

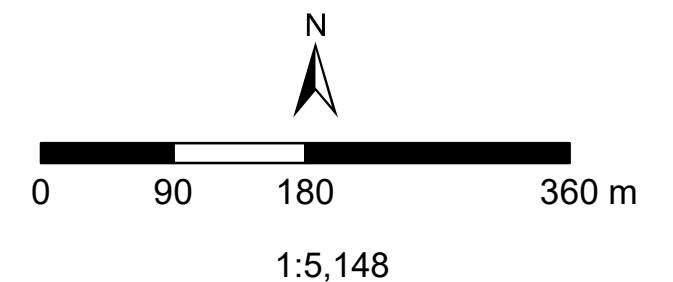
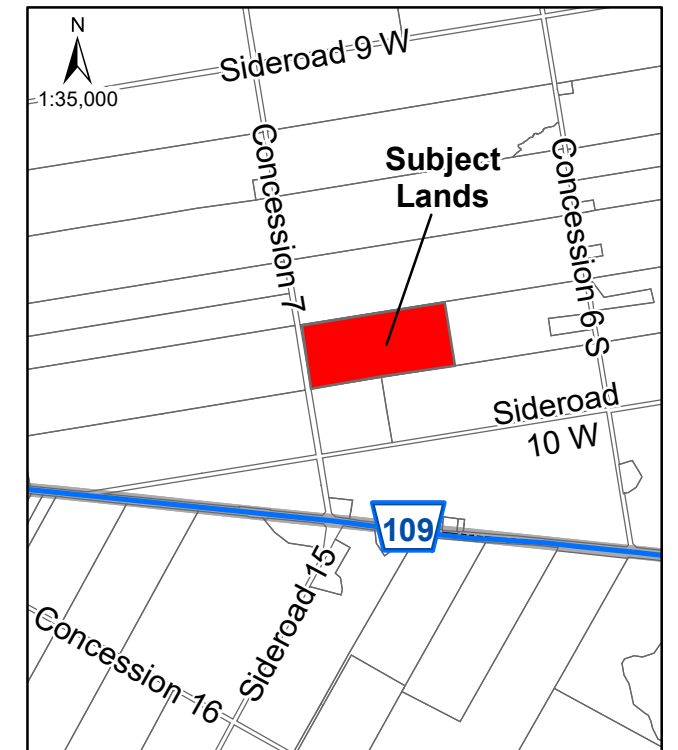
# COUNTY OF WELLINGTON LAND DIVISION

## B25-21

Applicant:  
Todd Hanlon & Rosane Baldwin

### Township of Wellington North

8611 Concession 7  
(Arthur Township)



Date: May 2021

Produced by: County of Wellington Planning & Development Department

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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: 07/22/2021

EXPEDITED

File Number: B25-21

Applicant: Todd Hanlon & Roxane Baldwin

Subject Lands: Township of Wellington North (Arthur Township) - Part Lot 27, Concession 6

Proposal is a request for consent to convey fee simple for a proposed lot line adjustment of 9.2 ha, no frontage to abutting agricultural parcel – Lavalit Ltd/Von Westerholt Farms Ltd.; retained being 12 ha

### SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy - no MDS 1 concerns; generally conforms to Official Plan - Prime Agricultural, Core Greenlands and Greenlands - proposed new lot line is beyond the 30m from the identified feature; lot line adjustment with abutting agricultural operation; no concerns; conditions to merge
Township of Wellington North	in support of application; complies with zoning; conditions to apply
Grand River CA	staff do not anticipate any negative impacts to the wetland or watercourse as a result of proposed lot line adjustment - 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 B25-21 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.
- 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 local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions – or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North 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 Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) **THAT** the Owner enter into an agreement apportioning any future maintenance costs on any Municipal Drain located on the property; and the owner shall provide a \$500.00 deposit, for each drain, to cover the cost of the re-apportionment of such drain(s); and further that the Township of Wellington North 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\*\*\*\*\*

July 8, 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 B25-21**

**APPLICANT**

Todd Hanlon & Roxane Baldwin  
8611 Concession 7  
RR#4  
Arthur N0G 1A0

**LOCATION OF SUBJECT LANDS**

Township of Wellington North (Arthur Township)  
Part Lot 27  
Concession 6

Proposed lot line adjustment is 9.2 hectares with no frontage, existing agricultural use to be added to abutting agricultural parcel – Lavolit Limited/Von Westerholt Farms Ltd.

Retained parcel is 12 hectares with 305.3m frontage, existing and proposed rural residential use with existing house, barn & shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JULY 22, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

**CONSIDERATION** County of Wellington Administration Centre

**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: Todd Hanlon & Roxane Baldwin



RECEIVED

JUN 28 2021

Application  
Location

B25/21  
Part Lots 27, Concession 6  
WELLINGTON NORTH

Applicant/Owner

Todd Hanlon & Rosanne Baldwin

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

**PLANNING OPINION:** This application for lot line adjustment would sever a vacant 8.5 ha (21.1 ac) agricultural parcel to be merged with the abutting agricultural parcel for continued agricultural use. An approximate 12 ha (29.8 ac) parcel would be retained with an existing dwelling, shed and barn.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. The lot line adjustment is being done to merge with an abutting agricultural operation, which will result in a more viable agricultural operation. Planning staff have no concerns provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting lands;
- b) 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.

**A PLACE TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** Under Section 2.3.4.2 lot line adjustments are permitted in prime agricultural areas for legal or technical reasons. We have no Minimum Distance Separation 1 (MDS 1) concerns.

**WELLINGTON COUNTY OFFICIAL PLAN** The subject property is designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS. The identified environmental features include a GRCA regulated wetlands and a significant wooded area. The proposed new lot line is beyond 30m from the identified feature.

According to Section 10.3.5 lot line adjustments may be permitted for legal or technical reasons, such as easements, correction of deeds, quit claims, and minor boundary adjustments in the Prime Agricultural Area. Lot line adjustments may also be 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 useable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purpose of this plan.

The matters under Section 10.1.3 were also considered.

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

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

**SITE VISIT INFORMATION:** The subject property was visited and photographed on June 18, 2021. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Matthieu Daoust, MCIP RPP  
Planner  
June 1, 2021

# 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 NO: B25-21

## APPLICANT

Todd Hanlon & Roxane Baldwin  
8611 Concession 7  
RR #4  
Arthur N0G 1A0

## LOCATION OF SUBJECT LANDS

Township of Wellington North (Arthur Township)  
Part Lot 27  
Concession 6

Proposed lot line adjustment is 9.2 hectares with no frontage, existing agricultural use to be added to abutting agricultural parcel – Lavolit Limited/Von Westerholt Farms Ltd.

Retained parcel is 12 hectares with 305.3m frontage, existing and proposed rural residential use with existing house, barn & shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:

23-49-000-007-17700-0000

Does this description reasonably describe the parcel holdings?		YES:	X	NO:		BUILDING & PLANNING DEPARTMENTS
If answer is no, please provide new information:						
Do you consider this proposal to conform to your Official Plan?		YES:		NO:		
What Section(s) does it conform to or contravene? (Please specify)						
Will the Severed Parcel comply with all requirements of the Zoning By-law?		YES:	X	NO:		
(Please Specify) Section 8-A of Zoning By-law 66-01						
Will the Retained Parcel comply with all requirements of the Zoning By-law?		YES:	X	NO:		
(Please Specify) Section 8-A of Zoning By-law 6-01						
If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform?		YES:		NO:	NA: X	
Or Minor Variance		YES:		NO:	NA: X	
Is proposal on an opened maintained year-round public road?		YES:	XX	NO:		ROADS
If answer is NO, is municipality willing to enter into an agreement regarding 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	WATER
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?						WORKS / DRAIN
Unknown at this time.						

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JUN 15 2021

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Continue to Page 2



FILE NO: B25-21

SIGNATURE:

TITLE:

ADDRESS:

DATE:

June 14, 2021



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

**DATE:** June 24, 2021

**YOUR FILE:** B25-21

**RE:** **Application for Consent B25-21**  
8611 Concession 7, Township of Wellington North  
Todd Hanlon & Roxane Baldwin

**GRCA COMMENT:\***

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

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the retained parcel contains a wetland, watercourse and the regulated allowance adjacent to these features.

The lands to be merged with the severed parcel contain a watercourse, floodplain and the regulated allowance adjacent to these features.

**2. Legislative/Policy Requirements and Implications:**

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

GRCA staff do not anticipate any negative impacts to the wetland or watercourse as a result of the proposed lot line adjustment. As such, the GRCA has no objection to the proposed consent application.

Due to the presence of the above-noted features, portions of the subject lands are regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area 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:**

As per the GRCA's 2021 Plan Review Fee Schedule, the minor consent application review fee of \$430.00 is required for our review of this application. The applicant will be invoiced in the amount of \$430.00 under separate cover.

**RECEIVED**

**JUN 30 2021**



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. Todd Hanlon & Roxane Baldwin (via email)  
Township of Wellington North (via email)

**\* *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: Jun 24, 2021  
Author: ah

B25-21

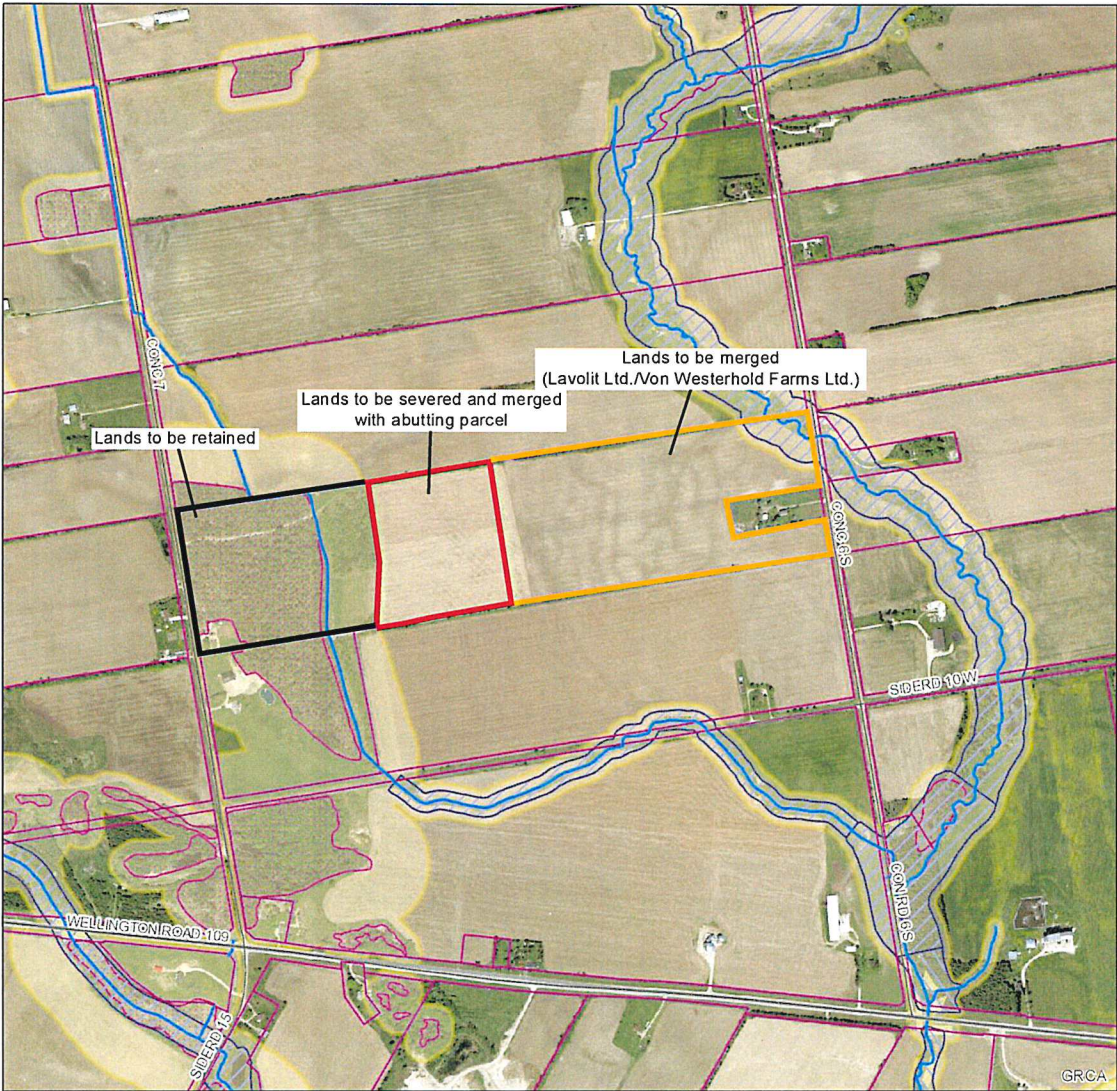


Legend

- 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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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 217): 529,679.99 4,654,562.89

This map is not to be used for navigation | 2015 Ortho (ON)