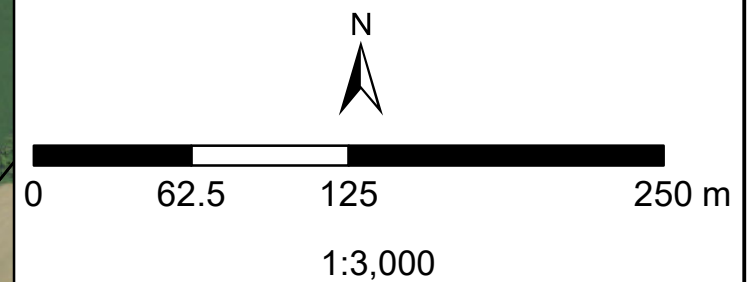
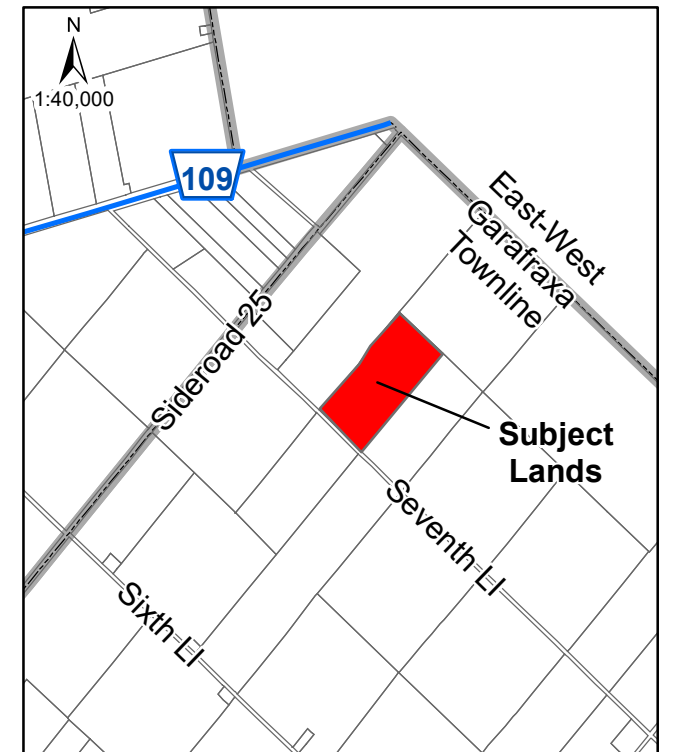


COUNTY OF WELLINGTON
LAND DIVISION

B30-21

Applicant:
Matthew Woods

Town of Minto
7137 Seventh Line W



Date: May 2021

Produced by: County of Wellington Planning & Development Department

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Sources:
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Ministry of Natural Resources,
Grand River Conservation Authority.
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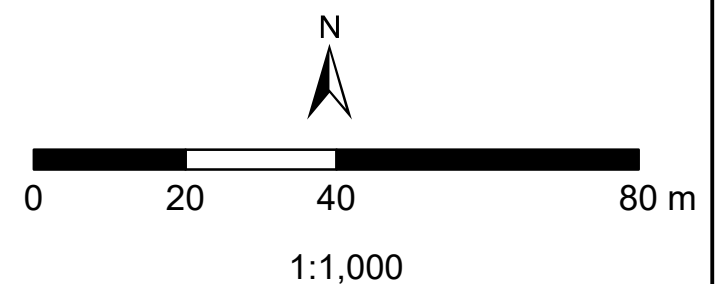
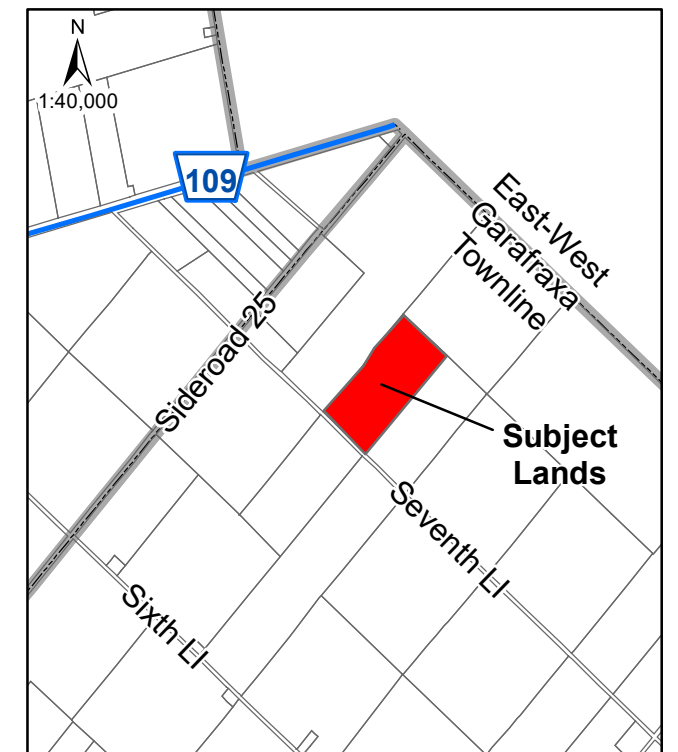


COUNTY OF WELLINGTON LAND DIVISION

B30-21

Applicant:
Matthew Woods

Town of Minto
7137 Seventh Line W



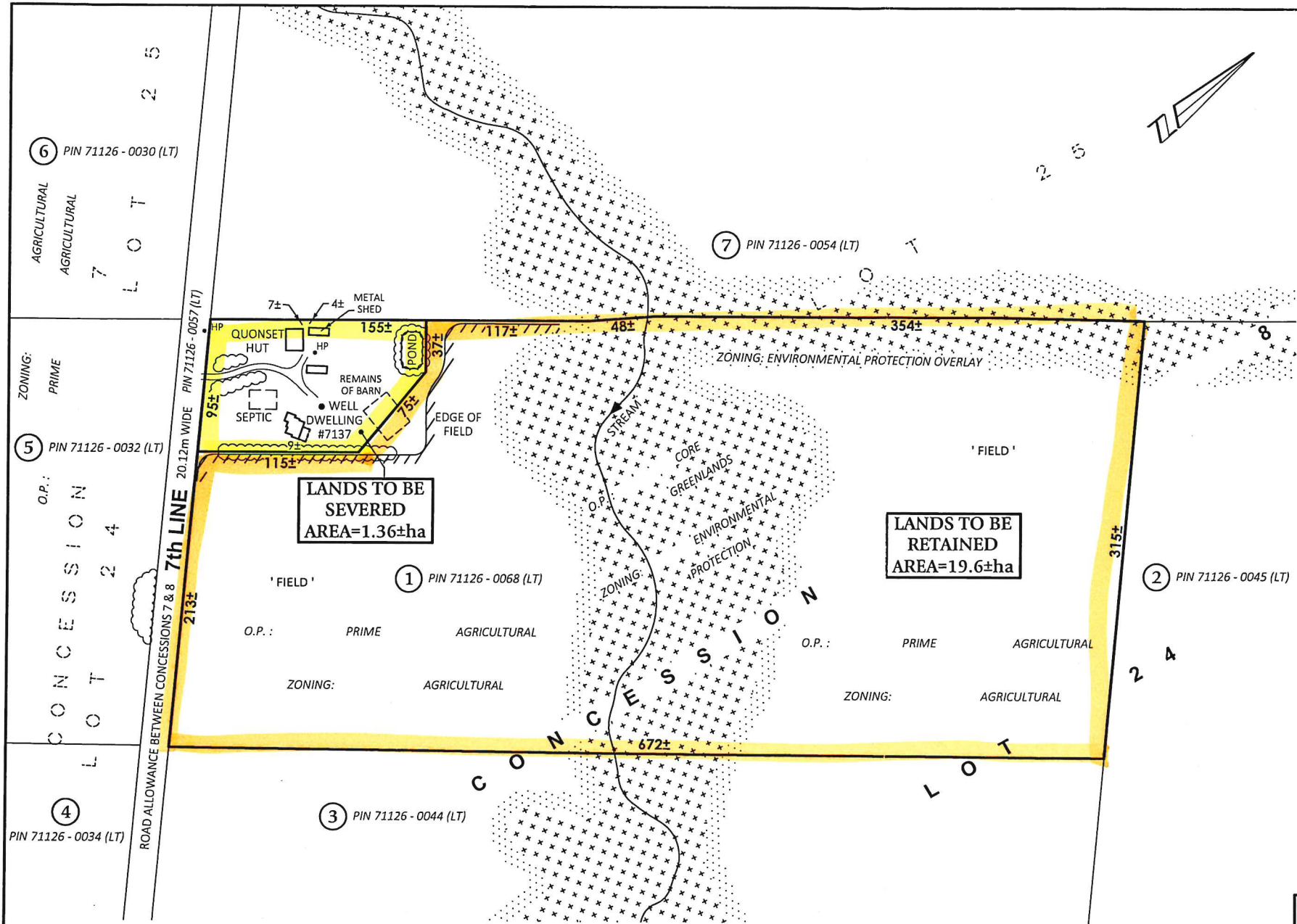
Date: May 2021

Produced by: County of Wellington Planning & Development Department

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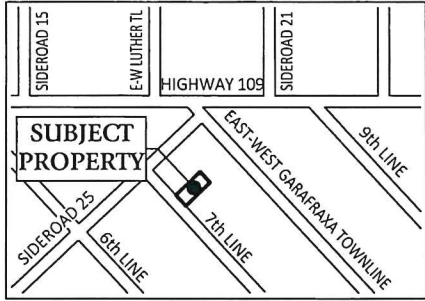




SEVERANCE SKETCH
PART OF LOT 24, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF WEST GARAFRAXA
TOWNSHIP OF CENTRE WELLINGTON
COUNTY OF WELLINGTON

SCALE 1 : 3000
0 30 60 120 180 meters
VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENTAL PROTECTION & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF APRIL 2021

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28935-20
Apr 12, 2021-8:45:50 AM G:\WEST GARAFRAXA\Con8\ACAD\SEV LOT 24 (WOODS).UTM.dwg		

O.P. : CORE GREENLANDS
ZONING: ENVIRONMENTAL PROTECTION

O.P. : PRIME AGRICULTURAL
ZONING: ENVIRONMENTAL PROTECTION OVERLAY

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 **ITEM #1**
File Number: B30-21
Applicant: Matthew Woods
Subject Lands: Township of Centre Wellington (West Garafraxa) - Part Lot 24, Concession 8

Proposal is a request for consent to convey fee simple for a proposed Surplus farm dwelling rural residential lot 1.36 ha, 95m fr, retained being 19.6 ha

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 Official Plan - surplus farm dwelling application policies; staff have been provided with a farm information form including a list of other farm holdings; no concerns; conditions to apply
Township of Centre Wellington	planning staff opinion - in support of application; severed complies with zoning; retained to be rezoned to not allow residential; conditions to apply
Grand River CA	no objection to proposed consent application; lands to be severed are outside of natural hazard/natural heritage features.
Neighbours	Pat Rooyakkers (7170 E. W. Garafraxa Townline) - own land to the north; request lined fence redone; in spring dug huge pond beside the property line (within 10 feet) should have a 5' high fence around pond; request notification of consideration and decision

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 an 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 B30-21.
- 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 receive zoning compliance and classification from the Township of Centre Wellington and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Township of Centre Wellington and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) **THAT** the Owner satisfy all the requirements of the Township of Centre Wellington, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan; undertaking to advise Township when deed is Registered) which the local municipality 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 Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) **THAT** the Owner receive driveway entrance approval (if new farm entrance required only) to the satisfaction of the Township of Centre Wellington; and further that the Township of Centre Wellington file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
- 8) **THAT** confirmation that the existing septic system is functioning properly and that it has been pumped if necessary, to the satisfaction of the Chief Building Official; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) **THAT** confirmation that the existing outbuildings are being used for personal storage, not related to a farm business (by sworn affidavit) to the satisfaction of the Chief Building Official; and further that the Township of Centre Wellington file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) **THAT** confirmation that the "remains of barn" as noted on the sketch will be removed as they cross a proposed property line; and further that the Township of Centre Wellington 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 B30-21

APPLICANT

Matthew Woods
6473 5th Line
RR#4
Fergus N1M 2W5

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (West Garafraxa)
Part Lot 24
Concession 8

Proposed severance is 1.36 hectares with 95m frontage, existing and proposed rural residential use with existing house, shed & quonset hut.

Retained parcel is 19.6 hectares with 213m frontage, existing and proposed agricultural use.

ITEM #1

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

CONSIDERATION WILL BE HELD BY ZOOM

PLEASE NOTE: To avoid application deferral, any updated comments, reports, sketches, photos etc. that you are requesting the Committee to consider in respect to your application are to be submitted to the Secretary Treasurer of Land Division **no later than Friday, July 16, 2021 by 3:00 pm.**

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION.** Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

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: Matthew Woods
SV Law - c/o Nate Martin
Neighbour - Pat Rooyackers



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JUN 30 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B30/21
Location	Part Lot 24, Concession 8 TOWNSHIP OF CENTRE WELLINGTON
Applicant/Owner	Matthew Woods

PLANNING OPINION: This application would sever 1.36 ha (3.36 ac) rural residential parcel with an existing dwelling, a shed and a quonset hut. A vacant 19.6 ha (48.43 ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

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

- a) That driveway access can be provided to the retained lands to the satisfaction of the appropriate road authority; and,
- b) That the retained lands be rezoned to restrict residential development to the satisfaction of the local municipality and the County of Wellington Planning and Development Department.

PLACES TO GROW: No concerns.

PROVINCIAL POLICY STATEMENT (PPS): Section 2.3.4.1 states "Lot creation in prime agricultural areas is discouraged and may only be permitted for:

- a) Agricultural uses, provided 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;
- b) Agricultural-related uses, provided that any new lots will be limited to a minimum size needed to accommodate the use an appropriate sewage and water services;
- c) a residence surplus to a farming operation...; and
- d) Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or right-of-ways."

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The identified environmental feature is a Flood Plain regulated by the Grand River Conservation Authority

According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- "a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum."

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), c), d) and e). Item f) can be addressed as a condition of approval.

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this application would constitute a farm consolidation.

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

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) Zone and Natural Environment (NE). Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural (A) Zone. As part of the surplus farm severance



Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

policies a standard condition is recommended to rezone the retained lands to prohibit future residential uses.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 11th, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Asavari Jadhav'.

Asavari Jadhav
Junior Planner
Planner

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

Zach Prince
Senior Planner

Dated: June 30th, 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: B30-21 (SEV003-2021)

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MAY 21 2021

APPLICANT

Matthew Woods
6473 5th Line
RR#4
Fergus N1M 2W5

LOCATION OF SUBJECT LANDS

Township of Centre Wellington (West Garafraxa)
Part Lot 24
Concession 8

Surplus Farm Dwelling Application

Proposed severance is 1.36 hectares with 95m frontage, existing and proposed rural residential use with existing house, shed & quonset hut.

Retained parcel is 19.6 hectares with 213m frontage, existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 2326.000.029.18600

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? County OP applies YES () NO ()

What sections 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 6.1.3 of the Zoning By-law for "A-Agricultural (Reduced Lot Area)" regulations

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES () NO (X)

(Please Specify): A-Agricultural and EP-Environmental Protection. - to be rezoned to not allow a dwelling

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 () NO () NA (X)

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?

Gillespie Drainage Works

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JUL 05 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B30-21

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

please see attached sheet of conditions

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]

N/A

Is the Municipality in support of this application? YES (✓) NO () *Planning staff opinion only.*

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

please see attached sheet of conditions

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

SIGNATURE *[Signature]*
TITLE Senior Planner
ADDRESS 1 MacDonald Square, Floor ON NOB180
DATE June 30 / 21

FILE NO: B30/21 – 7137 Seventh Line W., West Garafraxa
Matthew Woods

Conditions requested if the Consent is granted:

- ☐ That land be dedicated or other requirements met for park or other public recreational purposes.
- ☒ Satisfy all the requirements of the local municipality, financial and otherwise
- ☒ Driveway entrance approval *(if new farm entrance required only)*
- ☒ Taxes Paid in Full
- ☐ Service Connections to be confirmed
- ☐ Official Plan Amendment
- ☒ Zoning Compliance *(retained lands)*
- ☐ Development Agreement and/or Site Plan Agreement (Lot Grading and Drainage)
- ☒ Copy of deposited Reference Plan
- ☒ Undertaking to advise Township when deed is Registered

Please add the following condition for the proposed severed parcel:

- Confirmation that the existing septic system is functioning properly and that it has been pumped if necessary, to the satisfaction of the Chief Building Official
- Confirmation that the existing outbuildings are being used for personal storage, not related to a farm business (by sworn affidavit) to the satisfaction of the Chief Building Official
- Confirmation that the “remains of barn” as noted on the sketch will be removed as they cross a proposed property line



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

DATE: June 21, 2021 **YOUR FILE:** B30-21

RE: **Application for Consent B30-21**
7137 7th Line West, Township of Centre Wellington
Matthew Woods

GRCA COMMENT:*

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

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the retained parcel contains watercourses, floodplain, and the regulated allowance adjacent to these features. The severed parcel does not contain any regulated features.

2. Legislative/Policy Requirements and Implications:

Portions of the retained parcel contain natural hazard and heritage features as identified by the Provincial Policy Statement (PPS, 2020). Portions of the retained lands are also identified as part of the Greenlands System in the County of Wellington Official Plan.

The lands to be severed are outside of the natural hazard/natural heritage features identified above and impacts to the features are not anticipated as a result of the proposed severance. As such, the GRCA has no objection to the proposed consent application.

Due to the presence of the above-noted features, portions of the retained parcel are regulated by the GRCA under the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 150/06). Any development or site alteration within the regulated areas will require a permit from our office.

3. Additional Information/Suggestions provided in an advisory capacity:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$430.00 for the processing of this application.

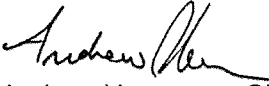
We trust the above information is of assistance. Should you have any further questions please contact me at 519-621-2763 ext. 2228 or aherremman@grandriver.ca.

RECEIVED

JUN 30 2021

Page 1 of 2
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Sincerely,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

cc: Chantalle Pellizzari, Township of Centre Wellington (email)
Matthew Woods (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: May 14, 2021
Author: CF

7137 7th Line

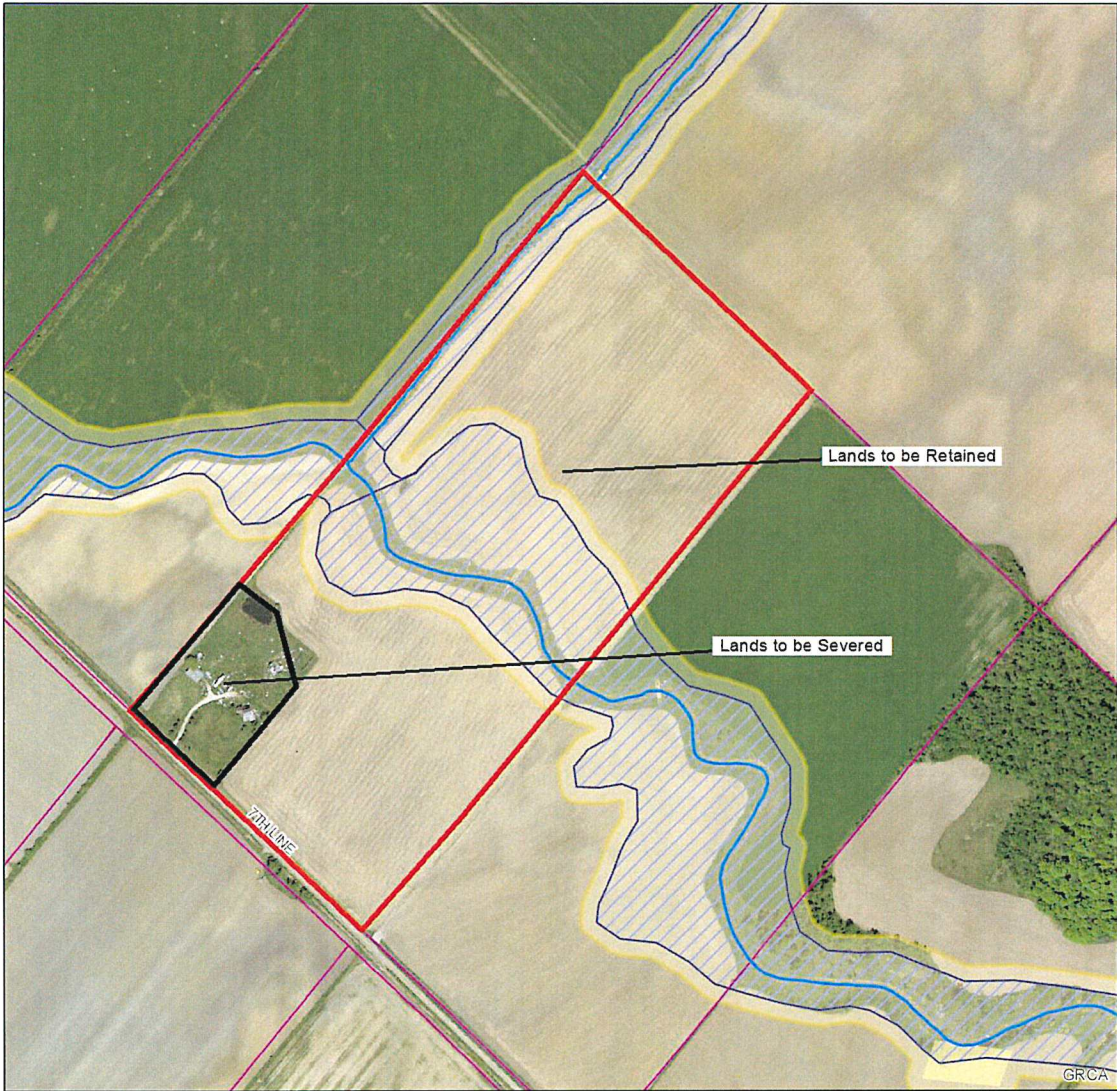
Legend

- 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>

0 30 60 120 180 Meters
NAD 1983 UTM Zone 17N
Scale: 5,413



Map Centre (UTM NAD83 z17): 549,165.21 4,854,937.47

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

Jana Poechman

From: Pat Rooyakkers <patrooyakkers@gmail.com>
Sent: Wednesday, June 30, 2021 9:42 AM
To: Jana Poechman
Subject: lot severance part lot 24 concession 8 west garafraxa

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

comments on file #B30-21

I own the land to the north of the proposed severance. I would like to request that there be a lined fence redone between the proposed severance and my land. There was a fence there and between the present owner and the previous owner it has pretty much been taken out. And this spring they re dug that huge pond which is right beside the property line (within 10 feet). In my opinion,they really should have a 5' high fence around the pond if it's going to become residential property. I'm sure the township has rules on that and I'm not sure what they are.

So my request would be to have the fence built before it is severed while the survey steaks are still in place.

Pat Rooyakkers

7170 E. W. Garafraxa Townline

Please notify me of the date and time of the consideration and the decision

patrooyakkers@gmail.com

Thanks Pat

cell # 519 830 6906