



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COMMITTEE OF ADJUSTMENT AGENDA

WEDNESDAY, JANUARY 15, 2020 @ 4:00 P.M.

MAPLETON TOWNSHIP OFFICES

1. **Call to Order by Chair**

- i) Regrets
- ii) Call for any deferrals or withdrawals of any matters before the Committee
- iii) Changes to the order of the hearings

2. **Declaration of Pecuniary Interest**

3. **Minutes of Previous Meeting**

3.1 August 14, 2019

4. **Matters Arising From Minutes**

5. **Applications for Minor Variance Including Correspondence**

5.1 Opening Comments by Chairman Woodham.

5.2 A2019-12

- i) *LOCATION:* West Part Lot 15, Concession 14 (Peel), 7433 Wellington Rd 7  
*THE PURPOSE AND EFFECT OF THE **AMENDED APPLICATION**:* to provide relief from the maximum lot coverage requirements for an accessory structure. The applicants are proposing to remove the existing sheds on the property and construct a new 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) detached garage which exceeds the permitted ground floor area.

Statement by staff, Re: Notification and comments received to date. Any received since agenda was prepared to be read

- ii) Township Planner Comments
- iii) If in attendance, owner John & Marlene Horst, or applicant Dan Ramer to introduce himself and present any updates to the application.
- iv) Those in attendance wanting to speak to the proposal
- v) Applicant to respond to any questions from interested public persons
- vi) Committee questions to owner/applicant and discussion

- vii) Hearing Resolution (grant, refuse, defer, or reserve an application, and shall set out the reasons for the decision)  
The four tests to consider are:
  - The variance is minor in nature
  - The variance requested is desirable for the appropriate development or use of the lands, building or structure
  - The variance maintains the general intent and purpose of the Official Plan
  - The variance maintains the general purpose and intent of the Zoning By-law.
- viii) Circulation of the attendance sheet for the hearing
- ix) The hearing for variance A2019-12 is now concluded. Staff will proceed with the necessary documentation for this planning application. Thank you for attending this Public Hearing.

### 5.3 A2019-15

- i) *LOCATION:* 1 Parkview Drive, Moorefield  
*THE PURPOSE AND EFFECT OF THE APPLICATION:* to provide relief from the exterior side yard setback requirements for a proposed addition to the industrial building. The proposed variance is being requested in order to permit a reduced exterior side yard setback of 2.05 m (6.7 ft) where the by-law requires 7.6 m (24.9 ft).

Statement by staff, Re: Notification and comments received to date. Any received since agenda was prepared to be read

- ii) Township Planner Comments
- iii) Owner representative John Martin to introduce himself and present any updates to the application.
- iv) Those in attendance wanting to speak to the proposal
- v) Applicant to respond to any questions from interested public persons
- x) Committee questions to owner/applicant and discussion
- vi) Hearing Resolution (grant, refuse, defer, or reserve an application, and shall set out the reasons for the decision)  
The four tests to consider are:
  - The variance is minor in nature

- The variance requested is desirable for the appropriate development or use of the lands, building or structure
- The variance maintains the general intent and purpose of the Official Plan
- The variance maintains the general purpose and intent of the Zoning By-law.

vii) Circulation of the attendance sheet for the hearing

viii) The hearing for variance A2019-15 is now concluded. Staff will proceed with the necessary documentation for this planning application. Thank you for attending this Public Hearing.

#### 5.4 A2020-01

i) *LOCATION:* Part Lot 17, Concession 5 (Peel), 7329 Fourth Line  
*THE PURPOSE AND EFFECT OF THE APPLICATION:* to provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements. The applicants are proposing to construct an addition to an existing dairy barn and a new liquid manure storage area on the subject land. The proposed liquid manure area will be 205 m (672 ft) to the neighboring dwelling, whereas the minimum distance separation required is 244 m (800 ft).

Statement by staff, Re: Notification and comments received to date. Any received since agenda was prepared to be read

ii) Township Planner Comments

iii) If in attendance, owner Laurence F. Martin to introduce himself and present any updates to the application.

iv) Those in attendance wanting to speak to the proposal

v) Applicant to respond to any questions from interested public persons

xi) Committee questions to owner/applicant and discussion

vi) Hearing Resolution (grant, refuse, defer, or reserve an application, and shall set out the reasons for the decision)

The four tests to consider are:

- The variance is minor in nature
- The variance requested is desirable for the appropriate development or use of the lands, building or structure
- The variance maintains the general intent and purpose of the Official Plan

- The variance maintains the general purpose and intent of the Zoning By-law.

vii) Circulation of the attendance sheet for the hearing

viii) The hearing for variance A20202-01 is now concluded. Staff will proceed with the necessary documentation for this planning application. Thank you for attending this Public Hearing.

## **6. General Business**

6.1 Circulation of Remuneration Sheet

6.2 Upcoming Hearing Dates

## **7. Signing of decision (if necessary)**

7.1 Hearing A2019-12

7.2 Hearing A2019-15

7.3 Hearing A2020-01

## **8. Adjournment**

THE CORPORATION OF THE TOWNSHIP OF MAPLETON



COMMITTEE OF ADJUSTMENT MINUTES

WEDNESDAY, AUGUST 14, 2019 @ 4:00 P.M.

MAPLETON TOWNSHIP OFFICES

COA Item 3.1  
January 15, 2020

PRESENT: Member Lori Woodham  
Member Bob Stanners  
Member Dennis Cuomo  
Member Matt Duff

STAFF PRESENT: Secretary-Treasurer Barb Schellenberger  
Township Planner Jessica Rahim  
Planning Assistant Juanita Wilkins

1. **Call to Order by Secretary-Treasurer 4:00 pm**

- i) Regrets from Committee Member Peg Schieck
- ii) No call for any deferrals or withdrawals of any matters before the Committee

2. a) **Appointment of Chairperson**

**RESOLUTION 2019-06-01**

Moved by Member Matt Duff

Seconded by Member Lori Woodham

THAT Member Dennis Cuomo be Chairperson for today's Committee of Adjustment.

**CARRIED**

- b) **Declaration of Pecuniary Interest** – none.

3. **Minutes of Previous Meeting**

**RESOLUTION 2019-06-02**

Moved by Member Lori Woodham

Seconded by Member Matt Duff

THAT the Minutes of the Committee of Adjustment Meeting held on July 10, 2019 be approved as circulated; and today's Meeting Chair and Secretary-Treasurer sign the minutes for the public record.

**CARRIED**

4. **Matters Arising from Minutes**

Comment from Secretary-Treasurer regarding deferred decision at last Committee of Adjustment, that MV Application A2019-12 has not been withdrawn by proponent, and that proponent is continuing to work with County of Wellington Planning Department.

5. **Applications for Minor Variance Including Correspondence**

5.1 Opening Comments by Chair.

5.2 A2019-14

- i) **LOCATION:** is described as East Part Lot 10, Concession 5 (Peel) and is Municipally known as 7611 Fourth Line.

**THE PURPOSE AND EFFECT OF THE APPLICATION:** is to provide relief from the minimum interior side yard setback requirement and the Minimum Distance Separation 2 (MDS 2) requirements to the nearest lot line for the proposed manure storage area addition. The applicants

are proposing to construct an addition to the existing barn housing livestock. Other variances may be considered where deemed appropriate.

Statement by staff Re: Notification and comments received to date. Any received since agenda was prepared to be read.

- ii) Township Planner Jessica Rahim comments were received.
- iii) Owner Maynard Bauman, and applicant Orval W. Martin were not in attendance.
- iv) There were none in attendance wanting to speak to the proposal.
- v) Committee question – Committee Member Lori Woodham asked if apple trees on site would have to be removed. Planner Rahim did not have information regarding tree removal. Committee Member Matt Duff commented that he agrees with manure storage being covered.
- vi) Hearing Resolution

**RESOLUTION 2019-06-03**

Moved by Member Bob Stanners

Seconded by Member Lori Woodham

IN REGARDS TO Application A2019/14, located at 7611 Fourth Line and legally described as Concession 5, East Part Lot 10, geographic area of the Township of Peel, the following minor variance be permitted:

Interior side yard setback of 2 m (6.5 ft.) be allowed for the barn/manure storage area addition;

Minimum Distance Separation 2 setback of 2 m (6.5 ft) be allowed from the proposed barn addition and manure storage area to the nearest lot line

**CARRIED**

The four tests to considered were:

- The variance is minor in nature
- The variance requested is desirable for the appropriate development or use of the lands, building or structure
- The variance maintains the general intent and purpose of the Official Plan
- The variance maintains the general purpose and intent of the Zoning By-law.

- vii) Circulation of the attendance sheet for the hearing took place.
- viii) The hearing for variance A2019-14 concluded. Staff proceeded with the necessary documentation for this planning application. Thank you for attending this Public Hearing.

**6. General Business**

- 6.1 Remuneration Sheet was circulated.
- 6.2 Upcoming Hearing Dates were discussed.

**7. Signing of decision took place.**

- 7.1 Hearing A2019-14

**8. Adjournment**

There being no further Business, the meeting adjourned at approximately 4:27 pm.

---

Chair Dennis Cuomo

---

Secretary-Treasurer Barb Schellenberger

**TOWNSHIP OF MAPLETON COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE A2019/12**  
*Planning Act, R.S.O. 1990, Chap.P.13, ss.45(5)*

**TAKE NOTICE** that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Mapleton. The Committee will give consideration to the minor variance application on:

**Wednesday January 15<sup>th</sup>, 2020**  
Mapleton Township Municipal Offices  
Council Chambers  
7275 Sideroad 16  
4:00 p.m.

**LOCATION OF THE SUBJECT PROPERTY** is described as West Part Lot 15, Concession 14 (Peel) and is Municipally known as 7433 Wellington Rd 7. The subject property has an area of approximately 1.53 ha (3.8 ac). The location of the subject land is shown on the map below.

**THE PURPOSE AND EFFECT OF THE APPLICATION** is to provide relief from the maximum lot coverage requirements for an accessory structure. The applicants are proposing to remove the existing sheds on the property and construct a new 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) detached garage which exceeds the permitted ground floor area. Other variances may be considered where deemed appropriate.

**MAKING AN ORAL OR WRITTEN SUBMISSION**

Any person or public body is entitled to attend this public hearing to provide comments in support or opposition, regarding the application. If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Secretary Treasurer of the Committee of Adjustment. Any written comments or objections submitted regarding the application, are made public as part of the application process and they will be considered by the Committee.

**NOTICE OF DECISION**

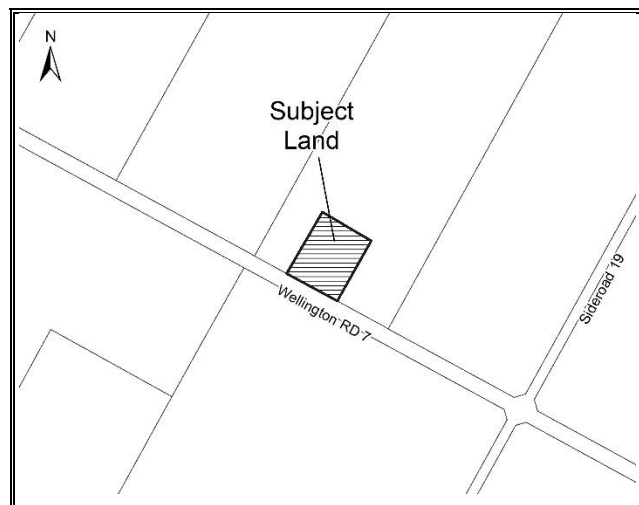
If you wish to be notified of the decision of the Committee of Adjustment for the Township of Mapleton in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Township of Mapleton at the address provided below.

**ADDITIONAL INFORMATION** regarding this application, including information about appeal rights, is available between 8:00 a.m. and 5:00 p.m. at the Township of Mapleton Municipal Office.

Dated at the Township of Mapleton  
This 30<sup>TH</sup> day of December 2019.

Barb Schellenberger, Clerk  
Township of Mapleton  
7275 Sideroad 16  
Drayton ON N0G1P0  
Phone: 519.638.3313 Ext.23  
Fax: 519.638.5113

[bschellenberger@mapleton.ca](mailto:bschellenberger@mapleton.ca)







# TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0  
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248  
[www.mapleton.ca](http://www.mapleton.ca)

## Summary of Comments Received

A2019-12    Owner: John & Marlene Horst    Subject Land: Con 14 W Pt Lot 15  
Applicant: Dan Ramer    Civic Address: 7433 Wellington Rd. 7

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail on December 30, 2019.
- Proper postings were completed on December 30, 2019.
- Planner's comments dated January 8, 2020 and prepared by Jessica Rahim, Planner, were also received and included in agenda package.
- CBO P. Wright comments dated December 31, 2019 and included in agenda package.
- Fire Chief Rick Richardson comments dated January 2, 2020 and included in agenda package.
- Director of Public Works Sam Mattina comments dated January 5, 2020 and included in agenda package.
- County of Wellington Engineering Services advised on January 6, 2020 no objection to the variance request. Original is in file.
- Ratepayer: No concerns or letters of objection were received.

Prepared on January 9, 2020 by

Barb Schellenberger,  
C of A Secretary-Treasurer



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

January 8, 2020

Barb Schellenberger, Secretary/Treasurer C of A  
Township of Mapleton  
7275 Sideroad 16, P.O. Box 160  
Drayton, ON N0G 1P0

Dear Mrs. Schellenberger:

Re: **Minor Variance Application A2019/12 revised application**  
**7433 Wellington Road 7**  
**John & Marlene Horst**

We have reviewed the application for minor variance and provide the following comments.

**Planning Opinion** The variance requested would provide relief from the maximum lot coverage requirements for a proposed accessory structure. The applicants are proposing to construct a 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) detached garage which exceed the permitted ground floor area. The subject property is 1.53 ha (3.8 ac) in size, which permits a maximum floor area of 269.4 m<sup>2</sup> (2,900 ft<sup>2</sup>).

The Committee should be satisfied that the accessory building is incidental, subordinate and exclusively devoted to the main dwelling.

If approved, we would recommend that conditions be applied to address the following:

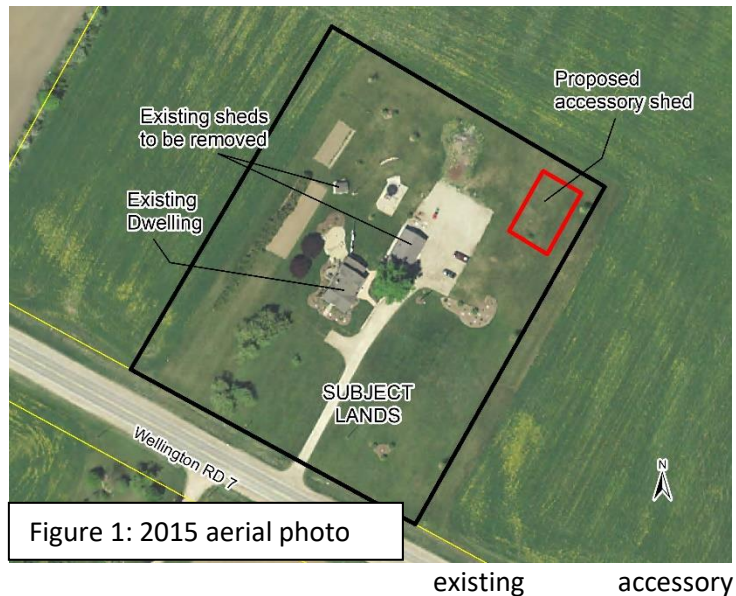
1. That the accessory structure is used only for personal storage.
2. That the existing sheds (identified on the site plan dated December 19, 2019) are removed.

### Subject Property and Location

The location of the subject property is described as West Part Lot 15, Concession 14 (Peel) and is Municipally known as 7433 Wellington Road 7. The subject land is approximately 1.53 ha (3.8 ac). The location of the property is shown on Figure 1.

### Proposal

The purpose of this application is to provide relief from the maximum lot coverage requirements for a proposed accessory structure. The applicants are proposing to construct a 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) detached garage and remove the structures on the subject property.



### Related Applications (ZBA2019-11)

The applicants applied for a minor variance in May 2019 for an accessory building with an increased floor area. The original proposal was to remove the existing 71.35 m<sup>2</sup> (768.0 ft<sup>2</sup>) shed on the property and construct a new 464.5 m<sup>2</sup> (5,000.0 ft<sup>2</sup>) accessory building for personal use. Planning Staff comments prepared for the meeting held on June 19<sup>th</sup>, 2019 were not in support of the proposed 464.5 m<sup>2</sup> (5,000.0 ft<sup>2</sup>) accessory building due to the size and scale on the rural residential lot. At the public meeting, additional information was provided by the applicant that was not included on the public notice sent out. The Committee deferred the application at the public meeting for further discussion with Planning Staff about the home industry use.

The applicants decided to keep the minor variance application open and in the interim applied for a zoning amendment to permit a home industry within a portion of the 464.5 m<sup>2</sup> (5,000.0 ft<sup>2</sup>) detached building. Planning Staff comments prepared for the public meeting held on September 10<sup>th</sup>, 2019 were not in support of the proposed 464.5 m<sup>2</sup> (5,000.0 ft<sup>2</sup>) detached building to be used for personal storage and a home industry. Council denied the application at the public meeting and the applicants did not appeal the application.

The applicants have since amended their minor variance application to construct a new 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) accessory structure for personal storage only and remove the existing sheds on the subject property.

### Wellington County Official Plan

The subject property is designated Prime Agricultural. Permitted uses include single detached dwellings. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

### Mapleton Zoning By-law

The subject property is zoned Agricultural site-specific (A-31.239). The site-specific zone permits two existing metal clad buildings and an existing grain bin in addition to the permitted uses in the Agricultural zone. The applicant has confirmed that the buildings identified in the site-specific zoning have been removed or will be removed (See figure 1). The proposed 371.6 m<sup>2</sup> (4,000 ft<sup>2</sup>) accessory building will be the only accessory structures on the subject property.

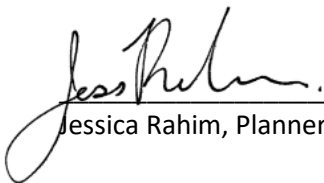
With the recent housekeeping amendment to the Township Zoning By-law the maximum floor area for all accessory buildings was increased from 176.5 m<sup>2</sup> (1,900 ft<sup>2</sup>) to now permitting under Section 6.1.4 (Lot Coverage) a maximum floor area for all accessory buildings of 269.4 m<sup>2</sup> (2,900 ft<sup>2</sup>) on a property this size. We note that the applicant has indicated that the use of the garage is for personal use (hobbies).

The following variance is required in order to facilitate this proposal:

<b>Accessory Building</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
Maximum Floor Area of all Accessory Buildings (Section 6.1.4 b)	269.4 m <sup>2</sup> (2,900 ft <sup>2</sup> )	371.6 m <sup>2</sup> (4,000 ft <sup>2</sup> )	102.2 m <sup>2</sup> (1,100 ft <sup>2</sup> )

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

Yours truly,



\_\_\_\_\_  
Jessica Rahim, Planner

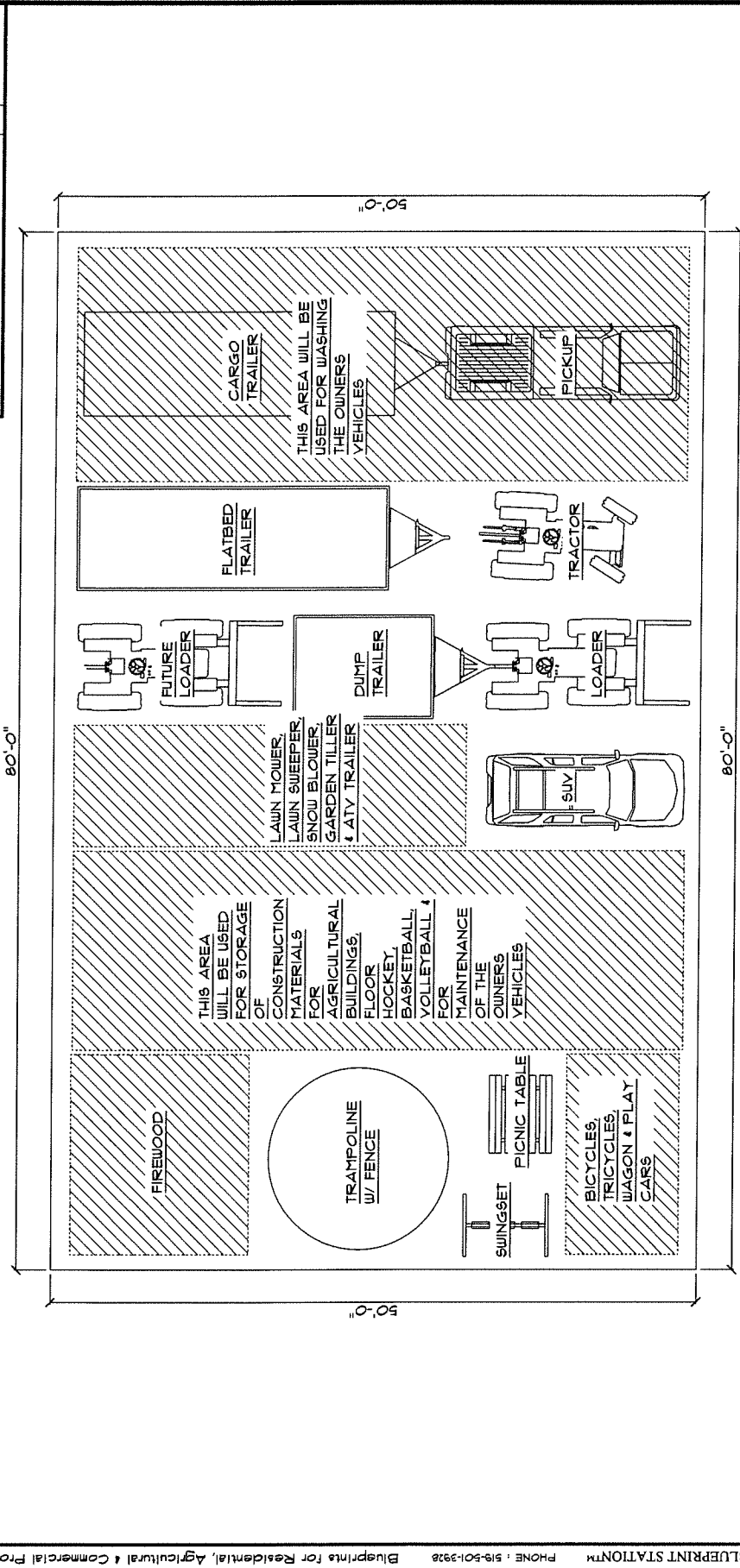
## Barb Schellenberger

---

**From:** Dan Ramer <danielramer@hotmail.com>  
**Sent:** Thursday, December 19, 2019 3:12 PM  
**To:** Barb Schellenberger  
**Subject:** John Horst shed  
**Attachments:** JOHN HORST SITE PLAN 4.signed pdf.pdf

Hi Barb, I talked it over with John Horst and we are proposing to remove the doll house and existing shed. We propose then to build an accessory shed of 4000 sq. ft.. Please see attachment. Regards, Dan Ramer.

REVISIONS		NO.	DATE



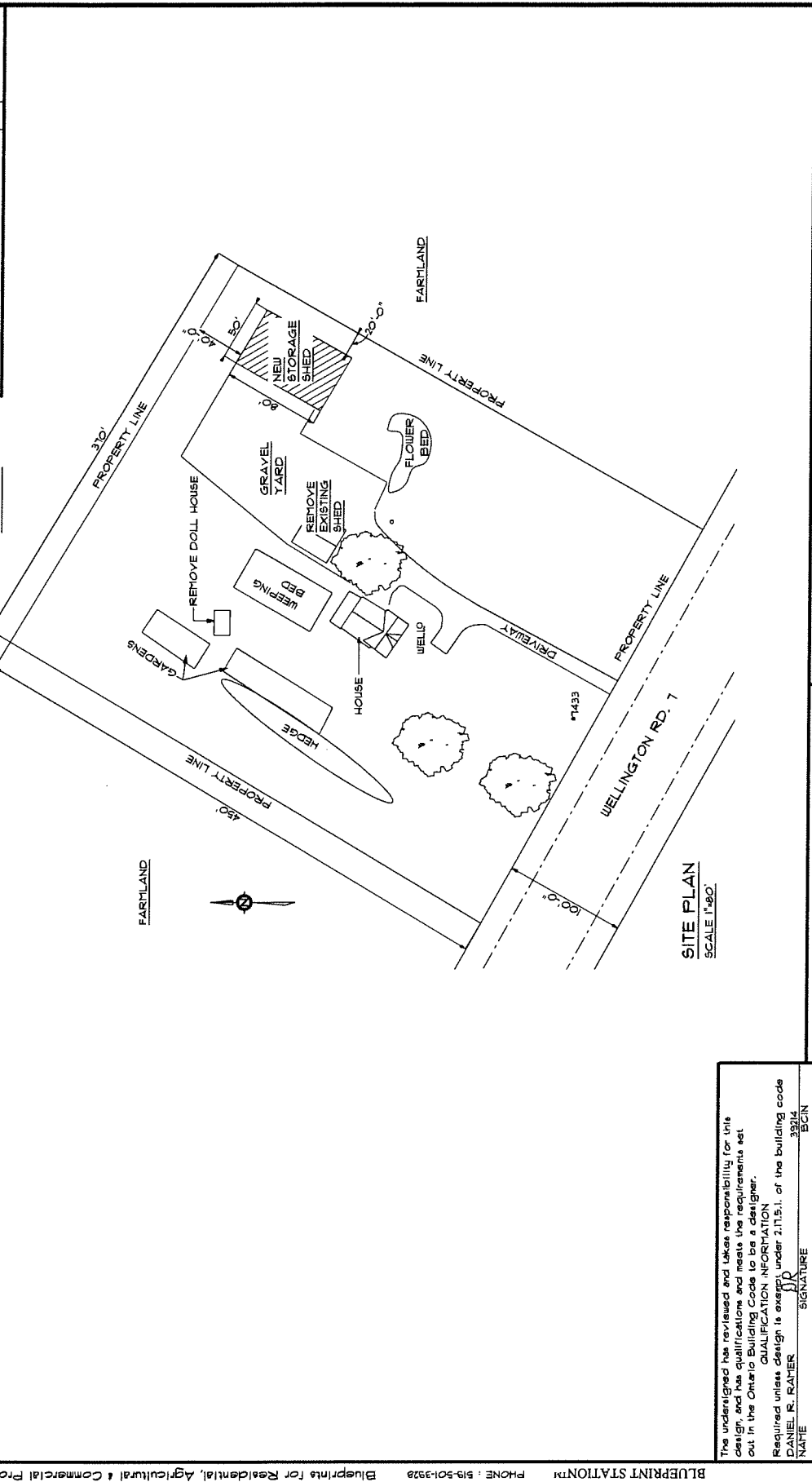
**FLOOR PLAN**  
SCALE = 1/8" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 2.17.5.1. of the building code  
 DANIEL R. RATHER 39214 BCIN  
 SIGNATURE  
 Required unless design is exempt under 2.17.4.1. of the building code  
 DANIEL AND DARLENE RATHER 40521 BCIN  
 FIRM NAME

PROJECT: 1433 WELINGTON RD 1 LOCATION: ALMA, ON	PROJECT: BOX 99 6995 CHURCH ST. MILLBANK, ON NOK L0 EMAIL: dan@ratherrhollm.com	PROJECT: JOHN HORST NEW ACCESSORY SHED	PROJECT PHONE # 519-501-3928	P.G. 2
DATE: Thursday, December 19, 2019	BLUEPRINT STATION™ Dan Rafter 519-501-3928 blueprintstation.ca			

NO.	DATE

REVISIONS



<p>BLUEPRINT STATION™          Dan Raimer 519-501-5226          blueprintstation.ca</p>	<p>PROJECT: 1433 WELLINGTON RD. 7          LOCATION: ALTA. ON          DATE: Thursday, December 18, 2013</p>	<p>PROJECT PHONE 4:          519-501-5226</p>
<p>BLUEPRINT STATION™          Dan Raimer 519-501-5226          blueprintstation.ca</p>	<p>PROJECT:          JOHN HORST          NEW ACCESSORY SHED</p>	<p>PROJECT PHONE 4:          519-501-5226</p>
<p>BLUEPRINT STATION™          Dan Raimer 519-501-5226          blueprintstation.ca</p>	<p>BOX 98          6985 CHURCH ST.          HILLSBANK, ON NOK L1O          EMAIL: dan@raimer-photofix.com</p>	<p>PROJECT PHONE 4:          519-501-5226</p>
<p>BLUEPRINT STATION™          Dan Raimer 519-501-5226          blueprintstation.ca</p>	<p>PROJECT:          JOHN HORST          NEW ACCESSORY SHED</p>	<p>PROJECT PHONE 4:          519-501-5226</p>

The undersigned has reviewed and takes responsibility for this design, and has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.11.5.1. of the building code

NAME: DANIEL R. RAIMER 39214 BCIN  
 SIGNATURE: [Signature]

required unless design is exempt under 2.11.4.1. of the building code  
 DANIEL AND DARLENE RAIMER 40921 BCIN  
 FIRM NAME: BCIN

**From:** Patty Wright <PWright@mapleton.ca>  
**Sent:** Tuesday, December 31, 2019 8:17 AM  
**To:** Barb Schellenberger <BSchellenberger@mapleton.ca>  
**Subject:** MV 2019-12 Horst

## Building Department comments

- 1. The current zoning by-law permits 2900ft<sup>2</sup> total gross floor area of all accessory structures. This includes mezzanines.**
- 2. Building department has no concerns providing the use is personal.**



*Patty Wright* CBCO, CPSO, CMM III  
CHIEF BUILDING OFFICAL

Township of Mapleton  
7275 Sideroad 16, Drayton, ON  
519.638.3313 x 036  
mapleton.ca





**From:** Rick Richardson <RRichardson@mapleton.ca>  
**Sent:** Tuesday, June 04, 2019 3:48 PM  
**To:** Larry Wheeler <LWheeler@mapleton.ca>  
**Cc:** Juanita Wilkins <JWilkins@mapleton.ca>  
**Subject:** RE: M V Application A2019-12 Horst

In response to the application A2019-12, the Fire department have no issues with this application.

**From:** Sam Mattina <SMattina@mapleton.ca>  
**Sent:** Sunday, January 5, 2020 8:01 PM  
**To:** Barb Schellenberger <BSchellenberger@mapleton.ca>; Rick Richardson <RRichardson@mapleton.ca>; Patty Wright <PWright@mapleton.ca>  
**Subject:** RE: a2019-12 (Horst land WR7)

**No concerns from a Public Works perspective.**



*Sam Mattina* C.E.T., CMM III  
DIRECTOR OF PUBLIC WORKS

---

**Township of Mapleton**  
7275 Sideroad 16, Drayton, ON  
519.638.3313 x 41  
mapleton.ca



**TOWNSHIP OF MAPLETON COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE A2019/15  
Planning Act, R.S.O. 1990, Chap.P.13, ss.45(5)**

**TAKE NOTICE** that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Mapleton. The Committee will give consideration to the minor variance application on:

**Wednesday, January 15, 2020**  
Mapleton Township Municipal Offices  
Council Chambers  
7275 Sideroad 16  
4:00 p.m.

**LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 9, Concession 9; SVY Moores Lots 7 to 16 and 59 to 64, Part Lot 115, Part Reserve Lot and RP 61R8117; Parts 1 to 4 RP 60R2556 (Maryborough) 60R2556 Parts 5 6 and 9 and is Municipally known as 1 Parkview Drive, Moorefield. The subject property has an area of approximately 2.10 ha (5.19 ac). The location of the subject land is shown on the map below.

**THE PURPOSE AND EFFECT OF THE APPLICATION** is to provide relief from the exterior side yard setback requirements for a proposed addition to the industrial building. The proposed variance is being requested in order to permit a reduced exterior side yard setback of 2.05 m (6.7 ft) where the by-law requires 7.6 m (24.9 ft). Other variances may be considered where deemed appropriate.

**MAKING AN ORAL OR WRITTEN SUBMISSION**

Any person or public body is entitled to attend this public hearing to provide comments in support or opposition, regarding the application. If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Secretary Treasurer of the Committee of Adjustment. Any written comments or objections submitted regarding the application, are made public as part of the application process and they will be considered by the Committee.

**NOTICE OF DECISION**

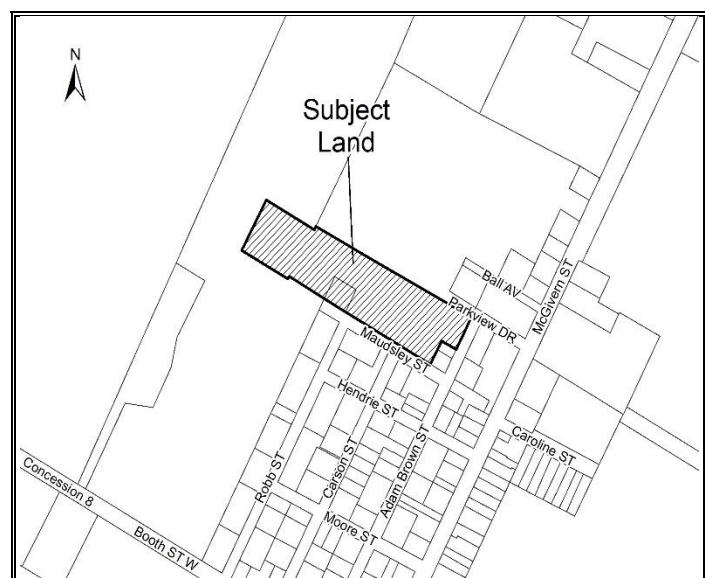
If you wish to be notified of the decision of the Committee of Adjustment for the Township of Mapleton in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Township of Mapleton at the address provided below.

**ADDITIONAL INFORMATION** regarding this application, including information about appeal rights, is available between 8:00 a.m. and 5:00 p.m. at the Township of Mapleton Municipal Office.

Dated at the Township of Mapleton  
This 30<sup>th</sup> day of December, 2019.

Barb Schellenberger, Clerk  
Township of Mapleton  
7275 Sideroad 16  
Drayton, ON NOG 1P0  
Phone: 519.638.3313 Ext.023  
Fax: 519.638.5113

[bschellenberger@mapleton.ca](mailto:bschellenberger@mapleton.ca)





# TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON. N0G 1P0  
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248  
[www.mapleton.ca](http://www.mapleton.ca)

## Summary of Comments Received

### Application: A2019-15

Owner: Christian Aid Ministries

Applicant: John B. Martin

Subject Land: Part Lot 9, Concession 9; SVY Moores Lots 7 to 16 and 59 to 64, Part Lot 115, Part Reserve Lot and RP 61R8117; Parts 1 to 4 RP 60R2556 (Maryborough) 60R2556 Parts 5 6 and 9

Civic Address: 1 Parkview Drive, Moorefield

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid first-class mail, or by email on December 30, 2019.
- Proper postings were completed on December 30, 2019.
- Planner comments dated January 8, 2020, prepared by Junior Planner Mattieu Daoust and Manager of Planning & Environment were also received and included in the agenda package.
- Fire Chief Rick Richardson comments dated January 2, 2020 were received and are included in the agenda package.
- CBO Patty Wright comments dated December 31, 2019 were received and are included in the agenda package.
- Source Protection comments were received January 8, 2020 and included in the agenda package.
- Ratepayer: No concerns or letters of objection were received.

Prepared on January 9, 2020

Staff: Barb Schellenberger

Position: C of A Secretary-Treasurer



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

November 8, 2019

Barb Schellenberger, Secretary/Treasurer C of A  
Township of Mapleton  
7275 Sideroad 16, P.O. Box 160  
Drayton, ON N0G 1P0

Dear Mrs. Schellenberger:

Re: **Minor Variance Application A2019/15**  
**1 Parkview Drive**  
**Christian Aid Ministries**

We have reviewed the application for minor variance and provided the following comments. Please be advised that these comments were formulated with the benefit of a site visit on November 4, 2019.

**Planning Opinion:** The variance requested would provide relief from the required exterior side yard setback. The applicants are proposing to construct an addition to their existing industrial building with an exterior side yard setback of 2.05m (6.72'), whereas Section 20.2.5 of Zoning By-law 01-86, requires a minimum exterior side yard setback of 7.6m (24.9').

Planning Staff have no concerns with the reduction of an exterior side yard to 2.05 m (6.72') for an industrial building addition as this setback does still provide adequate distance from the abutting Maudsley Street and the addition is inline with the existing building, which will not further reduce the established building line. Furthermore, given the proposed building footprint, the addition would infringe the exterior side yard setback requirements for approximately 24m (80'). The remainder of the proposed addition has an 11.8m (38.7') exterior side yard setback.

The Committee should be satisfied that the application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is desirable and appropriate for the development of the subject property and is minor.

### **Subject Property and Location**

The property is described as Maryborough Con 9 PT Lot 9; SVY Moores Lots 7 to 16 & 59 to 64 PT Lot 115 PT; Reserve Lot & RP 61R8117; Parts 1 to 4 RP 60R2556, municipally known as 1 Parkview Drive, Township of Mapleton. The subject property has an area of approximately 2.08 ha (5.14 ac) and is currently occupied by an industrial use (vegetable dehydration facility) (Figure 1).

### **Proposal**

The variance requested would provide relief from the required exterior side yard setback. The applicants are proposing to construct an addition to their existing industrial building with an exterior side yard

setback of 2.05m (6.72'), whereas Section 20.2.5 of the Zoning By-law 01-86, as amended, requires a minimum exterior side yard setback of 7.6m (24.9').

**Wellington County Official Plan**

The subject property is designated Central Business District and Urban Centre. Section 13.7 of the Plan provides consideration for minor variances provided the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. Consideration shall be given as to whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.



Figure 1: 2015 aerial photo of proposed addition.

**Mapleton Zoning By-law**

The subject property is zoned General Industrial with a site specific zoning exception (M1-31.27), which permits processing plants. The applicant is proposing to construct a new industrial building addition and requires the following variance:

Table 1	Zoning By-law (2010-080)		
	Permitted	Requested	Difference
<b>Industrial building Addition</b> Exterior Side yard Setback 20.2.5	7.6 m (24.9')	2.05 m (6.72')	5.55 m (18.2')

Planning Staff have no concerns with the reduction of an exterior side yard to 2.05 m (6.72') for an industrial building addition as this distance does provide adequate separation from the abutting road. The exterior side yard setbacks are important to allow for maintenance of the property and side of the buildings and to ensure roof runoff is retained on the subject property. In addition, the setback requirements allow for adequate sightlines and streetscape. Furthermore, the intent of the exterior side yard setback is to ensure adequate distance from the road in a case where the township decides to widen the roadway, however it appears Maudsley Street ends before proposed addition. Lastly, the proposed addition is in line with the established building setback, thus not further reducing. With that said, the proposed setback would be considered minor.

I trust that these comments will be of assistance to the Committee.

Sincerely,

Matthieu Daoust  
Junior Planner

Linda Redmond  
Manager of Planning & Environment

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

**MINOR VARIANCE APPLICATION**

Pursuant to Section 45 of The Planning Act R.S.O. 1990, as amended

**A. GENERAL INFORMATION**

**1.\* APPLICANT INFORMATION**

a)\* Owner's Name(s): Christian Aid Ministries

**2.\* PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY**

Measurements are in Metric [ ] Imperial [ ] units

Municipal Address (number and street/road name): 1 Parkview Drive, Moorefield

Concession: 9 Lot: Part of lot 9 Registered Plan No.: \_\_\_\_\_

Area: 2.109 Ha Depth: 304.65 m Frontage (Width): 71.8 m.  
21,000 m<sup>2</sup>

Width of Road Allowance (if known): \_\_\_\_\_

**3a).\* WHAT IS THE ACCESS TO THE SUBJECT PROPERTY:**

- i) Provincial Highway [ ] ii) Seasonally maintained municipal road [ ]
- iii) Continually maintained municipal road [] iv) Other public road [ ]
- v) Right-of-way [ ] vi) Water access

**3b).\* IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. \_\_\_\_\_**

**4.\* WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?**

Official Plan Designation: \_\_\_\_\_

Zoning: M1 Industrial

**B. EXISTING AND PROPOSED SERVICES**

**5.\* INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	Municipal Water	Private or Communal Well	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing*	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]
b) Proposed	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]

**6. IS STORM DRAINAGE PROVIDED BY: SEWERS  DITCHES [ ] SWALE**   
OTHER MEANS [ ]

**7. WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?**  
Parkview Drive / Maudsly Street



**C. REASON FOR APPLICATION**

**8.\* WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?**

(Please Specifically indicate on sketch)

To <sup>place</sup> place the proposed building expansion in line with the existing building which is 2.05 m. close to the property line. In fringing on the min. distance of 9.2m. by aprox 7m. for 80% of building length.

**9.\* WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?**

(Please Specifically indicate on sketch)

Would like to have proposed loading docks in line with existing dock

**D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS AND THEIR LOCATION**

**10.\* WHAT IS THE EXISTING USE OF:**

- a) THE SUBJECT PROPERTY? Vegetable Dehydration
- b) THE ABUTTING PROPERTIES? Farming

**11.\* DATE OF ACQUISITION OF SUBJECT PROPERTY:** 2011

**DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:**

Renovation and addition of main building in 2012

**12. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?**

Aprox. 6 1/2 years

**13.\* PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:**

Measurements are in Metric [] Imperial [ ] units

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
a) Type of Building	<u>Wood Frame Metal Clad</u>	<u>Wood Frame metal Clad</u>	b) Main Building Height	<u>28.5 FT</u>	<u>36.5 FT</u>
c) % of Lot Coverage	<u>9.3 %</u>	<u>9.13 %</u>	d) # of Parking Spaces	<u>Approx 75</u>	<u>Approx. 80</u>
e) # of Loading Spaces	<u>2</u>	<u>3</u>	f) Number of Floors	<u>1</u>	<u>2</u>
g) Total Floor Area (exclude basement)	<u>1954 m<sup>2</sup></u>	<u>1918.4 m<sup>2</sup></u>	h) Ground Floor Area	<u>1954 m<sup>2</sup></u>	<u>1918.4 m<sup>2</sup></u>

**14.\* WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY:**

(Specify distances from front, rear and side lot lines) Measurements are in Metric [ ]

Imperial [ ] units

	<u>Existing</u>	<u>Proposed</u>
a) Front Yard	<u>See map attached</u>	
b) Rear Yard	_____	_____
c) Side Yards	_____	_____

15.\* HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT TO THE SUBJECT PROPERTY

YES [ ] NO [X]

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. OTHER RELATED PLANNING APPLICATIONS**

16.\* HAS THE LAND APPLICANT/OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

Official Plan Amendment	Yes [ ]	No [X]
Zoning By-law Amendment	Yes [X]	No [ ]
Plan of Subdivision	Yes [ ]	No [X]
Consent (Severance)	Yes [ ]	No [X]

17.\* IF THE ANSWER TO QUESTION 15 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: 2012

Purpose of Application: permit vegetable dehydration facility

Status of Application: approved

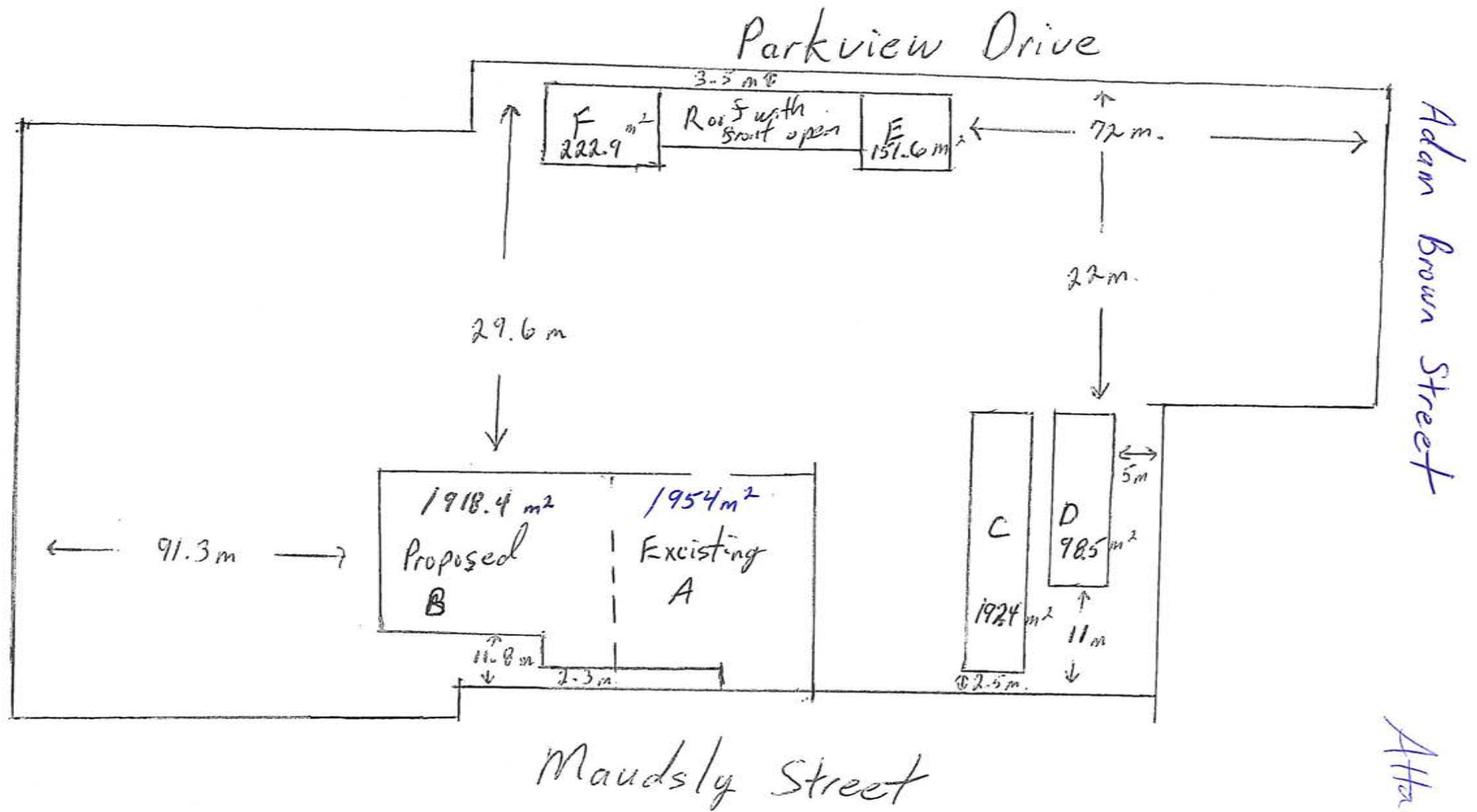
**F. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:**

(If affidavit (G) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed)

I (we) Murray Martin  
Elmer Frey of the Twp of Mapleton,  
County/Region

of Wellington do hereby authorize John B. Martin to act as  
the  
my agent in this application.

X Murray Martin x Elmer Frey Oct 16 2019  
Signature of Owner or Authorized Solicitor of Authorized Agent Date



Attachment # 1



These documents are instruments of service and are the property of Star Blueprints Inc. They may not be reproduced, altered or copied without the expressed written consent of Star Blueprints Inc.

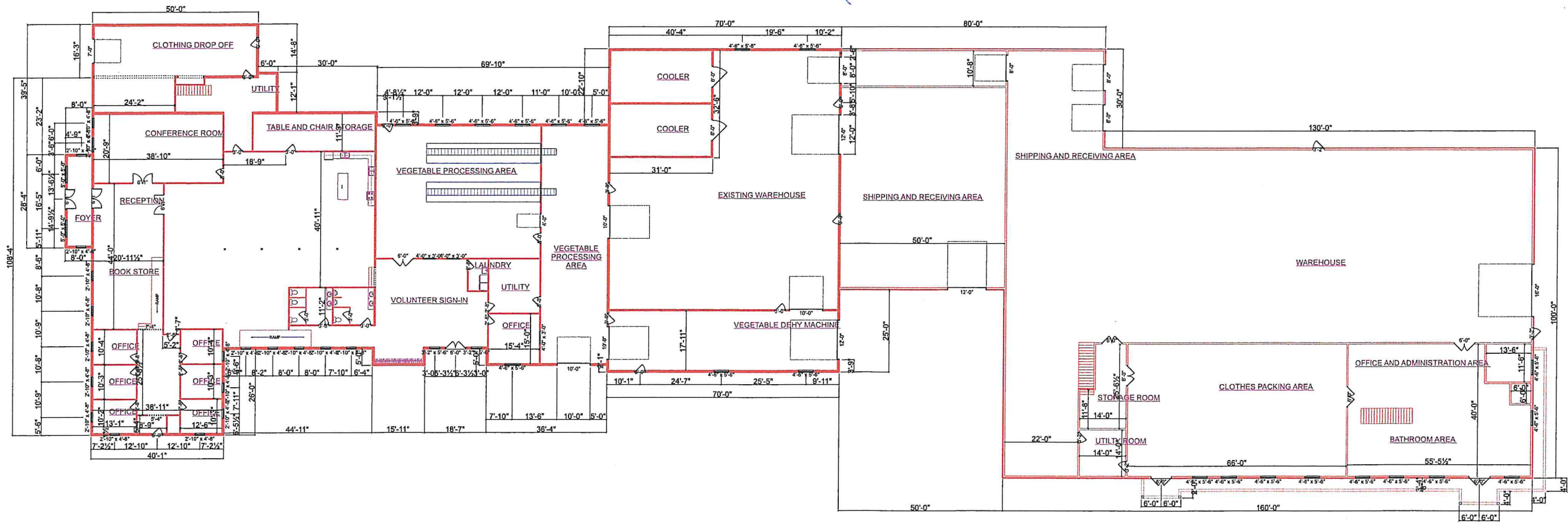
DATE	ISSUED FOR
APRIL 25, 2019	ISSUED FOR CLIENT REVIEW
	ISSUED FOR PERMIT



44681 Geoph Road, RR 2 Gortie, Ontario  
 N0G 1X0 Phone: 1-877-366-4459  
 DESIGNER INFORMATION:  
 PAUL DYER ECOR 503203  
 ALL CONSTRUCTION IS TO CONFORM TO THE  
 ONTARIO BUILDING CODE, LATEST EDITION

PROJECT #  
**WADDELL**  
**ENGINEERING LTD.**  
 110 PINEBUSH RD., CAMBRIDGE ON  
 N1V 2L8 TEL: 1-866-388-9659  
 FAX: 1-866-388-9659  
 INFO@WADDELLENG.COM

area of relief



1 MAIN FLOOR PLAN  
 SCALE: 1" = 12'-0"

<b>CHRISTIAN AID MINISTRIES</b>	
PROJECT TITLE	100'-0" X 160'-0" WAREHOUSE ADDITION
LOCATION	1 PARKVIEW DRIVE MOOREFIELD, ON N0G 2K0
DRAWN BY	K. MARTIN
DATE	APRIL 25, 2019
PROJECT #	A2.1

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

Attach #3



These documents are instruments of service and are the property of Star Blueprints Inc. They may not be reproduced, altered or stored without the expressed written consent of Star Blueprints Inc.

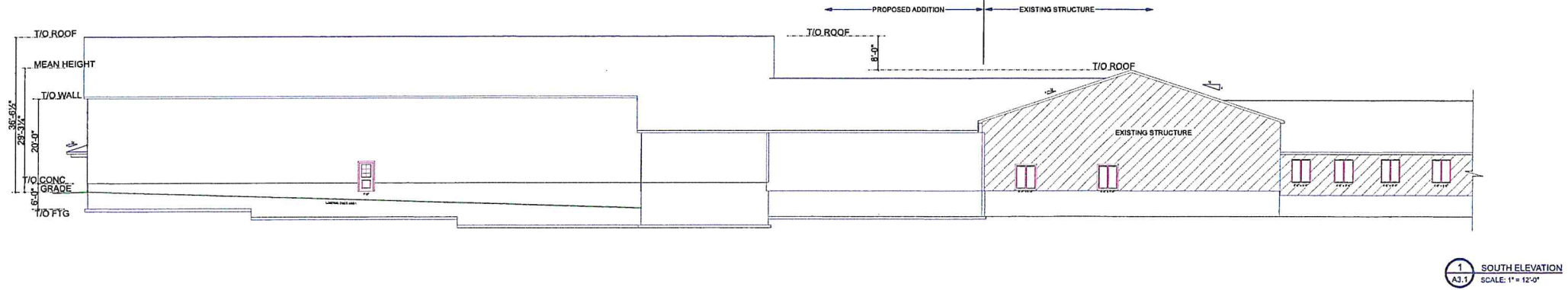
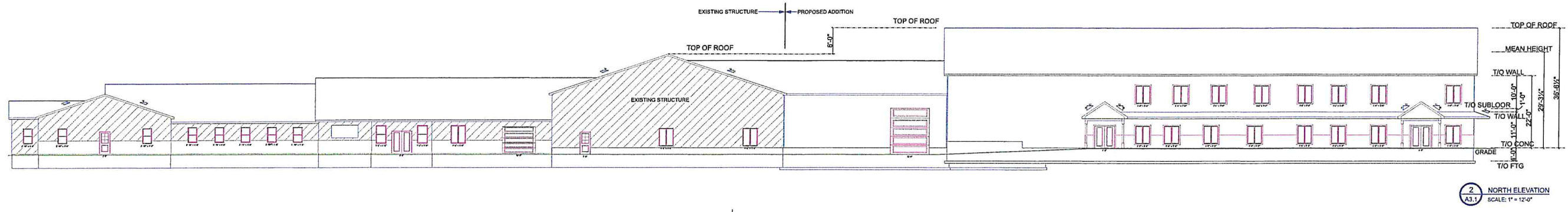
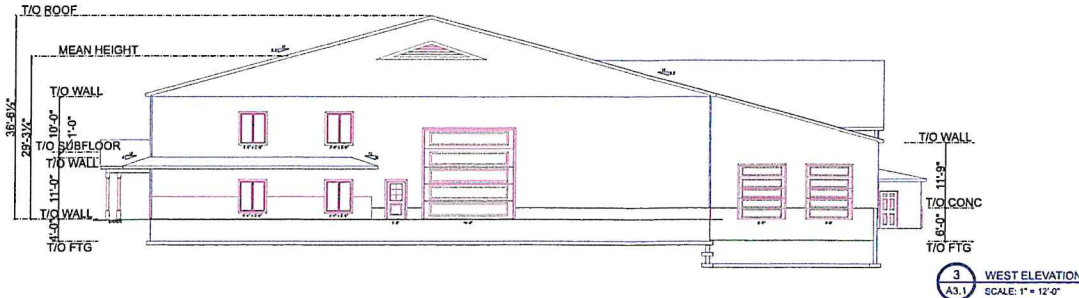
PROJECT #	2019
DATE	APRIL 25, 2019
ISSUED FOR	ISSUED FOR PERMIT



44691 Geoph Road, RR 2 Gornie, Ontario N0G 1X0 | Phone: 1-877-366-4459  
 DESIGNER INFORMATION:  
 PAUL DYER | SC#1531003  
 ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION

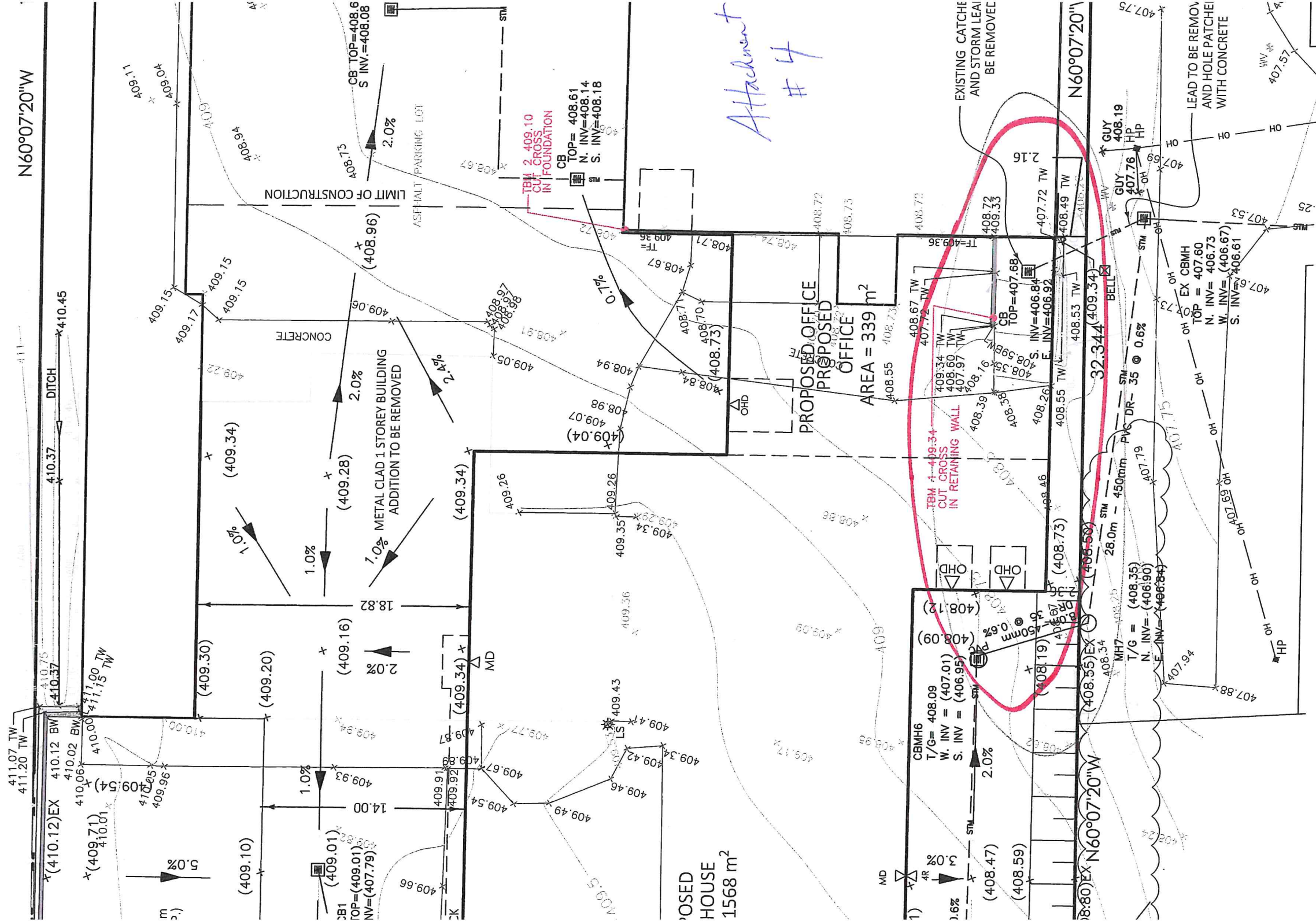
PROJECT #  
**WADDELL ENGINEERING LTD.**  
 110 PINEBUSH RD. CAMBRIDGE ON  
 ON. N1S 3G7 | TEL: 1-866-388-9659  
 INFO@WADDELL.COM

CLIENT	CHRISTIAN AID MINISTRIES
PROJECT TITLE	100'-0" X 160'-0" WAREHOUSE ADDITION 1 PARKVIEW DRIVE MOOREFIELD, ON N0G 2K0
DATE	APRIL 25, 2019
DESIGNER	K. MARTIN
SCALE	1" = 12'-0"
PROJECT #	A3.1

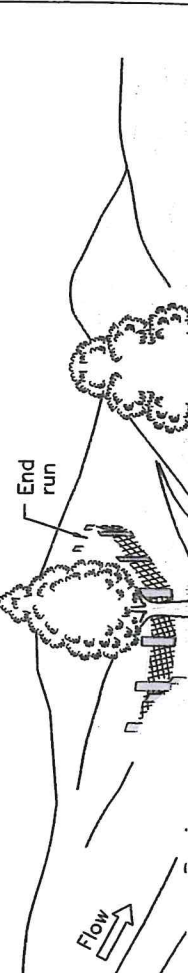


THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

N60°07'20"W



Attachment #4



**From:** Patty Wright <PWright@mapleton.ca>  
**Sent:** Tuesday, December 31, 2019 8:32 AM  
**To:** Barb Schellenberger <BSchellenberger@mapleton.ca>  
**Subject:** MV 2019-15 Christian Aid

## Building department comments

- The building department has no concerns.





**From:** Rick Richardson <RRichardson@mapleton.ca>  
**Sent:** Thursday, January 2, 2020 1:54 PM  
**To:** Barb Schellenberger <BSchellenberger@mapleton.ca>  
**Subject:** RE: A2019-15 moorefield, 1 parkview drive

**In response to application A2019-15, the Fire Department have no issues with the request for relief on the Maudsley side of the building.**



*Rick Richardson*  
FIRE CHIEF

Township of Mapleton  
7275 Sideroad 16, Drayton, ON  
519.638.3313 x 20  
mapleton.ca



**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Wednesday, January 8, 2020 3:59 PM  
**To:** Barb Schellenberger <BSchellenberger@mapleton.ca>; Gord Grant (gord.grant@ofa.on.ca) <gord.grant@ofa.on.ca>; municipal.circulations@ugdsb.on.ca; Source Water <sourcewater@centrewellington.ca>  
**Subject:** RE: a2019-15 moorefield

**Thank you for providing the above referenced application for review. Since this property is not located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.**

**I have attached a map showing the property and Wellhead Protection Areas for your reference.**

**If you have any further questions regarding this application, please contact me.**

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0  
519.846.9691 x365 | [evandermeulen@centrewellington.ca](mailto:evandermeulen@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1.844.383.9800



**TOWNSHIP OF MAPLETON COMMITTEE OF ADJUSTMENT**

**NOTICE OF PUBLIC HEARING  
OF APPLICATION FOR MINOR VARIANCE A2020/01**  
*Planning Act, R.S.O. 1990, Chap.P.13, ss.45(5)*

**TAKE NOTICE** that an application for minor variance, under the above file number has been submitted to the Committee of Adjustment for the Township of Mapleton. The Committee will give consideration to the minor variance application on:

**Wednesday January 15, 2020**  
Mapleton Township Municipal Offices  
Council Chambers  
7275 Sideroad 16  
4:00 p.m.

**LOCATION OF THE SUBJECT PROPERTY** is described as Part Lot 17, Concession 5 (Peel) and is Municipally known as 7329 Fourth Line. The subject property has an area of approximately 40 ha (98.8 ac). The location of the subject land is shown on the map below.

**THE PURPOSE AND EFFECT OF THE APPLICATION** is to provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements. The applicants are proposing to construct an addition to an existing dairy barn and a new liquid manure storage area on the subject land. The proposed liquid manure area will be 205 m (672 ft) to the neighboring dwelling, whereas the minimum distance separation required is 244 m (800 ft). Other variances may be considered where deemed appropriate.

**MAKING AN ORAL OR WRITTEN SUBMISSION**

Any person or public body is entitled to attend this public hearing to provide comments in support or opposition, regarding the application. If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Secretary Treasurer of the Committee of Adjustment. Any written comments or objections submitted regarding the application, are made public as part of the application process and they will be considered by the Committee.

**NOTICE OF DECISION**

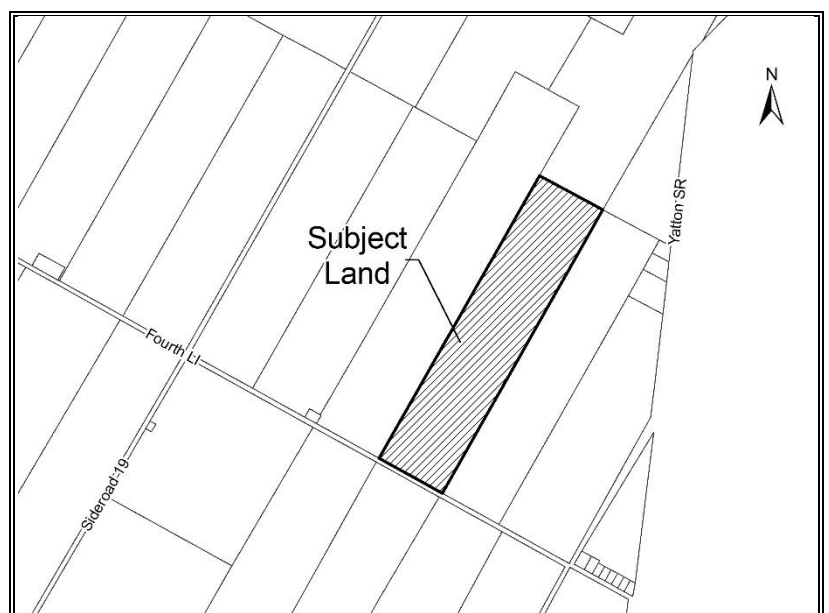
If you wish to be notified of the decision of the Committee of Adjustment for the Township of Mapleton in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment for the Township of Mapleton at the address provided below.

**ADDITIONAL INFORMATION** regarding this application, including information about appeal rights, is available between 8:00 a.m. and 5:00 p.m. at the Township of Mapleton Municipal Office.

Dated at the Township of Mapleton  
This 30<sup>th</sup> day of December 2019.

Barb Schellenberger, Clerk  
Township of Mapleton  
7275 Sideroad 16  
Drayton ON N0G1P0  
Phone: 519.638.3313 Ext.023  
Fax: 519.638.5113

[bschellenberger@mapleton.ca](mailto:bschellenberger@mapleton.ca)





# TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0  
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248  
[www.mapleton.ca](http://www.mapleton.ca)

## Summary of Comments Received

A2020-01    Owner: Laurence F. Martin  
                 Subject Land: Pt Lot 17, Conc 5 (P)  
                 Civic Address: 7329 Fourth Line

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail on December 30, 2019.
- Proper postings were completed on December 30, 2019.
- Planner's comments dated January 6, 2020 and prepared by Planner Matthieu Daoust were also received.
- CBO P. Wright comments dated December 31, 2019 were received and included in the agenda package.
- GRCA comments dated January 7, 2020 were received and included in the agenda package.
- Ratepayer: No concerns or letters of objection were received.

Prepared on January 9, 2020  
Staff: Barb Schellenberger  
Position: C of A Secretary-Treasurer



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
ALDO SALIS, M.Sc., B.E.S., MCIP, RPP, DIRECTOR  
T 519.837.2600  
F 519.823.1694  
1.800.663.0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH ON N1H 3T9

January 6, 2020

Barb Schellenberger, Secretary/Treasurer C of A  
Township of Mapleton  
7275 Sideroad 16, P.O. Box 160  
Drayton, ON N0G 1P0

Dear Mrs. Schellenberger:

Re: **Minor Variance Application A2020/01**  
**7329 Fourth Line**  
**Laurence Martin**

We have reviewed the application for minor variance and provided the following comments. Please be advised that these comments were formulated without the benefit of a site visit.

**Planning Comments:** The variances requested would provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements to the nearest neighboring residence. The applicant is proposing to construct an addition to an existing barn and a new liquid manure tank on the subject lands. The proposed liquid manure area will be 205 m (672 ft) to the nearest neighboring dwelling, whereas the minimum distance separation required is 244 m (800 ft).

Upon review of the above noted MDS relief, it appears the proposed manure tank does not meet section 6.20(b)(i) of the Mapleton Zoning By-Law. Based on the provided sketch (which does not appear to scale), the proposed manure tank will be located within the Natural Environment (NE) zone (Figure 1, green highlighted area). Additional zoning relief will be required to meet the minimum 3 m (9.8 ft) setback to the Natural Environment zone. Section 2.6 of the Mapleton Zoning By-law states that the boundaries of the NE zone can be more precisely determined by the applicable Conservation Authority. Upon re-interpretation of the zone boundary, all requirements (including any setbacks) shall be reviewed relative to the revised interpretation.

We have no concerns with the relief requested for the new manure storage, provided that the GRCA define the boundary of the NE zone and that GRCA staff have no objection. The location of the proposed manure storage area provides operational efficiency. The application would maintain the general intent and purpose of the Official Plan and Zoning By-law, is minor, desirable and appropriate for the development of the subject property.

### Subject Property and Location

The property is described as Part Lot 17, Concession 5 (Peel) and is Municipally known as 7329 Fourth Line. The subject property has an area of approximately 40 ha (98.8 ac). The location of the property is shown on **Figure 1**.

### Proposal

This proposal is to provide relief from the minimum setback to the Natural Environment (NE) Zone and Minimum Distance Separation 2 (MDS 2) setback requirements for a proposed manure tank. The applicants are proposing a barn expansion and a new manure tank. The manure tank cannot meet the minimum distance required to the NE zone and MDS2 requirements to the nearest neighbouring dwellings.

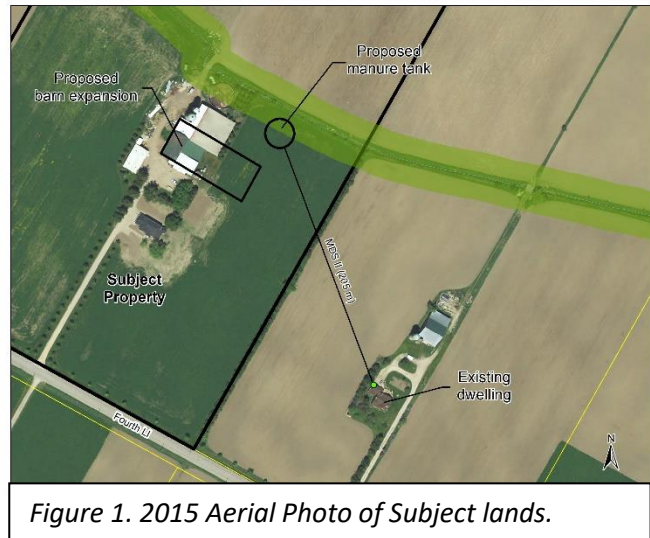


Figure 1. 2015 Aerial Photo of Subject lands.

### Provincial Policy Statement (PPS)

The subject property is within an area of prime agricultural land. New or expanding livestock facilities shall comply with the minimum distance separation formulae. Guideline #43 of the MDS Implementation Guidelines outlines that minor variances to MDS II distances can be considered based on site specific circumstances. Circumstances that meet the intent, if not the precise distances of MDS II, or mitigate environmental impacts, may warrant further consideration.

### Wellington County Official Plan

The subject property is designated Prime Agricultural within the County Official Plan. In addition, a GRCA Floodplain Section 13.7 provides for minor variances from the provisions of any by-law implementing this Plan may be passed, in accordance with the Planning Act, by a local council, or its delegated authority, provided that the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. The local council, or its delegate, shall consider whether compliance with the by-law would be unreasonable, undesirable or would pose an undue hardship on the applicant.

The proposed manure tank is also located within the regulated area of the Grand River Conservation Authority (GRCA). Approval will be required from the GRCA to locate and construct the new manure tank.

### Mapleton Zoning By-law

The subject property is zoned Agricultural (A) and Natural Environment (NE). The Agricultural zone allows for agricultural uses, buildings and structures. The location of the proposed liquid manure storage area does not meet the Minimum Distance Separation 2 (MDS 2) from the nearest neighboring residential dwelling.

The proposed liquid manure storage area will be located within the Natural Environment (NE) zone (Figure 1). Per section 6.20(b)(i) of the Mapleton Zoning By-Law reconstruction of existing buildings/structures including environmental improvements to manure storage facilities associated with an existing livestock facility but not a hobby barn are permitted provided that a setback of 3 m (9.8 ft) from the NE zone boundary is maintained. Section 2.6 of the Mapleton Zoning By-law states that the boundaries of the NE zone can be more precisely determined by the applicable Conservation Authority. Upon re-interpretation of the zone boundary, all requirements (including any setbacks) shall be reviewed relative to the revised interpretation.

The following variance are required in order to facilitate this proposal:

<b>Liquid Manure Tank</b>	<b>Required</b>	<b>Proposed</b>	<b>Difference</b>
<b>MDS II setbacks to Type A Land Use</b> (Sections: 6.17.2 & 8.6)	244 m (800 ft)	205 m (672.5 ft)	39 m (128 ft)
<b>Setback to NE zone</b> (Section 6.20(b)(i))	3 m (9.8 ft)	N/A	N/A

I trust that these comments will be of assistance to the Committee in their consideration of this matter.  
Yours truly,



Matthieu Daoust, Junior Planner



THE CORPORATION OF THE TOWNSHIP OF MAPLETON  
**MINOR VARIANCE APPLICATION**  
Pursuant to Section 45 of The Planning Act R.S.O. 1990, as amended

**A. GENERAL INFORMATION**

**1.\* APPLICANT INFORMATION**

a)\* Owner's Name(s): LAURENCE MARTIN

**2.\* PROVIDE A DESCRIPTION OF THE "ENTIRE" PROPERTY**

Measurements are in Metric [ ] Imperial [ ] units

Municipal Address (number and street/road name): 7329 HTH LINE

Concession: 5 Lot: 17 Registered Plan No.: \_\_\_\_\_

Area: 100 AC. Depth: \_\_\_\_\_ Frontage (Width): \_\_\_\_\_

Width of Road Allowance (if known): \_\_\_\_\_

3a).\* **WHAT IS THE ACCESS TO THE SUBJECT PROPERTY:**

- i) Provincial Highway [ ] ii) Seasonally maintained municipal road []
- iii) Continually maintained municipal road [ ] iv) Other public road [ ]
- v) Right-of-way [ ] vi) Water access

3b).\* **IF ACCESS IS BY WATER ONLY, PLEASE DESCRIBE THE PARKING AND DOCKING FACILITIES USED OR TO BE USED AND THE APPROXIMATE DISTANCE OF THESE FACILITIES FROM SUBJECT LAND TO THE NEAREST PUBLIC ROAD. \_\_\_\_\_**

4.\* **WHAT IS THE CURRENT OFFICIAL PLAN AND ZONING STATUS?**

Official Plan Designation: \_\_\_\_\_

Zoning: Agricultural

**B. EXISTING AND PROPOSED SERVICES**

5.\* **INDICATE THE APPLICABLE WATER SUPPLY AND SEWAGE DISPOSAL:**

	Municipal Water	Private or Communal Well	Private Well	Other Water Supply	Municipal Sewers	Communal Sewers	Private Septic	Other Sewage Disposal
a) Existing*	[ ]	<input checked="" type="checkbox"/>	[ ]	[ ]	[ ]	[ ]	<input checked="" type="checkbox"/>	[ ]
b) Proposed	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]	[ ]

6. **IS STORM DRAINAGE PROVIDED BY:** SEWERS [ ] DITCHES  SWALE   
OTHER MEANS [ ]

7. **WHAT IS THE NAME OF THE ROAD OR STREET THAT PROVIDES ACCESS TO THE SUBJECT PROPERTY?** 4TH LINE

C. REASON FOR APPLICATION

8.\* WHAT IS THE NATURE AND THE EXTENT OF THE RELIEF THAT IS BEING APPLIED FOR?

(Please Specifically indicate on sketch)

SEE SKETCH  
ACTUAL DISTANCE IS 672', MINIMUM DISTANCE IS 800'  
APPLICATION IS FOR 150'±

9.\* WHY IS IT NOT POSSIBLE TO COMPLY WITH THE PROVISIONS OF THE BY-LAW?

(Please Specifically indicate on sketch)

DUE TO THE PLACEMENT OF EXISTING SERVICE STRUCTURES (A SILENT STORAGE BLDG) AND THE NEW BARN PROPOSAL & THE CLEANOUT EXIT, THE PROPOSED MANURE STORAGE MUST BE AT THAT LOCATION.

D. EXISTING SUBJECT AND ABUTTING PROPERTY LAND USES, BUILDINGS AND THEIR LOCATION

10.\* WHAT IS THE EXISTING USE OF:

a) THE SUBJECT PROPERTY? AGRICULTURE  
b) THE ABUTTING PROPERTIES? AGRICULTURE

11.\* DATE OF ACQUISITION OF SUBJECT PROPERTY: 1994

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:

12. HOW LONG HAVE THE EXISTING USES CONTINUED ON THE SUBJECT PROPERTY?

SINCE 1994

**13.\* PROVIDE THE FOLLOWING DETAILS FOR ALL BUILDINGS ON OR PROPOSED FOR THE SUBJECT LAND:**

Measurements are in Metric [ ] Imperial [ ] units

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
a) Type of Building	_____	_____	b) Main Building	_____	_____
			Height		
c) % of Lot Coverage	_____	_____	d) # of Parking Spaces	_____	_____
			f) Number of Loading Spaces	_____	_____
e) # of Loading Spaces	_____	_____			
g) Total Floor Area (exclude basement)	_____	_____	h) Ground Floor Area	_____	_____

SEE ATTACHED SKETCH

**14.\* WHAT IS THE LOCATION OF ALL BUILDINGS EXISTING AND PROPOSED FOR THE SUBJECT PROPERTY:**

(Specify distances from front, rear and side lot lines) Measurements are in Metric [ ]

Imperial [ ] units

	<u>Existing</u>	<u>Proposed</u>
a) Front Yard	_____	_____
b) Rear Yard	_____	_____
c) Side Yards	_____	_____

15.\* HAS THE OWNER PREVIOUSLY APPLIED FOR RELIEF IN RESPECT TO THE SUBJECT PROPERTY

YES [ ]

NO [X]

IF THE ANSWER IS YES, PLEASE INDICATE THE FILE NUMBER AND DESCRIBE BRIEFLY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E. OTHER RELATED PLANNING APPLICATIONS**

16.\* HAS THE LAND APPLICANT/OWNER MADE APPLICATION FOR ANY OF THE FOLLOWING ON THE SUBJECT LAND?

Official Plan Amendment	Yes [ ]	No [X]
Zoning By-law Amendment	Yes [ ]	No [X]
Plan of Subdivision	Yes [ ]	No [ ]
Consent (Severance)	Yes [ ]	No [X]

17.\* IF THE ANSWER TO QUESTION 15 IS YES, PLEASE PROVIDE THE FOLLOWING INFORMATION:

File No. of Application: \_\_\_\_\_

Purpose of Application: \_\_\_\_\_

Status of Application: \_\_\_\_\_

**F. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:**

*(If affidavit (G) is signed by an Agent/Solicitor on Owner's behalf, the Owner's written authorization below must be completed)*

I (we) \_\_\_\_\_ of the \_\_\_\_\_ of \_\_\_\_\_,  
County/Region  
of \_\_\_\_\_ do hereby authorize \_\_\_\_\_ to act as  
my agent in this application.

\_\_\_\_\_  
Signature of Owner or Authorized Solicitor of Authorized Agent

\_\_\_\_\_  
Date



### Minimum Distance Separation II

Worksheet 1  
Prepared By: Gary Van Ankum, Consultant, CFS

**Description:**

**Application Date:** Tuesday, October 29, 2019

**Municipal File Number:**

**Applicant Contact Information**

Laurence Martin  
7329 4th Line  
Wallenstein, ON, Canada N0B 2S0  
Phone #1: 519-573-4477

**Location of Subject Livestock Facilities**

County of Wellington, Township of Mapleton  
PEEL, Concession: 5, Lot: 17  
Roll Number: 233200000303200

**Calculation Name:** *Farm 1*

**Description:**

The barn area is an estimate only and is intended to provide users with an indication of whether the number of livestock entered is reasonable.

Manure Type	Type of Livestock/Manure	Existing Maximum Number	Existing Maximum Number (NU)	Total Maximum Number	Total Maximum Number (NU)	Estimated Livestock Barn Area
Liquid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	10	1.7	15	2.5	525 ft <sup>2</sup>
Liquid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Free Stall	50	25.0	70	35.0	5,250 ft <sup>2</sup>
Liquid	Dairy, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), 3 Row Free Stall	50	71.4	75	107.1	7,875 ft <sup>2</sup>

**Manure Storage:** M1. Liquid, outside, no cover, straight-walled storage

**Existing design capacity (NU):** 98.1  
**Design capacity after alteration (NU):** 144.6

$$\begin{matrix}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} \\
 \text{(Odour Potential)} & \text{(Size)} & \text{(Orderly Expansion)} & \text{(Manure Type)} & & \text{(minimum distance from livestock barn)} \\
 0.7 & \times & 359.29 & \times & 0.7942 & \times & 0.8 & = & 160 \text{ m (524 ft)}
 \end{matrix}$$

$$\begin{matrix}
 \text{Storage Base Distance 'S'} \\
 \text{(minimum distance from manure storage)} \\
 244 \text{ m (800 ft)}
 \end{matrix}$$

**MDS II Setback Distance Summary**

Description	Minimum Livestock Barn Setback Distance	Actual Livestock Barn Setback Distance	Minimum Manure Storage Setback Distance	Actual Manure Storage Setback Distance
Type A Land Uses	160 m 524 ft	194 m 638 ft	244 m 800 ft	205 m 672 ft
Type B Land Uses	320 m 1,049 ft	TBD	488 m 1,600 ft	TBD
Nearest lot line (side or rear)	16 m 52 ft	62 m 203 ft	24 m 80 ft	48 m 159 ft
Nearest road allowance	32 m 105 ft	201 m 661 ft	49 m 160 ft	239 m 785 ft



## Minimum Distance Separation II

Worksheet 1

Prepared By: Gary Van Ankum, Consultant, CFS

---

---

**Preparer Information**

Gary Van Ankum  
Consultant  
CFS  
7668 Eighth Line  
R.R. # 2  
Drayton, ON, Canada N0G 1P0  
Phone #1: 519 638 3457  
Fax: 519 638 8966  
Email: garyva@cleanfield.biz

Signature of Preparer: \_\_\_\_\_ Date: \_\_\_\_\_  
Gary Van Ankum, Consultant

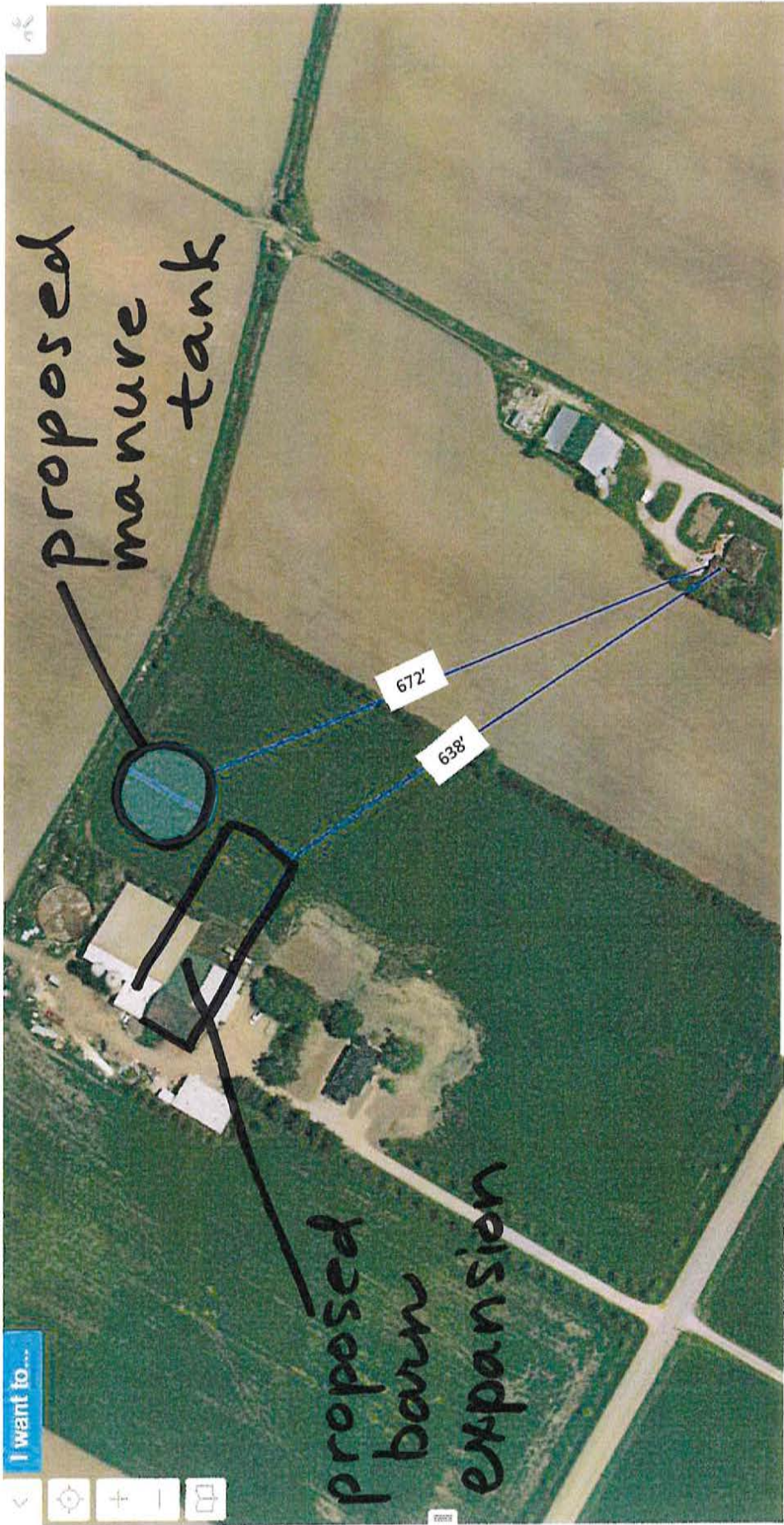
---

---

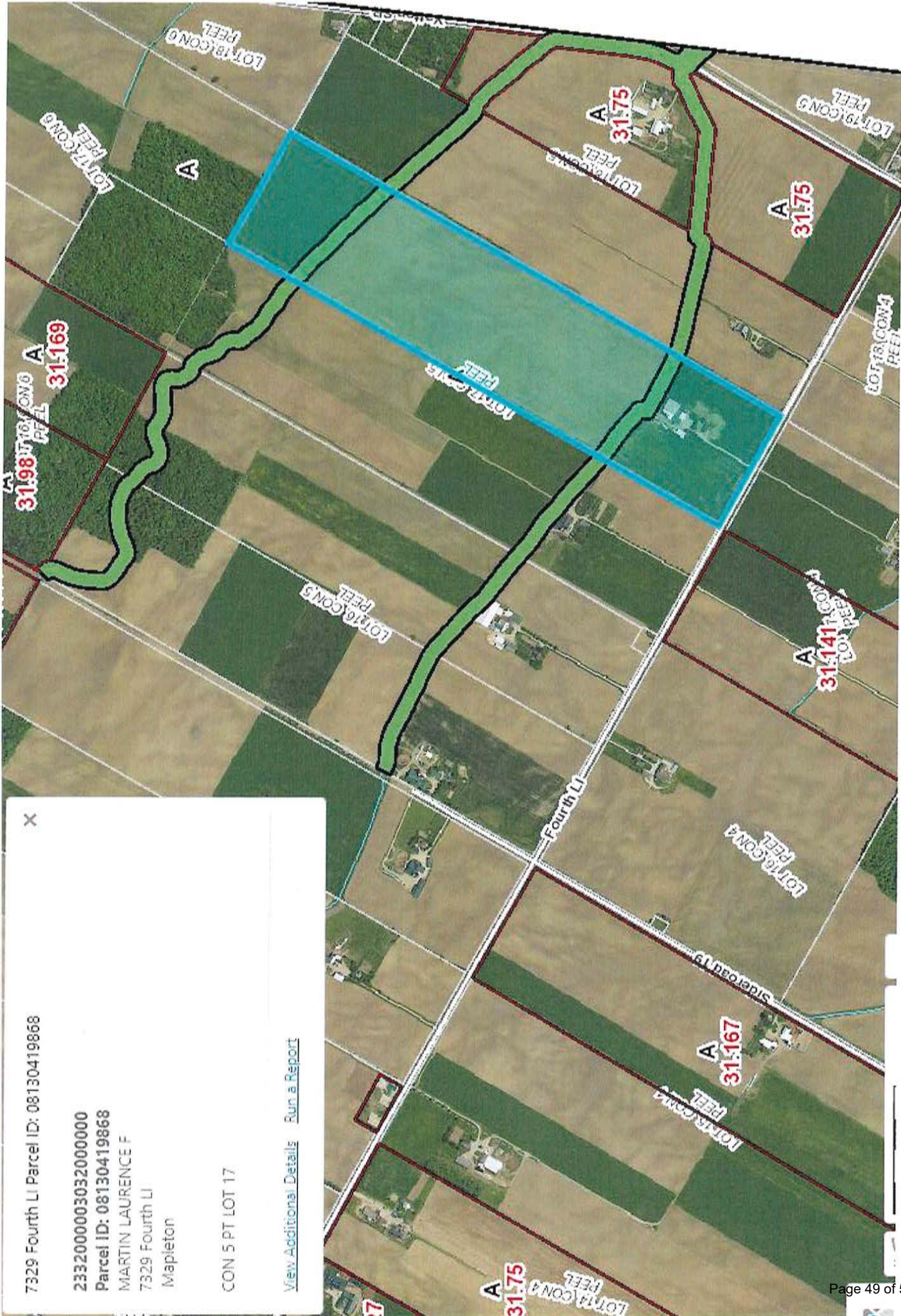
**NOTE TO THE USER:**

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has developed this software program for distribution and use with the Minimum Distance Separation (MDS) Formulae as a public service to assist farmers, consultants, and the general public. This version of the software distributed by OMAFRA will be considered to be the official version for purposes of calculating MDS. OMAFRA is not responsible for errors due to inaccurate or incorrect data or information; mistakes in calculation; errors arising out of modification of the software, or errors arising out of incorrect inputting of data. All data and calculations should be verified before acting on them.

Nearest house from barn needs to be 524' – no issues  
Nearest house from tank needs to be 800'- need approx. 130' of relief







7329 Fourth LI Parcel ID: 08130419868

2332000003032000000

Parcel ID: 08130419868

MARTIN LAURENCE F

7329 Fourth LI

Mapleton

CON 5 PT LOT 17

[View Additional Details](#) [Run a Report](#)

**From:** Patty Wright <PWright@mapleton.ca>  
**Sent:** Tuesday, December 31, 2019 8:10 AM  
**To:** Barb Schellenberger <BSchellenberger@mapleton.ca>  
**Cc:** Matthieu Daoust <mattd@wellington.ca>  
**Subject:** MV 2020-01 Laurence Martin

## Building Department comments

- 1. The location of the manure tank appears to be in the natural environment zone and requires a 3m setback. If the 3 m setback cannot be met a zoning amendment would be required.**
- 2. A site development permit is required from the GRCA as it falls within the regulated limit. This permit has been obtained and provided to the Building Department.**





**PLAN REVIEW REPORT: Township of Mapleton  
Barb Schellenberger, Deputy Clerk**

**DATE:** January 7, 2020 **YOUR FILE:** A2020-01

**RE:** **Application for Minor Variance**  
7329 4th Line, Township of Mapleton

**GRCA COMMENT:\***

The Grand River Conservation Authority (GRCA) has no objection to the proposed minor variance

**BACKGROUND:**

**1. Resource Issues:**

Information currently available at this office indicates that the subject lands contain watercourses, floodplain, and the regulatory allowances to these features.

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

Portions of the subject property contains natural heritage and natural hazard features as identified by the Provincial Policy Statement (PPS, 2014) and the Greenlands System in accordance to the County of Wellington Official Plan (2015).

Due to the presence of the above-noted features, the proposed manure storage is within the GRCA's regulated area under *Ontario Regulation 150/06* (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation). A GRCA permit has been issued for the construction of the proposed manure storage (GRCA Permit #775/19).

The addition to the existing dairy barn is proposed to be located outside GRCA's regulated areas. As such, no GRCA permit will be required for its development.

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

This application is a 'minor' minor variance application and the applicable review fee is \$275.00. With a copy of this letter, the applicant will be invoiced in the amount of \$275.00.

Should you have any questions or require further information, please contact the undersigned at 519-621-2763, extension 2231.

Sincerely,

A handwritten signature in cursive script that reads "Laura Warner".

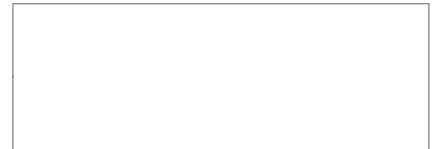
Laura Warner  
Resource Planner  
Grand River Conservation Authority  
LW

c.c. Laurence Martin, 7329 4<sup>th</sup> Line, Wallenstein, ON N0B 2S0

- ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***



7329 Fourth Line

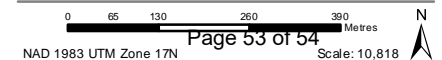


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
  - Engineered
  - Estimated
  - Approximate
  - Special Policy Area
- Slope Valley (GRCA)
  - Steep
  - Oversteep
  - Steep
- 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.

**Copyright Grand River Conservation Authority, 2020.**  
 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>





# Township of Mapleton

## 2020 Calender

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

October						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

- Regular Council 7pm
- Regular Council 1pm
- Council Conference
- Committee of Adjustment
- Parks and Recreation Committee
- Economic Development Committee
- Statutory Holiday (Office Closed)

Note: Council Meeting dates as per Procedure By-law