum frontage and area required. Staff have no planning concerns
Grand River CA	applications will sever two parcels for proposed urban residential uses. Although a portion of Parcel 1 (B73-23) is within the watercourse allowance, there appears to be sufficient area outside of the regulated area to accommodate future residential uses. GRCA has no objection
Neighbours	Robert MacDonald (20 Cathrine Street North) - former land owner of property; like to see this remain conservation land; early 90's and 80's - GRCA planted about 15,000 trees because it was classed as wetlands - thought it would be protected.
Miscellaneous	Nancy Shoemaker, agent - cover letter attached

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.
- 10) **THAT** the Owner submit an Environmental Impact Assessment (EIS) addressing the existing woodlot and ANSI be submitted to the satisfaction of the County of Wellington Planning and Development

Department ; and further that the County of Wellington Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 11) **THAT** a conveyance of 5.18m along Wellington Road 7 as shown on the plan for Parcel 4 to be retained for future road widening anticipation to the satisfaction of the County of Wellington Roads Department; and that the County of Wellington Roads Department files 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*****

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 B73-23

APPLICANT

Gary Martin, Juanita Martin & Denco
Storage Sheds Inc.
8309 Wellington Rd 7
Moorefield N0G 2K0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Rothsay)
Lots 88-92, 114-118, 138-144 & 164-170
Rothsay Plan

Proposed severance is 38m fr x 175.92 = 0.67 hectares (Parcel 1 on sketch), vacant land for proposed urban residential use.

Retained parcel is 1.47 hectares with 61.89m frontage (Parcel 2 & 3 on sketch), vacant land with existing solar panels for proposed urban residential 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

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- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

To: Gary Martin, Juanita Martin & Denco Storage Sheds Inc.
J.D. Barnes Limited - c/o Nancy Shoemaker

REPORT SUMMARY

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Date of Consideration: 12/07/2023 EXPEDITED
File Number: B74-23
Applicant: Gary Martin, Juanita Martin & Denco Storage Sheds Inc.
Subject Lands: Township of Mapleton (Rothsay) - Lots 88-92, 114-118, 138-144, 164-170, Rothsay Plan

Proposal is a request for consent to convey fee simple for a proposed urban residential lot 0.67 ha; retained being 0.93 ha

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; property located within Secondary Urban Centre of Rothsay; note existing woodlot is a minimum of 1 ha in area, woodlots in urban area that are greater than 1 ha in area are considered significant. Staff recommending condition requiring an Environmental Impact Study (EIS) that addresses potential tree removals and/or compensation.
County Roads Department	no objection; entrance condition not required; road widening of 5.18m along Wellington Road 7 (Parcel 4 on sketch) to be conveyed to Wellington Roads Department.
Township of Mapleton	Council in support with conditions; subject property zoned Unserved Residential (R1A). Both severed and retained lots meet the minimum frontage and area required. Staff have no planning concerns
Grand River CA	applications will sever two parcels for proposed urban residential uses. Although a portion of Parcel 1 (B73-23) is within the watercourse allowance, there appears to be sufficient area outside of the regulated area to accommodate future residential uses. GRCA has no objection
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- 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.

- 10) **THAT** the Owner submit an Environmental Impact Assessment (EIS) addressing the existing woodlot and ANSI be submitted to the satisfaction of the County of Wellington Planning and Development Department ; and further that the County of Wellington Planning and Development Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11) **THAT** a conveyance of 5.18m along Wellington Road 7 as shown on the plan for Parcel 4 to be retained for future road widening anticipation to the satisfaction of the County of Wellington Roads Department; and that the County of Wellington Roads Department files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

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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 B74-23

APPLICANT

Gary Martin, Juanita Martin & Denco
Storage Sheds Inc.
8309 Wellington Rd 7
Moorefield N0G 2K0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Rothsay)
Lots 88-92, 114-118, 138-144, 164-170
Rothsay Plan

Proposed severance is 30.9m fr x 175.92 = 0.54 hectares (Parcel 2 on sketch), vacant land for proposed urban residential use.

Retained parcel is 0.93 hectares with 30.99m frontage (Parcel 3 on sketch), vacant land with existing solar panels for proposed urban residential 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
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Phone - (519) 837-2600 x2170 Fax - (519) 837-3875

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- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

To: Gary Martin, Juanita Martin & Denco Storage Sheds Inc.
J.D. Barnes Limited - c/o Nancy Shoemaker



RECEIVED
NOV 15 2023

Application Location B73/23 & B74/23
Location Lots 88-92, 114-118, 138-144, 164-170 Rothsay Plan
Applicant/Owner TOWNSHIP OF MAPLETON (ROTHSAY)
Garry Martin, Juanita Martin & Denco Storage Sheds Inc.

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: These applications would sever two lots of 0.67 ha (1.65 ac, Parcel 1) and 0.54 ha (1.55 ac, Parcel 2) for residential use in the Secondary Urban Centre of Rothsay. A 0.93 ha (2.29 ac, Parcel 3) would be retained for residential use, as indicated in the chart below. The applicant is proposing to construct single detached dwellings units.

Provincial policy provides direction that intensification, including in the form of infill development, is to be directed to settlement areas, including within identified built boundaries, and areas with municipal services.

Parcel ID	Lot Area	Frontage
Retained Parcel	0.93 ha (2.29 ac)	38 m
Severed Parcel 1 (B73/23)	0.67 ha (1.65 ac)	30.9 m
Severed Parcel 2 (B74/22)	0.54 ha (1.55 ac)	30.9 m

These applications are consistent with Provincial Policy and would generally conform 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 appropriate roads authority;
- b) That municipal servicing is available for the severed lands to the satisfaction of the local municipality; and,
- c) That an Environmental Impact Study addressing the existing woodlot and ANSI be submitted to the satisfaction of the County of Wellington.

A PLACE TO GROW: No Issues

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

Areas of Natural and Scientific Interest (ANSI) are identified by the Ministry of Natural Resources and Mining. The PPS does not allow development within an ANSI unless it has been demonstrated that there are no negative impacts to the feature or their ecological function. A condition requiring an Environmental Impact Study has been added.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located within the Secondary Urban Centre of Rothsay. The property is located in an Earth Science Area of Natural and Scientific Interest (ANSI – Rothsay Drumlin). Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities.

Staff note the existing woodlot is a minimum of 1 ha in area, woodlots in the Urban Area that are greater than 1 ha in area are considered significant. Staff are recommending that a condition be added requiring an Environmental Impact Study (EIS) that addresses potential tree removals and/or compensation.


Section 10.5.1, states that new lots may be created in Secondary Urban Centres provided that the lands are appropriately zoned.

The matters under section 10.1.3 were also considered, including item b) “that all lots can be adequately serviced with water, sewage disposal...” and d) “that all lots will have safe driveway access to an all-season maintained public road...”.

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

LOCAL ZONING BY-LAW: The subject property is currently zoned as Unserviced Residential (R1A) Zone, which permits single detached residential dwelling unit. The severed and retained lands meet the minimum lot area and lot frontage requirements of the R1A Zone for a single detached dwelling unit.

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.


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



COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
T 519.837.2601
F 519.837.8138

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

November 14, 2023

Deborah Turchet
Secretary Treasurer
Land Division
County of Wellington

RE: **Application for Consent B73-23**
Gary Martin, Juanita Martin & Denco
PO BOX 219
Drayton N0G 1P0

Dear Deborah:

The County of Wellington Roads Department will require the following conditions for the lands to be severed and retained:

A conveyance of 5.18m along Wellington Road 7 as shown on the plan for Parcel 4 to be retained for future road widening anticipation;

An entrance condition is not required for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philippe Campbell".

Philippe Campbell
Engineering Technologist



COUNTY OF WELLINGTON

OFFICE OF THE COUNTY ENGINEER
ADMINISTRATION CENTRE
T 519.837.2601
F 519.837.8138

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

November 14, 2023

Deborah Turchet
Secretary Treasurer
Land Division
County of Wellington

RE: **Application for Consent B74-23**
Gary Martin, Juanita Martin & Denco
PO BOX 219
Drayton N0G 1P0

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A conveyance of 5.18m along Wellington Road 7 as shown on the plan for Parcel 4 to be retained for future road widening anticipation;

An entrance condition is not required for this application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philippe Campbell", is written over a light blue horizontal line.

Philippe Campbell
Engineering Technologist



RECEIVED
NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

November 14, 2023

Dear Deborah Turchet

RE: **CONSENT APPLICATION B73-23**

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 severed lands can be provided or upgraded to the satisfaction of the Township of Mapleton;
- THAT servicing can be accommodated on the severed and 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: B73/23 & 74/23 – Martin & Denco Sheds
Meeting: November 14, 2023
Department: Planning Department
Staff Contact: Linda Redmond, Planner

RECOMMENDATION:

THAT the Council of the Township of Mapleton support Consent Applications B73/23 and B74/23 as presented on lands described as Lots 88, 114 - 118, Pt lots 89 to 92, Lots 138 – 144, 164 - 170. Plan Rothsay 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 \$355 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a letter of clearance;
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- 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 create two vacant residential parcels in Rothsay, with the following areas, 0.67 ha (1.65 ac) and 0.54 ha (1.33 ac). The retained parcel is 0.93 ha (2.29 ac) and is occupied by solar panels.

Location

The subject lands are located in the Hamlet of Rothsay and are legally described as Lots 88, 114 - 118, Pt lots 89 to 92, Lots 138 – 144, 164 - 170. Plan Rothsay Maryborough. The municipal address is 340 Elora St. E. The location of the subject lands (Figure 1).

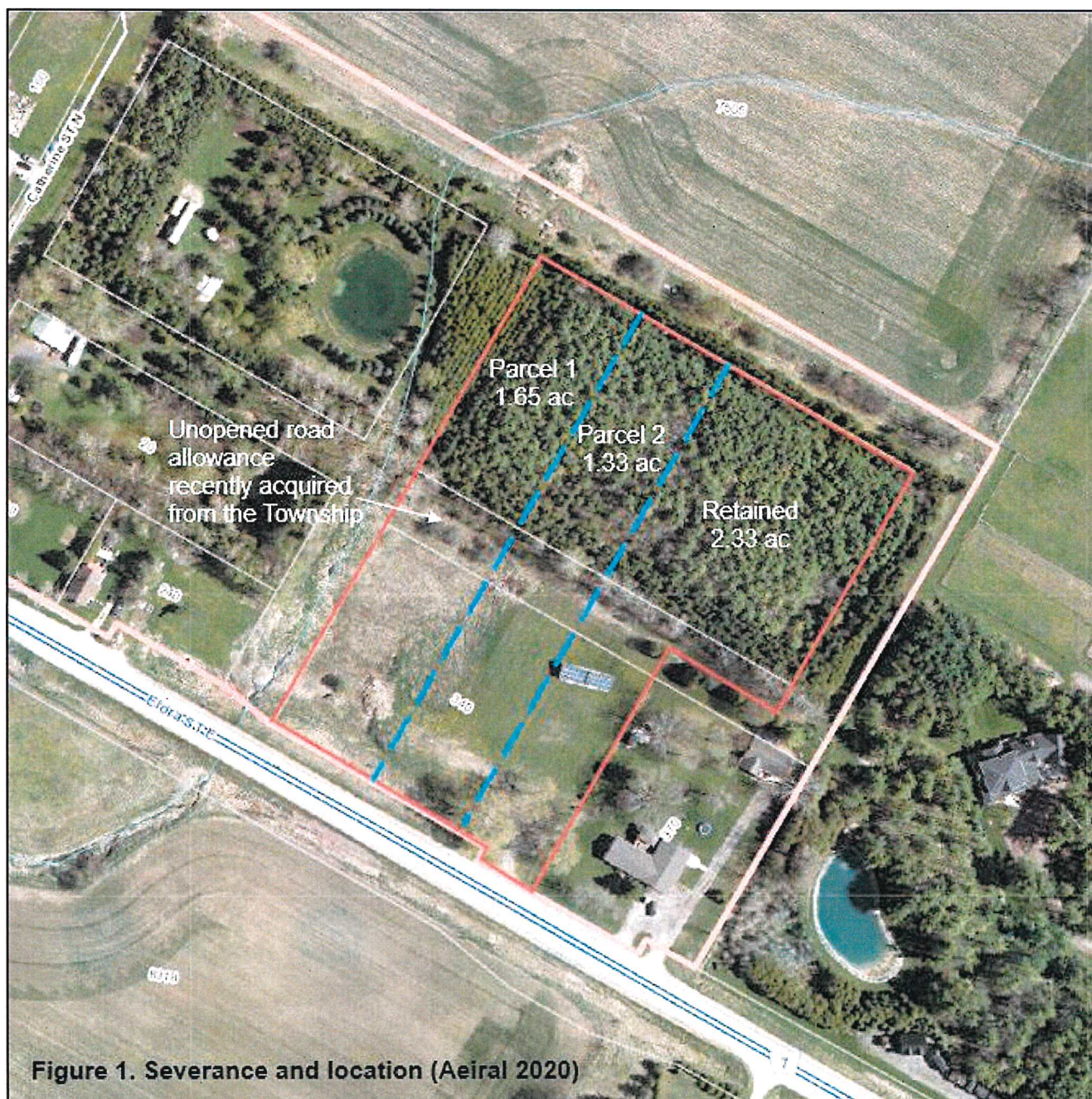


Figure 1. Severance and location (Aeiral 2020)

Wellington County Official Plan

The subject property is designated Hamlet (Rothsay). Section 10.6.1 permits new lots in Hamlets provided the land is appropriately zoned. In this instance the retained lands would need to be zoned to permit a residential use.

Mapleton Zoning By-law

The subject property is zoned Unserviced Residential (R1A). Both the severed and retained lots meet the minimum frontage and area required.

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.	✓		No Concerns.

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



RECEIVED
NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

November 14, 2023

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Thank you,

Michelle Brown
Planning & Development Manager

To: Manny Baron, CAO
Subject: B73/23 & 74/23 – Martin & Denco Sheds
Meeting: November 14, 2023
Department: Planning Department
Staff Contact: Linda Redmond, Planner

RECOMMENDATION:

THAT the Council of the Township of Mapleton support Consent Applications B73/23 and B74/23 as presented on lands described as Lots 88, 114 - 118, Pt lots 89 to 92, Lots 138 – 144, 164 - 170. Plan Rothsay 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 \$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 severed lands can be provided or upgraded to the satisfaction of the County of Wellington;
- THAT servicing can be accommodated on the severed and 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 application will create two vacant residential parcels in Rothsay, with the following areas, 0.67 ha (1.65 ac) and 0.54 ha (1.33 ac). The retained parcel is 0.93 ha (2.29 ac) and is occupied by solar panels.

Location

The subject lands are located in the Hamlet of Rothsay and are legally described as Lots 88, 114 - 118, Pt lots 89 to 92, Lots 138 - 144, 164 - 170. Plan Rothsay Maryborough. The municipal address is 340 Elora St. E. The location of the subject lands (Figure 1).



Wellington County Official Plan

The subject property is designated Hamlet (Rothsay). Section 10.6.1 permits new lots in Hamlets provided the land is appropriately zoned. In this instance the retained lands would need to be zoned to permit a residential use.

Mapleton Zoning By-law

The subject property is zoned Unserviced Residential (R1A). Both the severed and retained lots meet the minimum frontage and area required.

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.	✓		No Concerns.

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



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

November 9, 2023

via email

GRCA File: B73-23 & B74-23 – 340 Elora Street East

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

RECEIVED

NOV 15 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

Re: Applications for Consent B73-23 & B74-23
340 Elora Street East, Rothsay, Township of Mapleton
Gary Martin, Juanita Martin & Denco Storage Sheds Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent applications to create two lots for proposed urban residential use.

Recommendation

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

Documents Reviewed by Staff

Staff have reviewed the following documents submitted with this application:

- Plan Prepared for Consent Application (prepared by J.D. Barnes Ltd., dated September 25, 2023)

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 severed parcel (Parcel 1) contains the regulated allowance adjacent to a watercourse. The lands to be severed and retained (Parcels 2 and 3) do not contain any natural hazard features of interest to the GRCA. A copy of GRCA's resource mapping is attached.

Due to the presence of the features noted above, a portion of the severed parcel (Parcel 1) 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 applications will sever two parcels for proposed urban residential uses. Residential uses are also proposed on the retained parcel. Although a portion of Parcel 1 is within the watercourse allowance, there appears to be sufficient area outside of the regulated area to accommodate future residential uses. As such, the GRCA has no objection to the approval of these applications.

All future development, including placement of fill or grading on Parcel 1 should be located outside of the regulated area noted above. Pre-consultation with GRCA staff is recommended to review any future development proposals on Parcel 1.

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 aherremman@grandriver.ca.

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Mapping

Copy: Gary Martin, Juanita Martin & Denco Storage Sheds Inc. (via email)
Nancy Shoemaker, J.D. Barnes Ltd. (via email)
Township of Mapleton (via email)

B73-23 & B74-23 - 340 Elora
Street East



Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)

Engineered

Estimated

Approximate

Special Policy Area
- Slope Valley (GRCA)

Steep

Oversteep

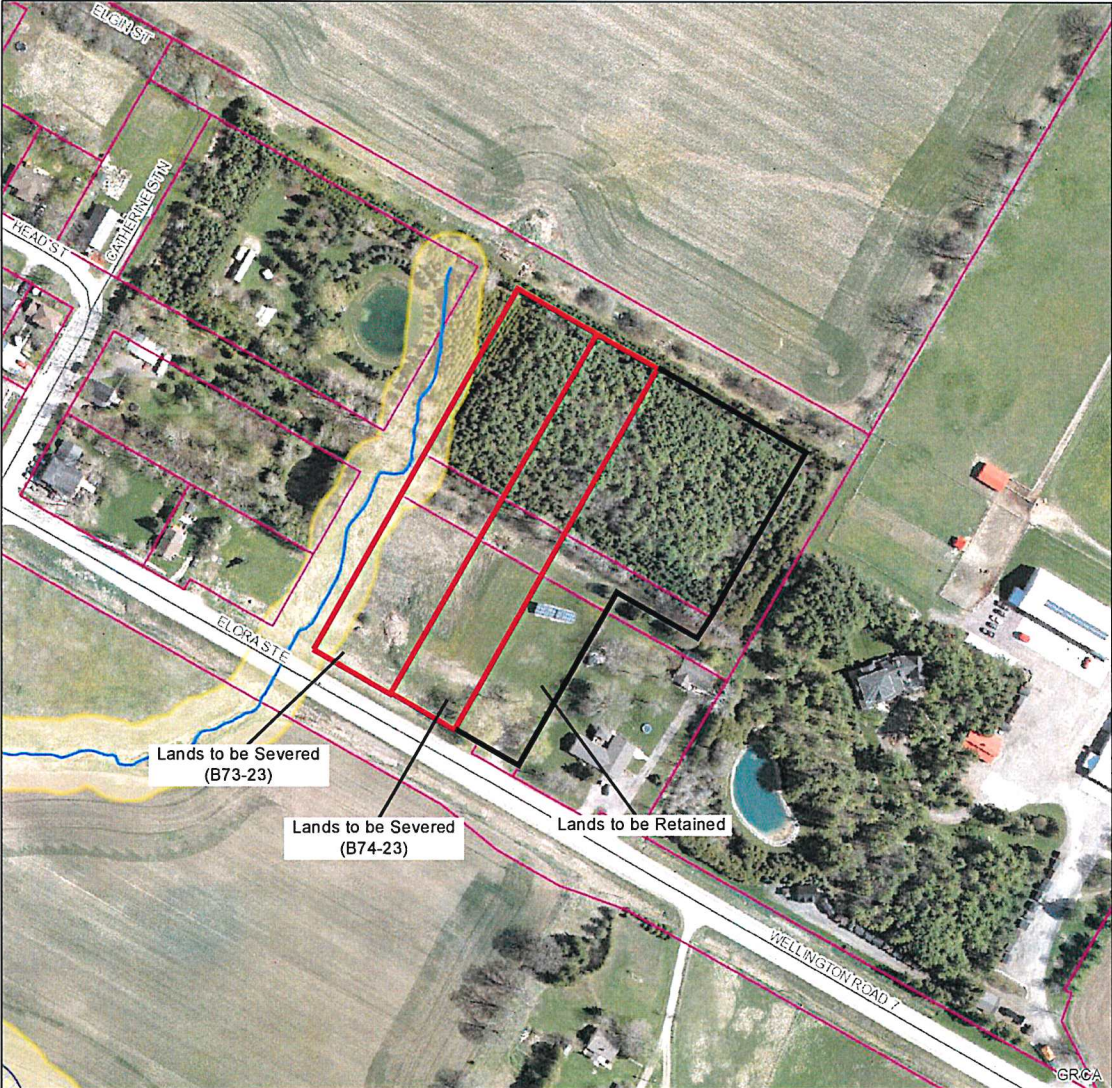
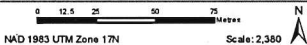
Sleep
- Slope Erosion (GRCA)

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>



Map Centre (UTM NAD83 z17): 524,078.69 4,850,864.81

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

My comments

OCT, 12, 2023
FILE # B73-23

TO WHOM IT MAY CONCERN.

As a former land owner of these property
I'd like to see this remain, a conservation
land

In early 1990 & 80's I had Grand river conservation planted about 15000 trees.

because it class at wet lands. AES & ALS
which I thought would ~~to~~ be always protected.

My NAME is ROBERT MAC DONALD I live adjacent to this property.

It's not ALWAYS about Money
it should ~~for be Nature~~ Left to Nature.

this land has always been land locked
there was ^{no} road access

P.S Right Now it used a dump site.

SUBJECT LAND

lots 88-92 114-118

164-170

8169-170
TITSP MAPLETON (Rothsay)

yours truly

Kobit Moe Qand.

20 CATHERINE ST N.

Roths. Nog 2ko

519 803 7271

RECEIVED

OCT 20 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE



September 27, 2023

Project: 22-14-802

Ms. Deborah Turchet
Secretary-Treasurer
Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Ms. Turchet

**Re: Proposed Consent Applications
340 Elora Street East, Rothsay
Lots 88-92, 114-118, 138-11, 164-170 & Part of Head Street, Plan Rothsay
Township of Mapleton**

Please find enclosed two completed "Application for Consent" for the above-noted property. Also enclosed is a cheque in the amount of \$7,030.00 payable to the County of Wellington. I have included a cheque payable to the Grand River Conservation Authority in the amount of \$465.00 as a small part of the property is located within their Regulated Area. The subject lands are included within the Hamlet area of Rothsay. Gary Martin, Juanita Martin and Denco Storage Sheds Inc. purchased part of this property in September of 2022 and the remainder of the property being the closed portion of Head Street in September of 2023. The properties were consolidated in September of 2023. A copy of their deeds and consolidation are attached (WC683962, WC713042 & WC713043). Also included is a sketch illustrating the proposed severances.

Parcel 1 to be severed from this property will have a frontage of 38 metres and an overall lot area of 0.67 hectares. This parcel is currently vacant. The retained parcel (Parcel 3) will have a frontage of 30.99 metres and an overall lot area of 0.93 hectares and includes existing solar panels.

Parcel 2 to be severed from this property will have a frontage of 30.9 metres and an overall lot area of 0.54 hectares. This parcel is also vacant.

Parcel 4 on the plan has been created in anticipation of a road widening request by the County.

This property is designated Hamlet in the County of Wellington Official Plan and includes an ANSI designation. There is also a small portion along the northerly side of Parcel 1 which is located within the GRCA's Regulated Area and relates to a Regulated Watercourse located within the Wellington Street road allowance. This parcel has been created with a wider lot frontage to ensure that the lot can be fully developed outside of the Regulated Area. I have included an email showing preliminary discussions with GRCA regarding this application.

The property is zoned R1A (unserved residential zone) in the Township of Mapleton Zoning By-law and the proposed severances and retained property will meet the Regulations set out in the by-law.

The proposed severance meets the policies of the County Official Plan.

- the lots meet a 0.4 ha minimum lot size
- the lots will have access to an open public road;
- the residential use is compatible with surrounding development;

Surveying | Mapping | GIS
Unit 101- 257 Woodlawn Road West | Guelph | Ontario | N1H 8J1
T: [519] 822-4031 | F: [519] 822-1220
www.jdbarnes.com

I understand the Township will be preparing the list of property owners within 60 metres of the application.
Should you have any questions, please do not hesitate to call me.

Yours very truly

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

A handwritten signature in black ink, appearing to read "Nancy Shoemaker", with a long horizontal flourish extending to the right.

Nancy Shoemaker, B.A.A., R.P.P.

Attachments

Copy: Michel & Victoria Chartrand

Surveying | Mapping | GIS
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www.jdbarnes.com

Nancy Shoemaker

From: Ben Kissner <bkissner@grandriver.ca>
Sent: Monday, August 29, 2022 3:03 PM
To: Nancy Shoemaker
Subject: RE: Proposed Consents (340 Elora Road, Rothsay)

Good afternoon Nancy,

I have taken a look at the severances you have proposed, and the regulation limits that apply to the properties in question.

At this time, I do not see any concerns that the GRCA would have with the proposed lot creation. The only factor your clients will need to consider is that any development taking place within the regulation limits will require a permit. As long as driveways, garages, sheds, dwellings, site grading, etc. stay out of the regulation limits then there is no need for a permit.

As the project evolves, feel free to check in and I can review site sketches, etc. as they are determined.

Regards,
Ben

Ben Kissner, M.Sc., MCIP, RPP
Resource Planner
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2237
Toll-free: 1-866-900-4722
Fax: 519-621-4844
www.grandriver.ca | [Connect with us on social](#)

From: Nancy Shoemaker <nshoemaker@jdbarnes.com>
Sent: August 29, 2022 1:35 PM
To: Ben Kissner <bkissner@grandriver.ca>
Subject: Proposed Consents (340 Elora Road, Rothsay)

Hello Ben:

My client has acquired the property identified as 340 Elora Road in Rothsay as well as the parcel in behind 340. He is working with the township to acquire the unopened road allowance between these two properties and to sever the consolidated lands into 3 lots. I have attached information to assist in your review of this parcel.

There is a drainage channel along the northwesterly limit of these properties with a small part of the CA's Regulated Limit encroaching slightly onto one lot. We have made this lot 38 metres in width to accommodate a residential dwelling outside of the Regulated Limit.

Do you have any concerns with this proposal?

Thank you for your consideration.

Regards

Nancy Shoemaker

BAA, RPP

J.D. Barnes Limited

257 Woodlawn Road West, Unit 101

Guelph, Ontario N1H 8J1

Phone: 519-822-4031 ext.3006

Email: nancy@bsrd.com

nshoemaker@jdbarnes.com