



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COMMITTEE OF ADJUSTMENT AGENDA

WEDNESDAY, JUNE 17, 2020 @ 4:00 P.M.

MAPLETON COUNCIL CHAMBERS

COMMITTEE TO MEET USING VIRTUAL TECHNOLOGY

Join Zoom Meeting:

<https://us02web.zoom.us/j/81992892696>

Meeting ID: 819 9289 2696

One tap mobile: 647 374 4685 (or 647 558 0588)

1. Call to Order, Roll Call, Naming a Chair, Deferrals/Withdrawals & Changes to order

i) Call to Order by Secretary-Treasurer Barb Schellenberger

In response to COVID-19 and recommendations by World Health Organization and the Guelph-Dufferin-Wellington Health Unit to exercise social distancing, Township of Mapleton facilities, including the Township Admin Office are currently closed. Members of the public are invited to observe this open meeting electronically by accessing the meeting live-streaming video (info above).

The owner/applicant and any public that preregistered will be invited to participate in this meeting, specifically the hearing they are registered for. The meeting administrator will allow them to enter the meeting for verbal participation (excluding ZOOM chat feature).

ii) Roll call to be taken by the Secretary-Treasurer

iii) Regrets

iv) **RECOMMENDATION**

THAT Member Lori Woodham be designated Committee of Adjustment Chairperson for today's meeting.

At this time the Chairperson assumes the duties

v) Call for any deferrals or withdrawals of any matters before the Committee

vi) Changes to the order of the hearings

2. Declaration of Pecuniary Interest

3. Minutes of Previous Meeting

3.1 January 15, 2020

RECOMMENDATION

THAT the minutes of the Township of Mapleton Committee of Adjustment Meeting held on January 15, 2020 be confirmed as circulated in the agenda package; and today's Meeting Chair and Secretary-Treasurer sign the minutes for the public record.

4. Matters Arising from Minutes

5. Applications for Minor Variance Including Correspondence

5.1 **Opening Comments** by Chairperson Lori Woodham

Good afternoon and Welcome ...

Applicants – you will have received your package for today's meeting. This package contains the planner report, along with a staff summary of all comments received to date.

The meeting will be conducted as follows:

- The application will be introduced followed by Planning staff providing their remarks.
- The applicant or agent may speak at this time to provide any new info.
- Following this there will be opportunity for anyone in attendance who wishes to provide comments on the proposal. All are welcome to stay on the ZOOM meeting and listen to the discussion. Any decision reached by this Committee today cannot be used to set a precedent. Each application considered by the Committee is dealt with on its own merits and no two applications are exactly the same.

Decisions will be mailed out within 10 days to everyone who has requested the decision or spoke here tonight. Please note if anyone is not satisfied with the Committee decision you have 20 days to appeal the Committee's decision to the Local Planning Appeal Tribunal.

Some procedural rules before we begin:

1. I will be the Chairperson for this hearing. All questions or comments shall be addressed through me.
2. All individuals speaking before the Committee must state their name and mailing address for our recording Secretary.

If you want to be informed of the decision for any specific applications, please ensure your name, residential address along with mailing address is recorded at the time we ask.

To the Committee: We will now continue the meeting using the circulated agenda cover sheet starting with the hearings.

5.2 A2020-02

- i) Location of subject lands is Part Lot 15, Concession 13 North, 7432 Wellington Road 7. 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 build a new dairy barn on the subject lands and cannot meet the minimum distance required to the neighbouring dwelling. The proposed new barn will be 125 m (410 ft) to the neighboring dwelling, whereas the minimum distance separation required is 274 m (899 ft). Other variances may be considered where deemed appropriate.

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

- ii) Township Planner Comments
- iii) If in attendance, owners Jan Roesink & Helena Roesink-Crijns to introduce themselves and present any updates to the application.
- iv) Those in attendance wanting to speak to the proposal, please state your name and full mailing address for further notification.
- 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.

VARIANCE RECOMMENDATION FROM PLANNING COMMENTS

THAT the minor variance applied for in Application A2020-02, located at 7432 Wellington Rd 7, and legally described as Concession 13, Part Lot 15, geographic area of the Township of Peel, to provide the following relief;

1. *MDS II setback of 125 m (410 ft) from the dairy barn to the type A Land Use; .*

Subject to the following condition(s):

- *None*

OPTION 1 Granted
OPTION 2 Refused
OPTION 3 Deferred
OPTION 4 Reserve an Application

- viii) Anyone in attendance who may or may not have participated in this hearing, please state your name and full mailing address if you wish to receive further notifications and this will be recorded by the Secretary-Treasurer. Please note that failing to do so will disentitle a person or public body from appealing the decision.
- ix) The hearing for variance A2020-02 is now concluded. Staff will proceed with the necessary documentation for this planning application. Thank you for attending this Public Hearing.

5.3 A2020-03

- i) Location of subject lands is Part Lot 14, Concession 11 (Peel), 7469 Wellington Road 8. 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 replace the existing barn on the subject lands with a larger barn and a new liquid manure storage area and cannot meet the minimum distance required to the surrounding neighbouring dwellings. Other variances may be considered where deemed appropriate.

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

- ii) Township Planner Comments
- iii) If in attendance, owners Ryan Weber to introduce himself and present any updates to the application.
- iv) Those in attendance wanting to speak to the proposal, please state your name and full mailing address for further notification.

- 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.

VARIANCE RECOMMENDATION FROM PLANNER SUMMARY

THAT the minor variance applied for in Application A2020-03, located at 7469 Wellington Rd 8, and legally described as Concession 11, Part Lot 14, geographic area of the Township of Peel, to provide the following relief;

1. MDS II setback of 323.2 m (1,060 ft) from the new swine barn and manure tank to the type A Land Uses (7489 WR8, Brubacher);
2. MDS II setback of 441 m (1,446 ft) from the new swine barn and manure tank to the Type A Uses (7443 WR8, Martin);
3. MDS II setback of 489 m (1,603 ft) from the new swine barn and manure tank to the Type B Uses;

SUBJECT TO THE FOLLOWING CONDITION(S):

- None

OPTION 1 Granted
OPTION 2 Refused
OPTION 3 Deferred
OPTION 4 Reserve an Application

- viii) Anyone in attendance who may or may not have participated in this hearing, please state your name and full mailing address if you wish to receive further notifications and this will be recorded by the Secretary-Treasurer. Please note that failing to do so will disentitle a person or public body from appealing the decision.
- ix) The hearing for variance A2020-03 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 Remuneration Sheet to be discussed
- 6.2 Upcoming Hearing Dates

7. Adjournment



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COMMITTEE OF ADJUSTMENT MINUTES

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

MAPLETON TOWNSHIP OFFICES

PRESENT: Member Bob Stanners
Member Dennis Cuomo
Member Matt Duff
Member Peg Schieck

REGRETS: Member Lori Woodham

STAFF PRESENT: Secretary-Treasurer Barb Schellenberger
Township Planner Jessica Rahim
Deputy Clerk Larry Wheeler
CBO Patty Wright

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

i) No call for any deferrals or withdrawals of any matters before the Committee

2. a) Appointment of Chairperson

RESOLUTION 2020-01-01 A

Moved by Member Peg Schieck

Seconded by Member Bob Stanners

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

CARRIED

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

3. **Minutes of Previous Meeting**

3.1 August 14, 2019

RESOLUTION 2020-01-01 B

Moved by Member Bob Stanners

Seconded by Member Matt Duff

THAT the Minutes of the Committee of Adjustment Meeting held on August 14, 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** - none

5. **Hearings**

5.1 Opening Comments by Chair Cuomo

5.2 A2019-12

i) The location is West Part Lot 15, Concession 14 (Peel), 7433 Wellington Road 7. The purpose and effect of the amended 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 m² (4,000 ft²) detached garage which exceeds the permitted ground floor area.

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.
- ii) Township Planner Jessica Rahim's comments were received
- iii) Agent Dan Ramer introduced himself and submitted written comments from the owner / applicant indicating neighbour's support for the proposal. Secretary- Treasurer received and filed for the public record.
- iv) No one in attendance wanted to speak to the proposal
- v) Committee members sought clarification regarding:
- Effect of partial acres in the new by-law
 - Change of use from the original application to the amended one
 - The reason for the original application being declined
- The applicant responded with details regarding the owner's business (carpentry), employees parking on site, and previous discussions regarding appropriate building size.
- vi) Hearing Resolution

RESOLUTION 2020-01-02

Moved by Member Peg Schieck

Seconded by Member Matt Duff

IN REGARDS TO Application A2019-12, located at 7433 Wellington Rd 7 and legally described as Concession 14, West Part Lot 15, geographic area of the Township of Peel, the following minor variance be permitted:

- Maximum Floor Area of all Accessory Buildings (gross floor area combined) of 371.6 m² (4,000 ft²) be allowed;

SUBJECT TO THE FOLLOWING CONDITION(S):

- The proposed accessory building be used for personal use and not for commercial purposes
- The existing sheds (identified on the site plan dated December 19. 2019) are removed.

CARRIED

The Members of the Committee were of the opinion that:

- 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 A2019-12 is now concluded.

5.3 A2019-15

- i) The location is 1 Parkview Drive, Moorefield. 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 2.05m (6.7ft) where the by-law requires 7.6m (24.9ft).

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 Matthieu 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.
- ii) Township Planner Jessica Rahim's comments were received.
- iii) Applicant Abraham Martin introduced himself and had no new information.
- iv) No one in attendance wanted to speak to the proposal
- v) Committee members sought clarification regarding:
- The reason for the initial delay with the application
 - Location of the tree line, exhaust fans, and fencing
- The applicant responded with information regarding the original planning issue, plus existing trees & fencing.
Planner Rahim explained the requested setback would be identical to the existing building setback.
- vi) Hearing Resolution

RESOLUTION 2020-01-03

Moved by Member Bob Stanners

Seconded by Member Matt Duff

IN REGARDS TO Application A2019-15, located at 1 Parkview Drive, geographic area of the Township of Maryborough, the following minor variance be permitted:

- Exterior Side Yard Setback for Industrial Building Addition be reduced to 2.05 m (6.72ft);

SUBJECT TO THE FOLLOWING CONDITION(S):

- Site Plan Control be obtained

CARRIED

The Members of the Committee were of the opinion that:

- 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 A2019-15 is now concluded.

5.4 A2020-01

- i) The location is Part Lot 17, Concession 5 (Peel), 7329 Fourth Line. 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).

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.

- ii) Township Planner Jessica Rahim's comments were received.

- iii) Owner Laurence F. Martin was not in attendance.

- ix) Those in attendance sought clarification regarding:
- How the legal minimum setback was originally determined
 - Potential alternative locations for the storage tank
 - Reason to be concerned, other than smell

Committee Members discussed the following issues:

- Gravity being a factor in storage tank positioning
- Wind direction favouring proposed location, but smell inevitable

Chief Building Officer (CBO) Patty Wright proposed the advantages of a meeting of the applicant, the planner, and the CBO to discuss options.

Planner Rahim explained that their evaluations are based solely on the submission – not on alternative locations for the tank. She concurred it may be wise to defer a decision until the owner could be present.

- iv) Hearing Resolution

RESOLUTION 2020-01-04

Moved by Member Peg Schieck

Seconded by Member Matt Duff

THAT application A2020-01 (7329 Fourth Line) be deferred for the applicant to discuss options.

CARRIED

- v) Circulation of the attendance sheet for the hearing took place.

- vi) The hearing for variance A2020-01 is now concluded.

6. General Business

6.1 Remuneration Sheet was circulated.

6.2 Upcoming Hearing Dates were discussed.

7. Signing of of the following decisions took place.

7.1 Hearing A2019-12

7.2 Hearing A2019-15

8. Adjournment

There being no further business, the meeting adjourned.

Chair Dennis Cuomo

Secretary-Treasurer Barb Schellenberger

TOWNSHIP OF MAPLETON COMMITTEE OF ADJUSTMENT

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE A2020-02**

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, June 17, 2020 @ 4:00 p.m.
Via Zoom electronic meeting (only)

The public is invited to watch the remote meeting:

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81992892696>

Description: Committee of Adjustment Public Meeting Under the Planning Act

Or join by phone:

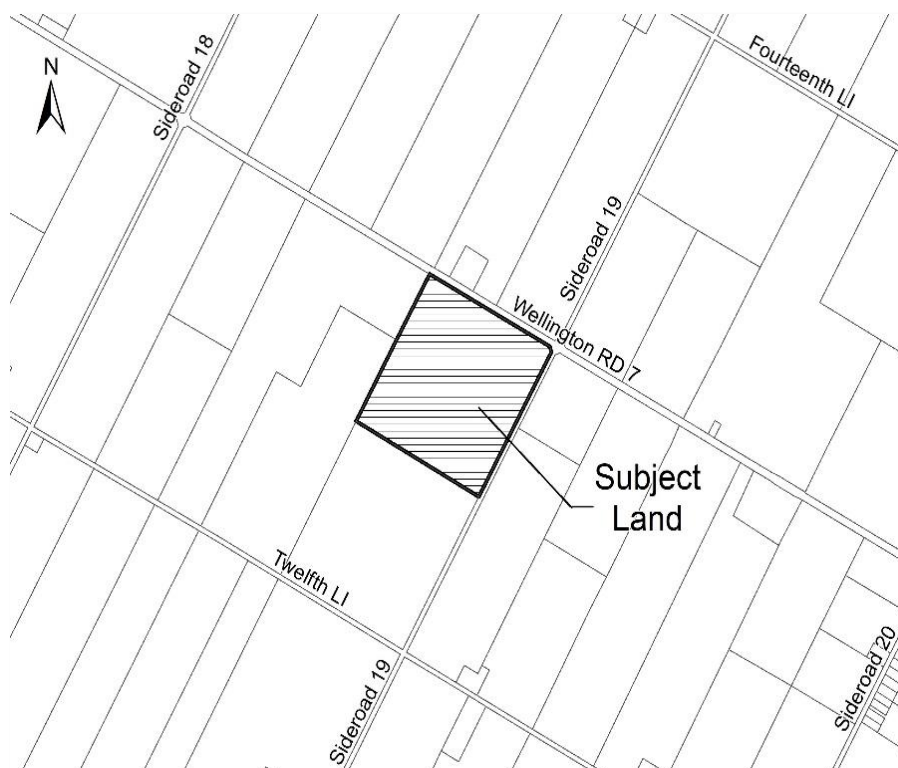
Dial (for higher quality, dial a number based on your current location):

1.647.374.4685 (Canada) or 1.647.558.0588 (Canada)

Find your local number: <https://us02web.zoom.us/j/81992892696>

Meeting ID: 819 9289 2696

LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 15, Concession 13 North and is Municipally known as 7432 Wellington Road 7. The subject property has an area of approximately 39.68 ha (98.05 ac). The location of the subject land is shown on the map below.



(over for more information)



PAGE TWO, A2020/02, 7432 WELLINGTON RD 7

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 build a new dairy barn on the subject lands and cannot meet the minimum distance required to the neighbouring dwelling. The proposed new barn will be 125 m (410 ft) to the neighboring dwelling, whereas the minimum distance separation required is 274 m (899 ft). Other variances may be considered where deemed appropriate.

MAKING AN ORAL OR WRITTEN SUBMISSION

The public is invited to participate by submitting written comments and/or speaking to the application in support or opposition of the application. If you wish to participate in the meeting to provide verbal comments in support or opposition, it is highly recommended you contact the Meeting Secretary/Treasurer at the address below by 1:00 p.m. on Wednesday, June 17, 2020 and you will be provided with instructions on how to participate in the meeting by computer via Zoom or by telephone.

If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Meeting Secretary/Treasurer at the address or email below. Your full name and address must be on the submission. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

Important information regarding appeal rights (please read carefully):

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the Township of Mapleton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting (virtual or in-person) or make written submissions (by email or in-person) to the Township of Mapleton before the decision is granted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions (virtual or in-person) at a public meeting, or make written submissions (by email or in-person) to the Township of Mapleton before the decision is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 Meeting Secretary/Treasurer at the address or email provided below. Any self-identified participants at the meeting will receive the decision if they provide their email or mailing address to the Meeting Secretary/Treasurer.

ADDITIONAL INFORMATION regarding this application, including information about appeal rights, will be available on-line after June 12, 2020 at www.mapleton.ca

DATED at the Township of Mapleton this 5th day of June, 2020.

Barb Schellenberger, Municipal Clerk
Secretary/Treasurer for Committee of Adjustment
Phone: 519.638.3313 Ext.023 Fax: 519.638.5113
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

Summary of Comments Received

Application: A2020-02

Owner: Jan Roesink & Helena Roesink-Crijns
Subject Land: Part Lot 15, Concession 13 North
Civic Address: 7432 Wellington Road 7

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail on June 5, 2020.
- Proper postings were completed on June 5, 2020.
- Planning comments dated April 6, 2020 and prepared by Planner Matthieu Daoust were received.
- CBO Patty Wright comments dated June 8, 2020 were received and included in the agenda package.
- Fire Chief Rick Richardson comments dated June 9, 2020 were received and included in the agenda package.
- Grand River Conservation Authority comments dated March 23, 2020 were received and included in the agenda package.
- Wellington Source Water Protection comments dated June 8, 2020 were received and included in the agenda package.
- Ratepayer: No concerns or letters of objection were received.

Prepared: June 12, 2020.
Larry Wheeler
Deputy Clerk



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

April 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 A2020/02**
7432 Wellington Road 7
Jan Roesink

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 neighbours dwelling to permit the construction of a new dairy barn and manure storage area.

We have no concerns with the relief requested for the new barn. The location of the proposed barn addition 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 Concession 13 North, Part Lot 15 and is Municipally known as 7432 Wellington Road 7. The subject property has an area of approximately 39.68 ha (98 ac). The property currently contains two dairy barns, a driveshed and a detached residential dwelling. The location of the property is shown on **Figure 1**.

Proposal

This proposal is to provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements for a proposed dairy barn. The applicants

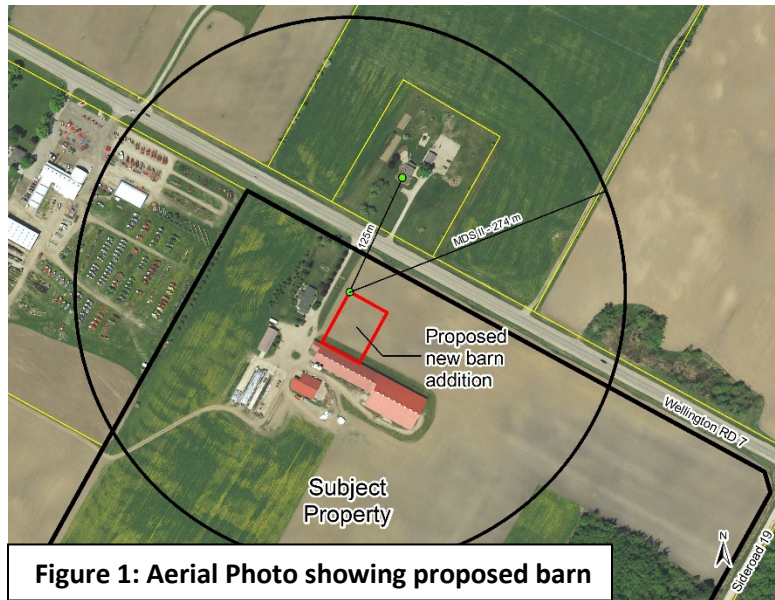


Figure 1: Aerial Photo showing proposed barn

are proposing to construct a new dairy barn and cannot meet the MDS 2 requirements to the neighbours dwelling.

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 and Core Greenlands. The proposed building is not located within the Core Greenlands area. Section 13.7 allows minor variances, 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.

Mapleton Zoning By-law

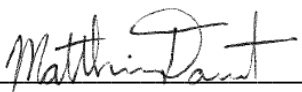
The subject property is zoned Agricultural (A) and Natural Environment (NE). The Agricultural zone allows for agricultural uses, buildings and structures. The location of the proposed dairy barn does not meet the minimum distance separation 2 (MDS 2) from the nearest neighbours dwelling.

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

Dairy Barn	Required	Proposed	Difference
MDS II setbacks to Type A Land Use (Sections: 6.17.2 & 8.6)	274 m (898 ft)	125 m (410 ft)	149 m (489 ft)

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): Jan Roesink, HELENA ROESINK-CRISNS

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

Municipal Address (number and street/road name): 7432 Welking ton RD 7

Area: _____ Depth: _____ Frontage (Width): _____

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: Prime Ag Core Greenlands.
 Zoning: A NE

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?**

WR 7

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)

MDS relief to nearest type A.

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

(Please Specifically indicate on sketch)

Not functional with existing operation

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

10.* WHAT IS THE EXISTING USE OF:

a) THE SUBJECT PROPERTY? Ag.

b) THE ABUTTING PROPERTIES? Implement dealer

11.* DATE OF ACQUISITION OF SUBJECT PROPERTY: 2003

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:

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

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

See Ariel photo

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 [✓]

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 [✓]

Zoning By-law Amendment

Yes []

No [✓]

Plan of Subdivision

Yes []

No [✓]

Consent (Severance)

Yes []

No [✓]

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.



Minimum Distance Separation II

Worksheet 1

Prepared By: Gary Van Ankum, Nutrient Management Consultant, CFS

Description:

Application Date: Wednesday, May 01, 2019

Municipal File Number:

Applicant Contact Information

Jan Roesink
 Roesink Dairy Ltd.
 7432 Wellington Rd 7
 RR1
 Alma, ON, Canada N0B 1A0
 Phone #1: 519-313-1351
 Email: Roesinkdairy2001@gmail.com

Location of Subject Livestock Facilities

County of Wellington, Township of Mapleton
 PEEL, Concession: 13, Lot: 15
 Roll Number: 233200000417800

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, Milking-age Cows (dry or milking) Large Frame (545 - 658 kg) (eg. Holsteins), 3 Row Free Stall	200	285.7	350	500.0	36,750 ft ²
Solid	Dairy, Calves Large Frame (45 - 182 kg) (eg. Holsteins)	100	16.7	150	25.0	5,250 ft ²
Solid	Dairy, Heifers Large Frame (182 - 545 kg) (eg. Holsteins), Deep Bedded	150	75.0	200	100.0	14,000 ft ²

Manure Storage: V5. Liquid, inside, underneath slatted floor

Existing design capacity (NU): 377.4
Design capacity after alteration (NU): 625.0

$$\begin{array}{ccccccc}
 \text{Factor A} & \text{Factor B} & \text{Factor C} & \text{Factor D} & & \text{Building Base Distance 'F'} & \\
 (\text{Odour Potential}) & (\text{Size}) & (\text{Orderly Expansion}) & (\text{Manure Type}) & & (\text{minimum distance from livestock barn}) & \\
 0.7 & \times 599.65 & \times 0.8301 & \times 0.79 & = & \mathbf{274 \text{ m (899 ft)}} &
 \end{array}$$

$$\begin{array}{c}
 \text{Storage Base Distance 'S'} \\
 (\text{minimum distance from manure storage}) \\
 \mathbf{274 \text{ m (899 ft)}}
 \end{array}$$

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	274 m 899 ft	125 m 410 ft	274 m 899 ft	125 m 410 ft
Type B Land Uses	548 m 1,798 ft	TBD	548 m 1,798 ft	TBD
Nearest lot line (side or rear)	27 m 90 ft	127 m 417 ft	27 m 90 ft	127 m 417 ft



From: Patty Wright <PWright@mapleton.ca>
Sent: June 8, 2020 1:04 PM
To: Larry Wheeler <LWheeler@mapleton.ca>
Subject: RE: A2020-02 (Jan Roesink & Helena Roesink-Crijns)

The building department has no concerns.



Patty Wright CBCO, CPSO, CMM III
Chief Building Official

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

www.mapleton.ca



From: Rick Richardson <RRichardson@mapleton.ca>
Sent: June 9, 2020 9:59 AM
To: Larry Wheeler <LWheeler@mapleton.ca>
Subject: RE: A2020-02 (Jan Roesink & Helena Roesink-Crijns)

The Fire department have no issues with this application.



Rick Richardson
Fire Chief

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 020

www.mapleton.ca





**PLAN REVIEW REPORT: Township of Mapleton
Larry Wheeler, Deputy Clerk**

DATE: March 23, 2020 **YOUR FILE:** A2020-02

RE: **Application for Minor Variance**
7432 Wellington Road 7, 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 a portion of the Provincially Significant Alma Wetland Complex, multiple watercourses, and the regulated allowances to these features and to an adjacent wetland.

2. Legislative/Policy Requirements and Implications:

Portions of the subject property contain natural heritage features as identified by the Provincial Policy Statement (PPS, 2014) and the Greenlands System in accordance to the County of Wellington Official Plan (2019). Since the structure is proposed to be located outside the identified features, no impacts to these feature are anticipated as a result of this application.

Due to the features noted above, a portion of the subject property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any development or site alteration within the regulated areas will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

Since the dairy barn is proposed to be located outside the areas regulated by the GRCA, no GRCA permit will be required.

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 ext. 2231.

Sincerely,

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

Laura Warner
Resource Planner
Grand River Conservation Authority

c.c. Jan Roesink and Helena Roesink-Crijns, 7432 Wellington Road 7, Alma, ON N0B 1A0

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



7432 Wellington Road 7

A2020-02



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>



From: Source Water <sourcewater@centrewellington.ca>
Sent: June 8, 2020 11:01 AM
To: Larry Wheeler <LWheeler@mapleton.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Notice of Public Hearing for Minor Variance Applications: (A2020-02 Roesink)

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.

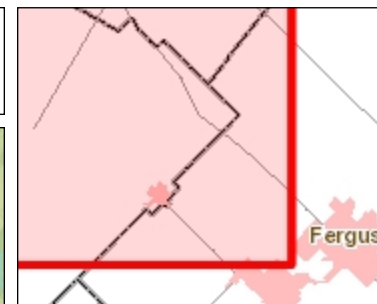
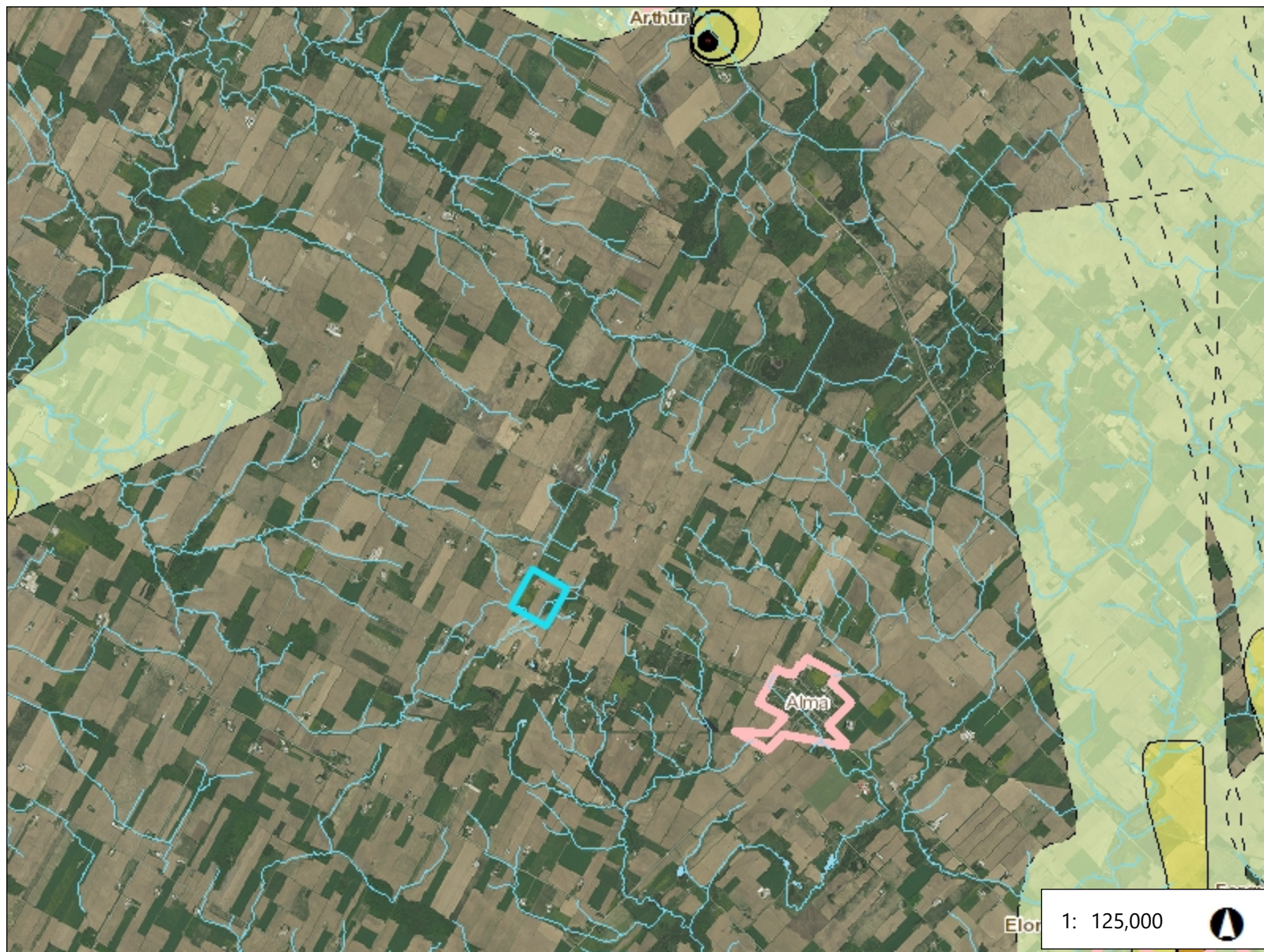
If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

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 | www.wellingtonwater.ca

Toll free: 1.844.383.9800



Legend

- Waterbodies
- Watercourses
- Urban Centres and Hamlets
- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- RoadsLookup

1: 125,000



6.4 0 3.18 6.4 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes

TOWNSHIP OF MAPLETON COMMITTEE OF ADJUSTMENT

**NOTICE OF PUBLIC HEARING
OF APPLICATION FOR MINOR VARIANCE A2020-03**

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, June 17, 2020 @ 4:00 p.m.
Via Zoom electronic meeting (only)

The public is invited to watch the remote meeting:

HOW TO JOIN

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/81992892696>

Description: Committee of Adjustment Public Meeting Under the Planning Act

Or join by phone:

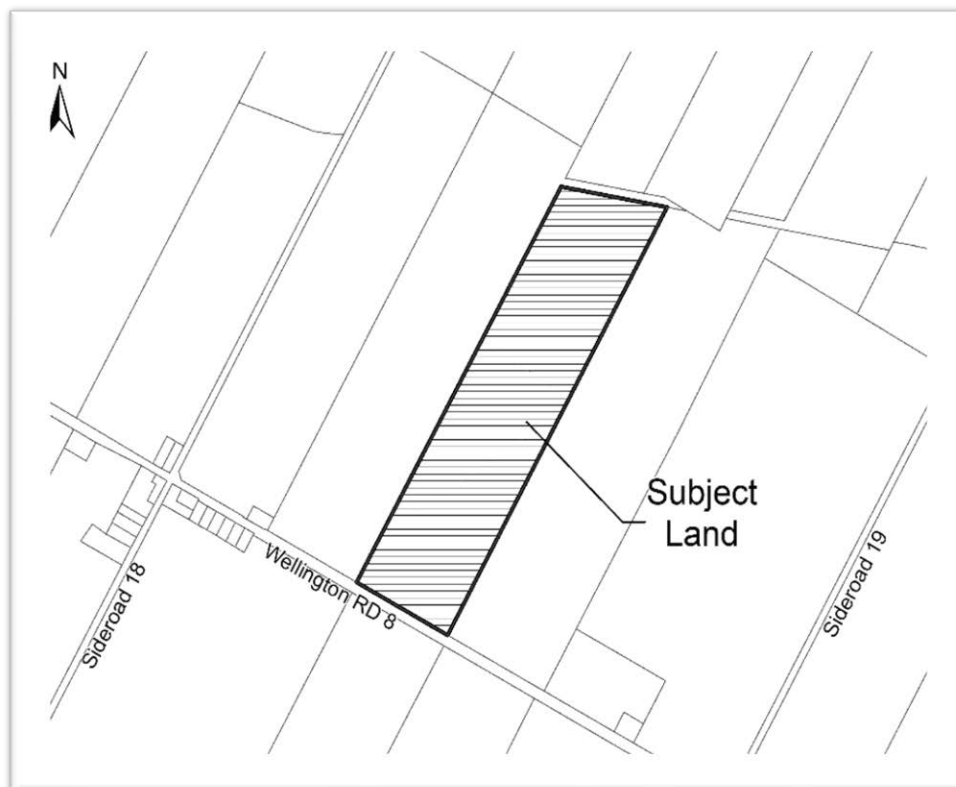
Dial (for higher quality, dial a number based on your current location):

1.647.374.4685 (Canada) or 1.647.558.0588 (Canada)

Find your local number: <https://us02web.zoom.us/u/kY79xs4v5>

Meeting ID: 819 9289 2696

LOCATION OF THE SUBJECT PROPERTY is described as Part Lot 14, Concession 11 (Peel) and is Municipally known as 7469 Wellington Road 8. The subject property has an area of approximately 39.84 ha (98.4 ac). The location of the subject land is shown on the map below.



(over for more information)



PAGE TWO - A2020/03, 7469 WELLINGTON RD 8

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 replace the existing barn on the subject lands with a larger barn and a new liquid manure storage area and cannot meet the minimum distance required to the surrounding neighbouring dwellings. Other variances may be considered where deemed appropriate.

MAKING AN ORAL OR WRITTEN SUBMISSION

The public is invited to participate by submitting written comments and/or speaking to the application in support or opposition of the application. If you wish to participate in the meeting to provide verbal comments in support or opposition, it is highly recommended you contact the Meeting Secretary/Treasurer at the address below by 1:00 p.m. on Wednesday, June 17, 2020 and you will be provided with instructions on how to participate in the meeting by computer via Zoom or by telephone.

If you are unable to attend, you may submit your comments in writing prior to the meeting date to the Meeting Secretary/Treasurer at the address or email below. Your full name and address must be on the submission. Any written comments or objections submitted are made public as part of the application process and the public record and will be considered by the Committee.

Important information regarding appeal rights (please read carefully):

If a person or public body would otherwise have an ability to appeal the decision of the Corporation of the Township of Mapleton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting (virtual or in-person) or make written submissions (by email or in-person) to the Township of Mapleton before the decision is granted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions (virtual or in-person) at a public meeting, or make written submissions (by email or in-person) to the Township of Mapleton before the decision is granted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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 Meeting Secretary/Treasurer at the address or email provided below. Any self-identified participants at the meeting will receive the decision if they provide their email or mailing address to the Meeting Secretary/Treasurer.

ADDITIONAL INFORMATION regarding this application, including information about appeal rights, will be available on-line after June 12, 2020 at www.mapleton.ca

DATED at the Township of Mapleton this 5th day of June, 2020.

Barb Schellenberger, Municipal Clerk
Committee of Adjustment Secretary/Treasurer
Phone: 519.638.3313 Ext.023 Fax: 519.638.5113
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

Summary of Comments Received

Application: A2020-03

Owner: Ryan Weber
Subject Land: Part Lot 14, Concession 11 (Peel)
Civic Address: 7469 Wellington Road 8

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail on June 5, 2020.
- Proper postings were completed on June 5, 2020.
- Planning comments dated June 9, 2020 and prepared by Planner Jessica Rahim were received.
- CBO Patty Wright's comments dated June 8, 2020 were received and included in the agenda package.
- Fire Chief Rick Richardson's comments dated June 9, 2020 were received and included in the agenda package.
- GRCA Resource Planner Laura Warner's comments dated June 11, 2020 were received and included in the agenda package.
- Wellington Source Water Protection Coordinator Emily Vandermeulen's comments dated June 8, 2020 were received and included in the agenda package.
- Ratepayer: No concerns or letters of objection were received.

Prepared: June 12, 2020
Larry Wheeler
Deputy Clerk



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

June 9, 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 A2020/03**
7469 Wellington Road 8
Ryan Weber

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 both a Type A land use and Type B land use. The applicants are proposing to replace the existing barn on the subject lands with a larger barn and new liquid manure storage area and cannot meet the minimum distance required to the surrounding neighbours dwellings.

We have no concerns with the relief requested. The proposed barn and manure tank are within the existing farm building cluster and provides for operation efficiency. The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property. We consider the request minor and have no concerns with the application.

Subject Property and Location

The property is described as Concession 11, Part Lot 14, (Peel) and is Municipally known as 7469 Wellington Road 8. The subject property has an area of approximately 39.84 ha (98.4 ac). The location of the property is shown on Figure 1.

Proposal

The purpose and effect of the application is to provide relief from the Minimum Distance Separation 2 (MDS 2) setback requirements to surrounding Type A and Type B land uses. The applicants are proposing to replace the existing barn on the subject lands with a larger barn and

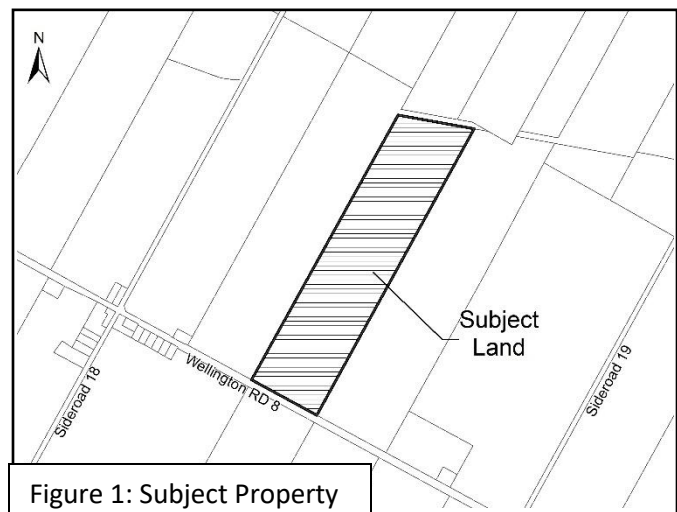


Figure 1: Subject Property

new liquid manure storage area and cannot meet the minimum distance required to the surrounding neighbours dwellings.

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 and Core Greenlands. The farm building cluster is well removed from the Core Greenlands on the subject property. In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards. 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.

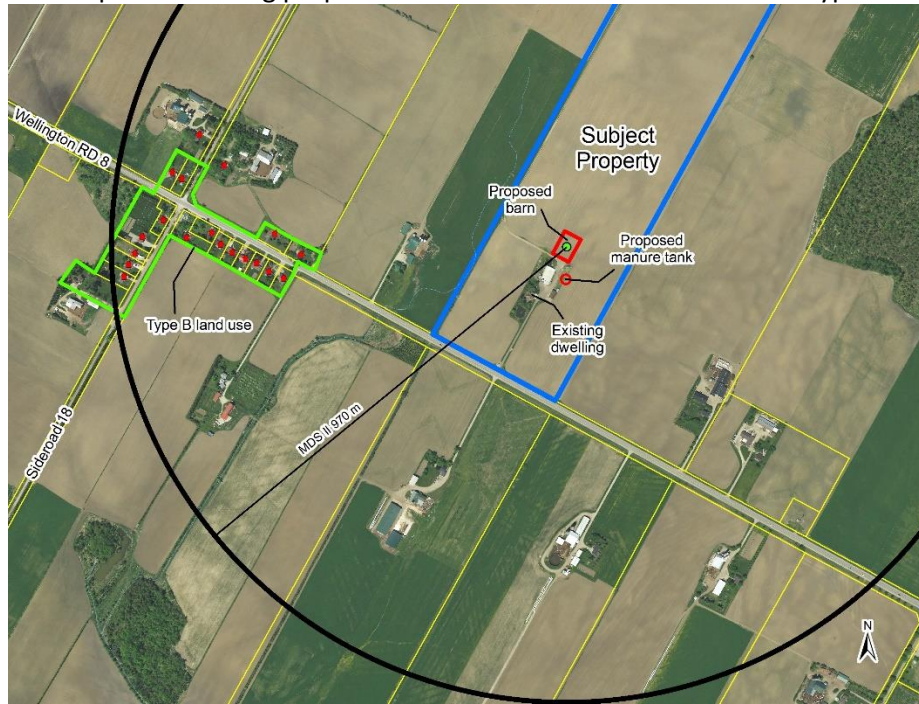
Mapleton Zoning By-law

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 new barn does not meet the minimum distance separation (MDS II) from the surrounding neighbours dwellings. See Figure 2 and 3.

Figure 2: 2015 Aerial photo showing proposed barn and manure tank setback to Type A Land Uses



Figure 3: 2015 Aerial photo showing proposed barn and manure tank setback to Type B Land Uses



The following relief is required:

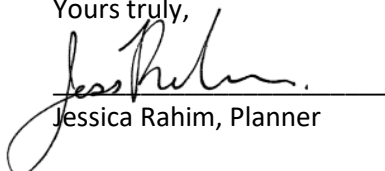
1. Brubacher Residence- 7489 WCR 8	Required	Proposed	Difference
New Swine Barn and Manure Tank MDS 2 setbacks to Type A Uses (Section 6.17.2 and 8.6)	485 m (1,592 ft)	323.2 m (1,060 ft)	161.8 m (532 ft)

2. Martin Residence- 7443 WCR 8	Required	Proposed	Difference
New Swine Barn and Manure Tank MDS 2 setbacks to Type A Uses (Section 6.17.2 and 8.6)	485 m (1,592 ft)	441 m (1,446 ft)	44 m (146 ft)

3. Type B Land Use	Required	Proposed	Difference
New Swine Barn and Manure Tank MDS 2 setbacks to Type B Uses (Section 6.17.2 and 8.6)	970 m (3,184ft)	489 m (1,603 ft)	481 m (1,581 ft)

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

Yours truly,


 Jessica Rahim, 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): Ryan Weber

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

Measurements are in Metric [] Imperial [] units

Municipal Address (number and street/road name): 7469 Wellington Rd 8

Concession: 11 Lot: 14 Registered Plan No.: _____

Area: 92 acres Depth: 3972 ft Frontage (Width): 990 ft

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: Agriculture

Zoning: _____

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?

Wellington Rd 8

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)

Looking for 600' of relief from MDS2 setbacks

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

(Please Specifically indicate on sketch)

farm is topographically rolling at location that meets the mds2 setback. Very uneven for building - also far from existing building cluster

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: 2016

DATE OF CONSTRUCTION OF ALL BUILDINGS ON SUBJECT PROPERTY:

existing barn built pre-2000

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

since farmstead established

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>barra is</u>		b) Main Building	_____	_____
	<u>7700 ft²</u>	<u>23520 ft²</u>	Height		
c) % of Lot Coverage	_____	_____	d) # of Parking Spaces	_____	_____
e) # of Loading Spaces	_____	_____	f) Number of Floors	_____	_____
g) Total Floor Area (exclude basement)	_____	_____	h) Ground Floor Area	_____	_____

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>676'</u>	<u>897</u>
b) Rear Yard	<u>3278'</u>	<u>3068'</u>
c) Side Yards	<u>435'</u>	<u>435</u>

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 [x]
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: _____

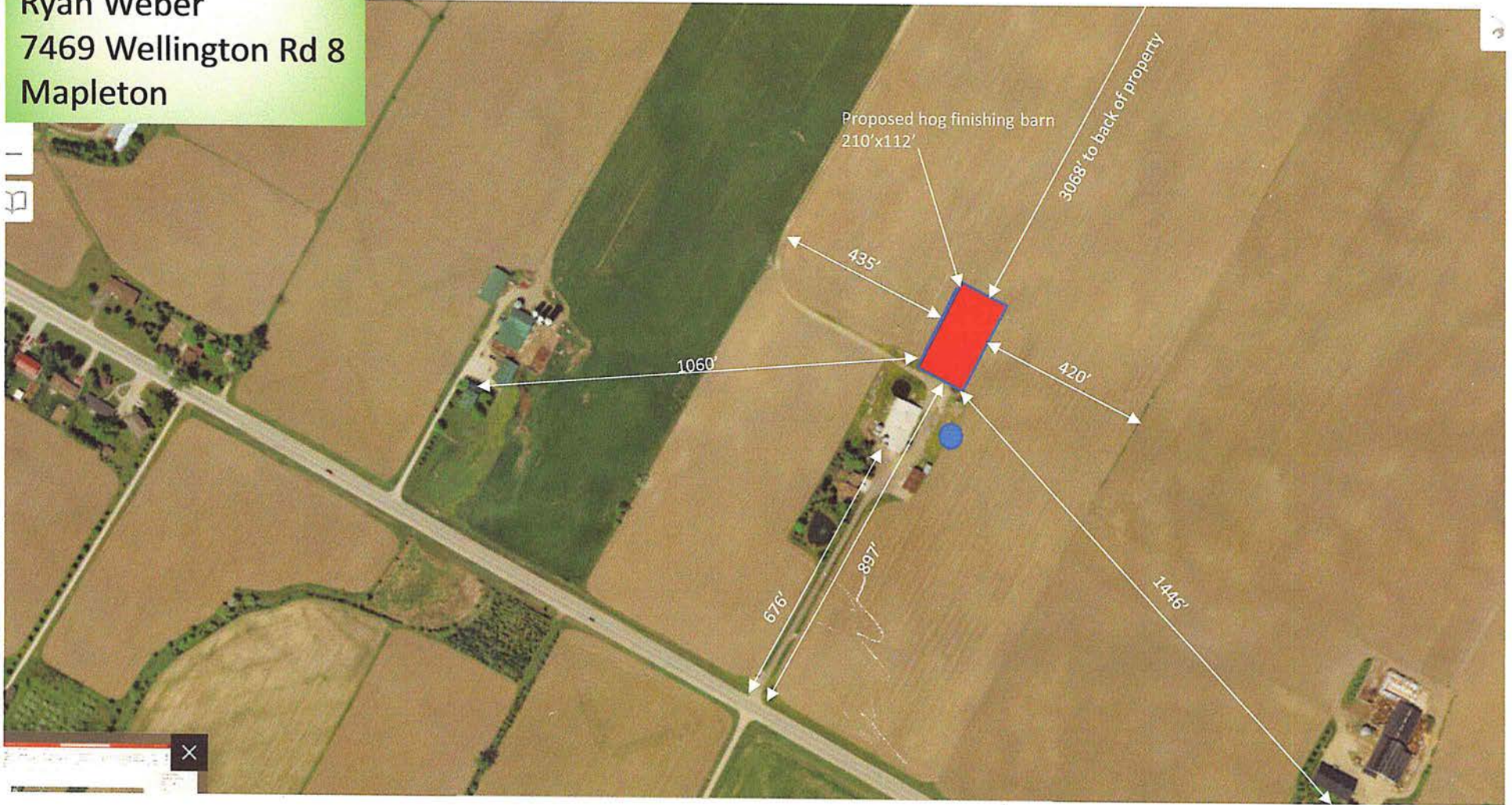
F. AUTHORIZATION FOR AGENT/SOLICITOR TO ACT FOR OWNER:

(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

Ryan Weber
7469 Wellington Rd 8
Mapleton



Minimum Distance Separation II

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

Description:

Application Date: Wednesday, February 19, 2020

Municipal File Number:

Applicant Contact Information

Ryan Weber
7469 Wellington Rd 8
Alma, ON, Canada N0B 1A0
Phone #1: 519-573-8589

Location of Subject Livestock Facilities

County of Wellington, Township of Mapleton
PEEL, Concession: 11, Lot: 14
Roll Number: 233200000412800

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	Swine, Feeders (27 - 136 kg), Full Slats	950	181.0	2,400	457.1	24,722 ft ²



Manure Storage: V5. Liquid, inside, underneath slatted floor

Existing design capacity (NU): 181.0

Design capacity after alteration (NU): 457.1

Factor A (Odour Potential)	Factor B (Size)	Factor C (Orderly Expansion)	Factor D (Manure Type)	=	Building Base Distance 'F' (minimum distance from livestock barn)
1.2	X 537.48	X 0.9404	X 0.8		485 m (1592 ft)
					Storage Base Distance 'S' (minimum distance from manure storage)
					485 m (1592 ft)

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	485 m 1,592 ft	323 m 1060 ft 	485 m 1,592 ft	323 m 1060 ft 
Type B Land Uses	970 m 3,184 ft	TBD	970 m 3,184 ft	TBD
Nearest lot line (side or rear)	30 m 98 ft	111 m 364 ft	30 m 98 ft	111 m 364 ft
Nearest road allowance	60 m 197 ft	283 m 930 ft	60 m 197 ft	283 m 930 ft

From: Patty Wright <PWright@mapleton.ca>
Sent: June 8, 2020 8:55 AM
To: Larry Wheeler <LWheeler@mapleton.ca>
Cc: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: RE: A2020-03 (Ryan Weber)

The building department has no concerns.



Patty Wright CBCO, CPSO, CMM III
Chief Building Official

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

www.mapleton.ca



From: Rick Richardson <RRichardson@mapleton.ca>
Sent: June 9, 2020 10:01 AM
To: Larry Wheeler <LWheeler@mapleton.ca>
Subject: RE: A2020-03 (Ryan Weber)

The Fire department have no issues with this application.



Rick Richardson
Fire Chief

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 020

www.mapleton.ca



From: Laura Warner <lwarner@grandriver.ca>
Sent: June 11, 2020 4:36 PM
To: Larry Wheeler <LWheeler@mapleton.ca>
Cc: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: RE: A2020-03 (Ryan Weber)

The GRCA has no objection to the approval of the minor variance application A2020-03. Only a small portion of the property at 7469 Wellington Road 8 is regulated by the GRCA due to a wetland located at the rear of the property and its regulated allowance. I've attached a copy of our resource mapping for reference.

Since the barn proposed with this application is located outside our regulated areas, no impacts to the wetland are anticipated. Additionally, no GRCA permit will be required for its development.

Kind regards,
Laura



Laura Warner | Resource Planner
Grand River Conservation Authority
400 Clyde Road, Cambridge ON N1R
5W6
P: (519) 621-2763 x 2231 | F: (519)
621-4844
lwarner@grandriver.ca |
www.grandriver.ca



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.

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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>



From: Source Water <sourcewater@centrewellington.ca>
Sent: June 8, 2020 11:04 AM
To: Larry Wheeler <LWheeler@mapleton.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: RE: Notice of Public Hearing for Minor Variance Applications: (A2020-03 Ryan Weber)

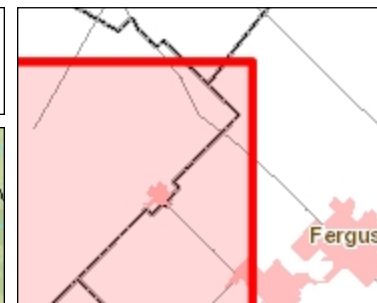
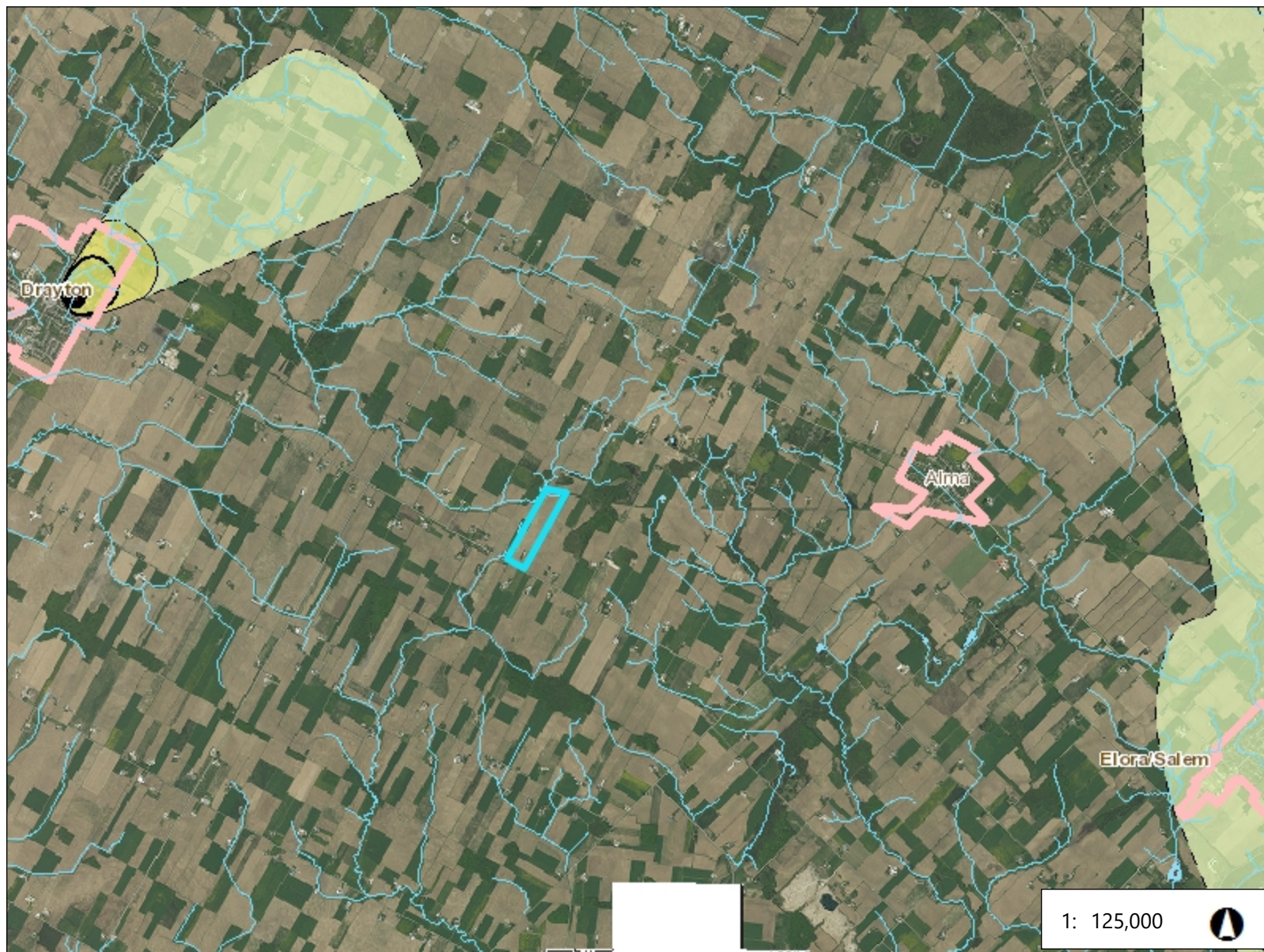
Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *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, or in the event of any technical problem with the email or attachments, 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 | www.wellingtonwater.ca
Toll free: 1.844.383.9800



Legend

- Waterbodies
- Watercourses
- Urban Centres and Hamlets
- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- RoadsLookup

1: 125,000

6.4 0 3.18 6.4 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes



Township of Mapleton

2020 Calendar

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