



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

**SPECIAL MEETING COUNCIL AGENDA**

**THURSDAY, NOVEMBER 12 @ 9:00 a.m.**

**ZOOM:** <https://us02web.zoom.us/j/3950649180>

**Dial: 1 647 558 0588 Meeting ID: 395 064 9180**

**1. Call to Order**

**2. Declaration of Pecuniary Interest**

**3. Matters under The Planning Act and Matters Arising**

3.1 a) Consent Application Summary, Land Division File No. B67-20, Part Lot 10, Concession 9 (Moorefield) Willem & Louise Van Andel

b) Matters arising under The Planning Act (Council Direction)

**RECOMMENDATION**

*THAT Township of Mapleton support Revised Consent Application B67-20 as presented for lands described as Part Lot 10, Concession 9 (Moorefield) with the following conditions:*

- *THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*
- *THAT Payment be made of the fee of \$200 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a Letter of Clearance;*
- *THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file).*

*AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.*

- 3.2 a) Consent Application Summary, Land Division File No. B68-20, Part Lot 10, Concession 9 (Moorefield) Willem & Louise Van Andel
- b) Matters arising under The Planning Act (Council Direction)

**RECOMMENDATION**

*THAT Township of Mapleton support Revised Consent Application B68-20 as presented for lands described as Part Lot 10, Concession 9 (Moorefield) with the following conditions:*

- *THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*
- *THAT Payment be made of the fee of \$200 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a Letter of Clearance;*
- *THAT a Parkland dedication fee be paid (\$1,400 in 2020);*
- *THAT driveway access to the severed lands can be provided to the satisfaction of the appropriate road authority;*
- *THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file).*

*AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.*

**4. Confirmatory By-law Number 2020-076**

**RECOMMENDATION**

*THAT By-law Number 2020-076 being a by-law to confirm all actions and proceedings of the Council of the Corporation of The Township of Mapleton be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.*

**5. Adjournment**



# 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)

## REVISED CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B67-20 PREPARED ON NOVEMBER 10, 2020

### APPLICANT

Willem & Louise Van Andel  
8464 Concession 8  
RR# 2 Moorefield, ON N0G 2K0

### LOCATION OF SUBJECT LANDS

Township of Mapleton (Moorefield)  
Part Lot 10, Concession 9

### RECOMMENDATION:

THAT Township of Mapleton support Consent Application B67-20 as presented for lands described as Part Lot 10, Concession 9, (Moorefield) with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
- THAT payment be made of the fee of \$200 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a Letter of Clearance;
- THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

### BACKGROUND:

The Township received from the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a Notice of An Application for Consent dated September 11, 2020 for the above noted file.

The Township later received from the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a Notice of A Revised Application for Consent dated October 22, 2020 for the above noted file.

Clerk's Department Staff confirmed the following:

- Staff (including CAO, CBO, Director of Finance, Director of Public Works, and Fire Chief) were provided with the required notice by hand delivered hard copy or by emailed PDF on September 25, 2020

The following staff comments were received:

- Fire Chief R. Richardson comments received stated no issues.
- CBO, Patty Wright, Township of Mapleton, comments received stated zoning relief will be required.
- Director of Public Works, Sam Mattina, comments received stated no issues.

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Mattieu Daoust, revised planning report dated November 10, 2020

Prepared by  
Larry Wheeler  
Municipal Clerk

Reviewed by  
Manny Baron  
C.A.O.

Attach A – Planner comments dated November 10, 2020  
Attach B – Application B67-20  
Attach C – Fire Department comments dated September 25, 2020  
Attach D – Building Department comments dated October 5, 2020  
Attach E – Public Works Department comments dated October 7, 2020



<b>Application</b>	B67/20
<b>Location</b>	Part Lot 10, Concession 9 TOWNSHIP OF MAPLETON
<b>Applicant/Owner</b>	Willem & Louise Van An del

**PRELIMINARY PLANNING OPINION:** This application would sever a 0.77 ha (1.9 ac) vacant parcel to merge with the neighboring 1.2 ha (2.96 ac) industrial parcel (OK Tire). The applicant has indicated that the purpose of the lot line adjustment is to expand the existing use. A vacant 32.9 ha (81.3 ac) parcel currently under cultivation would be retained.

If approved, the resultant parcel will be 1.97 ha (4.87 ac) with 121.4 m (400 ft) of frontage on McGivern St. The proposed merged parcel would occupy approximately 50% of Moorefield’s Highway Commercial area with frontage on McGivern St. The intent of the Highway Commercial designation is to provide commercial services to the travelling public. In addition, Moorefield has considerable designated undeveloped land. In the near future the influx of residential growth will require a balance of commercial growth which would ideally be located along the main artery of Moorefield being McGivern St. The Highway Commercial seeks to accommodate to the travelling public with uses including but not limited to: furniture stores, liquor/beer store, motels, restaurants (subject to the provisions of the Zoning By-law).

Should this application be approved the following conditions should apply:

- a) That severed parcel is rezoned to the satisfaction of the local municipality.
- b) That the purchaser take title to the severed lands in the same manner as they hold their abutting land;
- c) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent;
- d) That servicing is addressed to the satisfaction of the local municipality;

**PLACES TO GROW:** The Provincial Growth Plan directs the majority of growth to settlement areas as an efficient use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfield

**PROVINCIAL POLICY STATEMENT (PPS):** No issues.

**WELLINGTON COUNTY OFFICIAL PLAN:** The lands subject to the severance are designated Highway Commercial and Industrial and is within the Moorefield Urban Centre. The proposed severed lot is designated Highway Commercial and Industrial.

Section 10.6.3 states “lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.”

The matters under section 10.1.3 were also considered, including: item a) “...new lots will be consistent with official plan policies and zoning regulations”; item b) that all lots will be adequately serviced; item d) “that all lots will have safe driveway access to an all-season maintained public road...”; item h) ) “that natural features are not affected negatively effected”, and item l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts to surrounding uses.

**WELL HEAD PROTECTION AREA:** The subject property is not located within a Well Head Protection Area.

**LOCAL ZONING BY-LAW:** The proposed severed parcel is currently zoned Central Commercial (C1) and General Industrial (M1). The proposed use will require a zone amendment given that proposed merged parcel and use is associated with site specific zoning (C1 31.310).

**BACKGROUND INFORMATION:** In 2017, a consent was granted for a 1.2 ha (2.97 ac) parcel to be used for retail sales, and repair of car, truck and farm equipment (OK Tire) as well as tire storage. The proposal was for a larger lot which was configured in such a way that there was significant frontage on McGivern St. Planning staff had extensive discussions with the applicant pertaining to lot area and frontage. In addition to the expansive lot there was some concerns with the Official Plan conformity with the Highway Commercial designation. An agreement was ultimately reached to limit the site to 1.2 ha (2.97 ac) and configure the lot to significantly reduce frontage on McGivern St. Also as a condition of the severance, the applicant sought zoning relief on the subject lands. A site specific zoning was approved on the subject lands to permit



the tire business, with exemptions related to various setbacks, parking and loading requirements.

**SITE VISIT INFORMATION:** Staff have visited the sited and photographed the site on November 6<sup>th</sup>, 2020.

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Matthieu Daoust, RPP MCIP  
Planner  
November 10, 2020

October 22, 2020

## NOTICE OF A REVISED APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

*REVISED APPLICATION SUBMITTED ON: October 22, 2020*

### FILE NO. B67-20

**APPLICANT**

Willem & Louise Van Andel  
8464 Concession 8  
RR#2  
Moorefield NOG 2K0

**LOCATION OF SUBJECT LANDS**

Township of Mapleton (Moorefield)  
Part Lot 10  
Concession 9

Proposed lot line adjustment is revised application - 0.94 hectares with 36.2m frontage (Severed 1 on sketch), vacant land to be added to abutting commercial property – 2544304 Ontario Ltd.

Retained parcel is revised application - 32.8 hectares with 374.4m frontage, existing and proposed agricultural use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,  
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

**November 10, 2020**

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

**INFORMATION REGARDING THE APPLICATION** is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.  
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

Local Municipality – Mapleton                      County Planning                      Conservation Authority - GRCA

County Engineering                      Source Water Protection

Bell Canada (email)                      County Clerk                      Roads/Solid Waste                      Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

**SECTION B**

Required Fee: \$ 4430  
Fee Received: Sept 3/20

File No. B67-20

Accepted as Complete on: Sept 3/20

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**

**SECTION B: Parcel from which land is being transferred**

**2(a) Name of Registered Owner(s) Willem VAN ANDEL & Louise Catherine VAN ANDEL**

**Address 8464 Concession 8, RR#2, Moorefield, ON, N0G 2K0**

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

**(b) Name and Address of Applicant (as authorized by Owner) \_\_\_\_\_**

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

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

**(c) Name and Address of Owner's Authorized Agent: \_\_\_\_\_**

**Jeff Buisman of Van Harten Surveying Inc.**

**423 Woolwich Street, Guelph, ON, N1H 3X3**

Phone No. **519-821-2763 x225**

Email: **Jeff.Buisman@vanharten.com**

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ]

APPLICANT [ ]

AGENT [X]

**3 (a) Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)**

**Conveyance to effect an addition to a lot**

**Other** (Specify – e.g. mortgage, lease, easement, Right-of-way, correction of title):

\_\_\_\_\_

**(b) Provide legal description of the lands to which the parcel will be added:**

**Part of Lot 10, Concession 9, Part 1, 61R-21221 (PIN 71473-0295)**

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Mapleton (Township of Maryborough)

Concession 9

Lot No. Part of Lot 10

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address 12 McGivern Street, Moorefield

(b) When was property acquired: October 2014

Registered Instrument No. WC418310

5. Description of Land intended to be SEVERED:

Metric  Imperial

Frontage/Width 36.2 / 127.6 ±

AREA 0.94 ha ±

Depth 168.7 ±

Existing Use(s) Field

Existing Buildings or structures: None

Proposed Uses (s): To be added to 82 McGivern Street (PIN 71473-0295) for additional lands for the "OK Tire" business

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other Entrance on lands to be added to

Type of water supply - Existing  Proposed  (check appropriate space)

Municipally owned and operated piped water system

Well  individual  communal

Lake

Other (specify): On lands to be added to

Type of sewage disposal - Existing  Proposed  (check appropriate space)

Municipally owned and operated sanitary sewers

Septic Tank  individual  communal

Pit Privy

Other (specify): Septic on lands to be added to

6. Description of Land intended to be RETAINED:

Metric

Imperial

Frontage/Width 250.6 & 103.8 / 891 ±

AREA 32.8 ha ±

Depth 444 ±

Existing Use(s) Agricultural

Existing Buildings or structures: None

Proposed Uses (s): No Change



Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

- Provincial Highway
- County Road
- Municipal road, maintained year round
- Municipal road, seasonally maintained
- Easement

- Right-of-way
- Private road
- Crown access road
- Water access
- Other (specify) \_\_\_\_\_

Type of water supply - Existing [ ] Proposed [ ] (check appropriate space)

- Municipally owned and operated piped water system
- Well  individual  communal
- Lake

[X] Other (specify): **Not required for agricultural use**

Type of sewage disposal - Existing [ ] Proposed [ ] (check appropriate space)

- Municipally owned and operated sanitary sewers
- Septic Tank  individual  communal
- Pit Privy

[X] Other (specify): **Not required for agricultural use**

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES [X] NO [ ]

\*If yes, see sketch requirements and the application must be accompanied by a: MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES [ ] NO [X]

9. Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES [ ] NO [X]

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES [ ] NO [X]

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES [ ] NO [X]

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES [ ] NO [X]

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES [ ] NO [X]

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES [ ] NO [X]

15. Is there a noxious industrial use within 500 meters [1640']? YES [ ] NO [X]

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES [X] NO [ ]  
Name of Rail Line Company: **Abandoned Railway (PIN 71473-0130)**

17. Is there an airport or aircraft landing strip nearby? YES [ ] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [ ] NO [X]

19. PREVIOUS USE INFORMATION:

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of industrial use(s)?

b) Has there been a commercial use(s) on the site? YES [X] NO [ ] UNKNOWN [ ]

If YES, what was the nature and type of the commercial use(s)

**“Moorefield OK Tire” located on the Lands to be Added to**

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [X] UNKNOWN [ ]

If YES, specify the use and type of fuel(s) \_\_\_\_\_

20. Is this a **resubmission** of a previous application? YES [ ] NO [X]

If YES, is it identical [ ] or changed [ ] Provide previous File Number \_\_\_\_\_

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO [ ]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee’s Name, Date of the Transfer and Use of Parcel Transferred.**

**Lands to be Added to (PIN 71473-0295) was created by Consent January 2018 by INST No. WC530264 (File No. B70- 17). Transferred from Willem & Louise Van Andel and transferred to 2544304 Ontario Ltd.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO [ ]

**A separate severance application is also being applied for simultaneously**

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

**The application is consistent with the PPS. There are no MDS concerns as the structures already exist and a lot line adjustment is deemed not to create a new lot.**

25. In addition to the Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

**The Natural Heritage System mapping indicates that there are no features on the subject property.**

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

**The subject property is designated as Urban Centre - Highway Commercial, Industrial, Residential, Greenlands and Prime Agricultural in the Official Plan. This proposal follows the guidelines set out in Section 10.6.3 for lot line adjustments in Urban Centres which states that lot line adjustments are permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.**

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

**N/A**

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. What is the zoning of the subject lands? **Low Density Residential (R1C & R1C(H)), Central Commercial (C1), General Industrial (M1) and Agricultural (A)**

28. Does the proposal for the subject lands conform to the existing zoning? YES [ ] NO [X]

**A minor variance or zone change application will be applied for if required**

If NO, a) has an application been made for re-zoning?  
YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?  
YES [ ] NO [ ] File Number \_\_\_\_\_

29. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [ ] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.  
For mortgages, provide complete name and address of Mortgagee \_\_\_\_\_

Questions 30 – 33 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state "not Applicable"

30. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**

Type: Dairy [ ] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]

31. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands** **None**

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use

32. **Manure Storage Facilities** on these lands: **None**

<u>DRY</u>		<u>SEMI-SOLID</u>		<u>LIQUID</u>	
Open Pile	[ ]	Open Pile	[ ]	Covered Tank	[ ]
Covered Pile	[ ]	Storage with Buck Walls	[ ]	Aboveground Uncovered Tank	[ ]
				Belowground Uncovered Tank	[ ]
				Open Earth-sided Pit	[ ]

33. Are there any drainage systems on the retained and severed lands? YES [X] NO [ ]

<u>Type</u>	<u>Drain Name &amp; Area</u>	<u>Outlet Location</u>
Municipal Drain	[ ]	Owner's Lands [ ]
Field Drain	[ ]	Neighbours Lands [ ]
		River/Stream [ ]

September 3, 2020  
Updated October 22, 2020  
28611-20  
Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application B67-20 & B68-20  
McGivern Street  
Part of Lot 10, Concession 9  
PIN 71473-0295 & 71473-0296  
Geographic Township of Maryborough  
Township of Mapleton**

Please find enclosed an amended application for a Severance and Lot Line Adjustment on the above-mentioned property. These Applications, B67-20 and B68-20, are being amended to reflect feedback from Planning and Municipal Staff. Below is a review of the applications.

**Proposal:**

Two applications are being proposed for the above-mentioned properties.

The first proposal is for a lot line adjustment to expand the existing Moorefield OK Tire business and the second proposal is for a severance to create a new parcel for commercial purposes.

The locations of the two applications have been amended so that they are both outside of the Official Plan designation of Residential. The severance for the new parcel is now north of the existing OK Tire property.

**Lot Line Adjustment No. 1:**

The first proposal is to sever a portion of vacant land from the large agricultural parcel (PIN 71473-0296) and merge it with the OK Tire property (PIN 71473-0295) for additional yard space to expand the business. The severed parcel will have a width of 36.2, depth of 168.7 for an area of 0.94 ha. The OK Tire property which is known as "lands to be added to" currently has a width of 91.4m, depth of 132.6m for an area of 1.2ha.

572 Weber Street North, Unit 7  
Waterloo ON N2L 5C6  
519-742-8371

Elmira, ON:  
519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110

Collingwood, ON:  
249-499-8359

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[www.vanharten.com](http://www.vanharten.com)

R.P. Magahay, B.A.   J.E. Buisman, B.E.S., B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.

The OK Tire property was created by consent in January 2018 by INST No. WC530264 and the OK Tire was built. OK Tire has been very successful and the need for additional storage space is required. There are no plans for an additional building at this time. The merged parcel will have an area of 2.1ha.

The majority of the severed parcel is zoned Central Commercial (C1) and the rear portion is zoned General Industrial (M1). The "lands to be added to" is zoned Central Commercial (C1)31.310 which permits the existing business with special provisions. A zone change might be required for the severed parcel to match the existing (C1)31.310 zone.

The retained parcel contains agricultural field and has an area of approximately 32.8ha that will continue to be farmed. The front, urban boundary may be developed in the future.

**Severance No. 2:**

The second proposal is to create a new lot for commercial purposes along McGivern Street in Moorefield. The severed parcel will have a width of 71.2m, depth of 168.7m to be in line with the properties to the north, for an area of 1.2ha. The parcel is currently vacant and would be used for future commercial development.

The intended purchaser is Dan Sinclair of Sinclair Construction. The plan is to construct a building that will be used to make Kitchen Cabinetry. There will be a small show room to display models and to work with clients on design. Further details will be developed after Severance Approval with the development of a Site Plan.

The retained parcel contains agricultural field and has an area of approximately 32.8ha that will continue to be farmed. The front, urban boundary may be developed in the future.

The majority of the severed parcel is zoned Central Commercial (C1) and the rear portion is zoned General Industrial (M1).

Please note that the properties are connected / will be connected to Municipal water services; however, septic systems are required for sewage until servicing capacity becomes available in Moorefield.

**Justification:**

The subject property is essentially half within the "Urban Centre" and half within the "Rural Boundary", the front half with frontage along McGivern Street is the Urban Centre and the rear portion is within the Rural Boundary. The property has numerous Official Plan designations and Zoning Classifications. The Zoning includes: Central Commercial, Residential, General Industrial and Agricultural. The Official Plan designations include: Highway Commercial, Residential, Industrial, Greenlands and Prime Agricultural.

Section 10.6.3 of the Official Plan states that lot line adjustments are permitted in Urban Centres where there is no adverse effect provided that basic lot patterns in the area are not unreasonably altered. The



LAND SURVEYORS and ENGINEERS

proposed lot line adjustment will create a larger property for the existing business and the depth of the property will be in line with the existing property.

Section 10.6.2 of the Official Plan states that severances are permitted in Urban Centres provided that the land is appropriately zoned. The majority of the severed parcel is zoned Central Commercial (C1) and the rear portion is zoned General Industrial (M1).

In summary, these proposals provide a great opportunity to further expand an existing and successful business and to create a new parcel for commercial/manufacturing purposes within the Urban Centre of Moorefield.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman". The signature is fluid and cursive, written over a white background.

**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Bill Van Andel  
cc Lloyd Brubacher, OK Tire

---

[www.vanharten.com](http://www.vanharten.com)

R.P. Magahay, B.A.   J.E. Buisman, B.E.S., B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.

**34. Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a **Source Protection Plan** in effect? YES  NO

If YES, please complete the Source Water Protection Form and submit with your application.

**35.** Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

YES  NO

If yes, please indicate the person you have met/spoken to:

**36.** If a **new farm operation**, or **new crops**, or **new farm buildings** are being proposed for the severed and/or retained lands. Please provide some details:

**None**

**37.** If you wish to provide some further information that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

**Please see covering letter.**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office. If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.**
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" of the local municipality and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.
5. Some municipalities also require the applicant to attend at a Planning Advisory Committee or Council meeting to discuss the application prior to the Municipality's submitting comments to the County of Wellington Planning and Land Division Committee. Please check with your local municipality on this matter.
6. If the applicant is a Corporation, then the applicant's Declaration or if applicable, the Owner's authorization too, must be signed by an officer of the corporation who has authority to bind the corporation; or the corporation's seal must be affixed.
7. **ONE CONSOLIDATED SKETCH WITH APPROPRIATE NOTES AND MARKINGS MAY SUFFICE FOR SECTIONS A AND B OF THIS CONSOLIDATED APPLICATION FORM for LOT LINE ADJUSTMENTS ONLY.**

**OWNER'S AUTHORIZATION:**

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

**NOTE:** If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Willem Van Andel & Louise Catherine Van Andel the Registered Owners of Part of Lot 10, Concession 9 as in INST. VN17543, N of the Railway the Geoq. Township of Maryborough, Township of Mapleton in the

County/-Region of Wellington severally and jointly, solemnly declare that Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

[Signature] x [Signature]

Signature(s) of Registered Owner(s) or Corporation's Officer

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the City of Guelph In the County/-Region of Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) Part of Lot 10, Concession 9 as in INST. VN17543, N of the Railway Of the Geoq. Township of Maryborough, Township of Mapleton

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the City of Guelph In the Wellington County/-Region of Wellington [Signature] (Owner or Applicant)

This 2 day of Sept 20 20

[Signature]  
Commissioner of Oaths

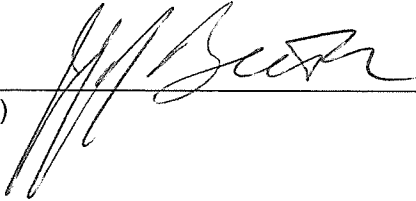
James Michael [Signature]  
James Michael (Owner or Applicant)  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2021.  
Printed Commissioner's, etc. Name



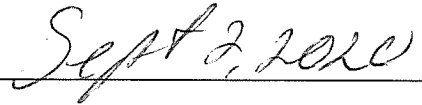
**APPLICANT'S CONSENT (FREEDOM OF INFORMATION):**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, **Jeff Buisman of Van Harten Surveying Inc.**, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s)



Date



**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

**Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

**APPLICATION FOR CONSENT**

Ontario Planning Act

**1. Approval Authority:**

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

**SECTION A**

Fee Received: Sept 3/20

File No. R67-20

Accepted as Complete on: Sept 3/20

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**

SECTION A: Parcel to which land is being added.

**2. (a) Name of Registered Owner(s) 2544304 Ontario Ltd. c/o Lloyd Brubacher**

Address **82 McGivern Street, Moorefield, ON, N0G 2K0**

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

**(b) Name and Address of Applicant (as authorized by Owner)** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone No. \_\_\_\_\_ Email: \_\_\_\_\_

**(c) Name and Address of Owner's Authorized Agent:** \_\_\_\_\_

**Jeff Buisman of Van Harten Surveying Inc.**  
**423 Woolwich Street, Guelph, ON, N1H 3X3**

Phone No. **519-821-2763 x225** Email: **Jeff.Buisman@vanharten.com**

**(d) All Communication to be directed to:**

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

**(e) Notice Cards Posted by:**

REGISTERED OWNER [ ] APPLICANT [ ] AGENT [X]

**3. Location of Land in the County of Wellington:**

Local Municipality: **Township of Mapleton (Township of Maryborough)**

Concession **9** Lot No. **Part of Lot 10**

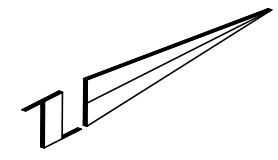
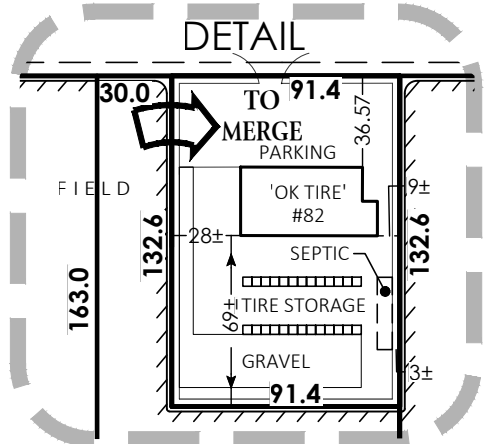
Registered Plan No. \_\_\_\_\_ Lot No. \_\_\_\_\_

Reference Plan No. **61R-21221** Part No. **1**

Civic Address **82 McGivern Street, Moorefield**

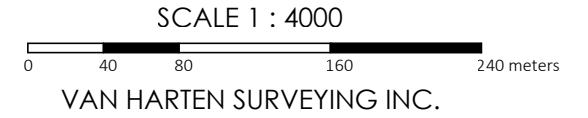
**(b) When was property acquired: February 2018 Registered Instrument No. WC530264**

- ④ PIN 71473 - 0030
- ⑤ PIN 71473 - 0029
- ⑥ PIN 71473 - 0027
- ⑦ PIN 71473 - 0291
- ⑧ PIN 71473 - 0078
- ⑨ PIN 71473 - 0025
- ⑩ PIN 71473 - 0033
- ⑪ PIN 71472 - 0196
- ⑫ PIN 71472 - 0197
- ⑬ PIN 71472 - 0198
- ⑭ PIN 71472 - 0199
- ⑮ PIN 71472 - 0200
- ⑯ PIN 71472 - 0243
- ⑰ PIN 71472 - 0241
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- ㉔ PIN 71472 - 0062

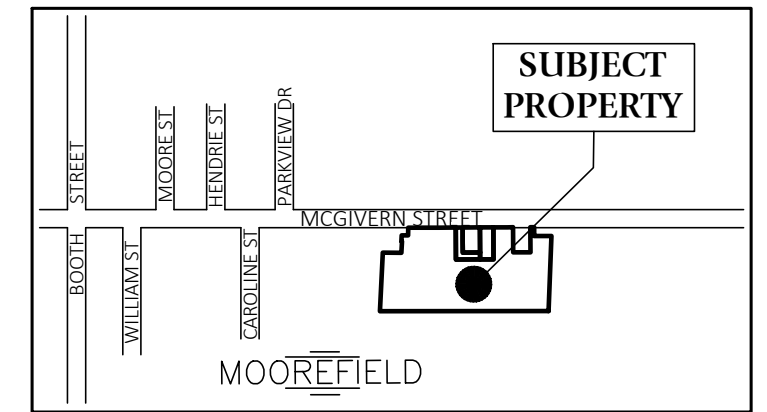


## SEVERANCE SKETCH

### PART OF LOT 10, CONCESSION 9 GEOGRAPHIC TOWNSHIP OF MARYBOROUGH TOWNSHIP OF MAPLETON COUNTY OF WELLINGTON



#### KEYMAP



#### NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED LOW DENSITY RESIDENTIAL (R1C) & R1C(H), CENTRAL COMMERCIAL (C1), GENERAL INDUSTRIAL (M1) AND AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF URBAN CENTRE, PRIME AGRICULTURAL, INDUSTRIAL, HIGHWAY COMMERCIAL, RESIDENTIAL AND GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED ON  
THE 2nd DAY OF SEPTEMBER, 2020  
UPDATED ON NOVEMBER 9th, 2020

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR

# Van Harten

## SURVEYING INC.

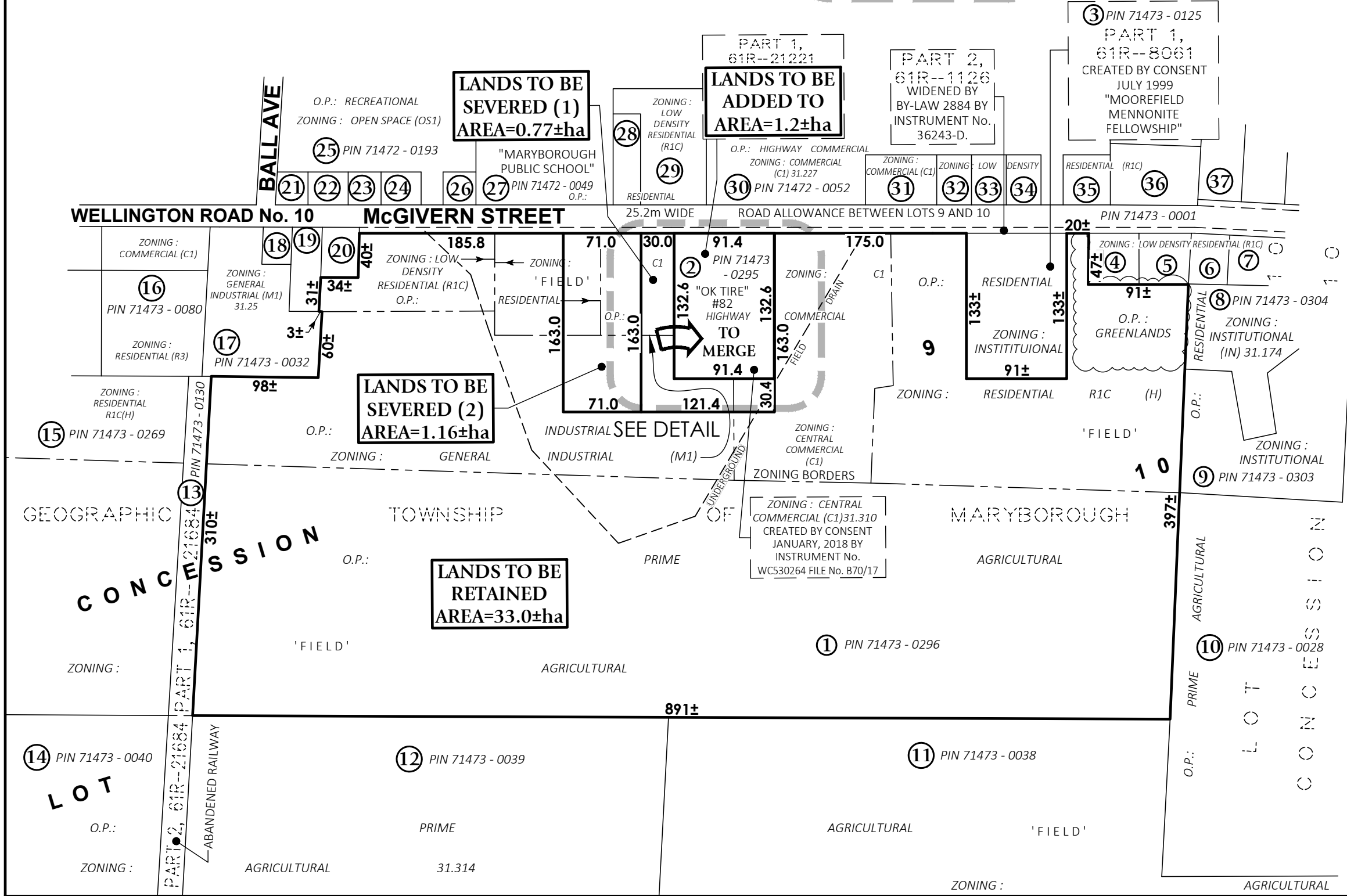
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com      info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28611-20
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Nov 9, 2020-3:28:58 PM      19 of 42  
G:\MARYBOROUGH\CON9\Lot 10\ACAD\SEV LOT 10 (VANANDEL) 3 UTM.dwg



## B67-20 Lot Line Adjustment Van Andel

Patty Wright <PWright@mapleton.ca>

Mon 10/5/2020 1:52 PM

To: Larry Wheeler <LWheeler@mapleton.ca>; Michelle Brown <MBrown@Mapleton.ca>

Zoning Comments

The consents referenced above will require relief to adjust the C1 zoning over the entire lands. Official plan comments will be provided by the County Planners.



**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](http://www.mapleton.ca)   

## Fw: Consent Application File No.: B67-20 Severance

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 2:36 PM

To: Michelle Brown <MBrown@Mapleton.ca>

From: Rick Richardson <RRichardson@mapleton.ca>

Sent: Friday, September 25, 2020 2:49 PM

To: Michelle Brown <MBrown@Mapleton.ca>

Subject: RE: Consent Application File No.: B74-20 Severance

The Fire department have no issues with this severance.



**Rick Richardson**  
**Fire Chief**

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

[www.mapleton.ca](http://www.mapleton.ca)   

**Fw: Consent Application File No.: B67-20 Lot Line Adjustment & B68-20 Severance**

Michelle Brown &lt;MBrown@Mapleton.ca&gt;

Thu 10/8/2020 1:26 PM

**To:** Michelle Brown <MBrown@Mapleton.ca>

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**From:** Sam Mattina <SMattina@mapleton.ca>**Sent:** Wednesday, October 7, 2020 7:30 PM**To:** Michelle Brown <MBrown@Mapleton.ca>; Manny Baron <mbaron@mapleton.ca>; Patty Wright <PWright@mapleton.ca>; John Morrison <jmorrison@mapleton.ca>; Rick Richardson <RRichardson@mapleton.ca>**Cc:** Jim Grose <JGrose@mapleton.ca>; Mohammad Ammad <MAmmad@mapleton.ca>; Kyle Davis <KDavis@centrewellington.ca>**Subject:** RE: Consent Application File No.: B67-20 Lot Line Adjustment & B68-20 Severance

Hi Michelle;

No issues 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 041[www.mapleton.ca](http://www.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)

## REVISED CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B68-20 PREPARED ON November 10, 2020

### APPLICANT

Willem & Louise Van Andel  
8464 Concession 8  
RR# 2 Moorefield, ON N0G 2K0

### LOCATION OF SUBJECT LANDS

Township of Mapleton (Moorefield)  
Part Lot 10, Concession 9

### RECOMMENDATION:

THAT Township of Mapleton support Revised Consent Application B68-20 as presented for lands described as Part Lot 10, Concession 9 (Moorefield) with the following conditions:

- THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;
- THAT Payment be made of the fee of \$200 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a Letter of Clearance;
- THAT a Parkland dedication fee be paid (\$1,400 in 2020);
- THAT driveway access to the severed lands can be provided to the satisfaction of the appropriate road authority;
- THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file);

AND FURTHER THAT Council authorizes the Municipal Clerk to file with the Secretary-Treasurer of the Planning and Land Division Committee at the County of Wellington, a letter of clearance of these conditions on completion of same.

### BACKGROUND:

The Township received from the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a Notice of An Application for Consent dated September 11, 2020 for the above noted file.

The Township later received from the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a Notice of A Revised Application for Consent dated October 22, 2020 for the above noted file.

Clerk's Department Staff confirmed the following:

- Staff (including CAO, CBO, Director of Finance, Director of Public Works, and Fire Chief) were provided with the required notice by hand delivered hard copy or by emailed PDF on September 25, 2020.
- Staff were provided with the revised copy on November 2, 2020.

The following staff comments were received:

- Fire Chief R. Richardson comments received stated no issues.
- CBO, Patty Wright, Township of Mapleton, comments received stated zoning relief will be required.
- Director of Public Works, Sam Mattina, comments received stated no issues.

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Mattieu Daoust, revised planning report on November 10, 2020.

Prepared by  
Larry Wheeler  
Municipal Clerk

Reviewed by  
Manny Baron  
C.A.O.

Attach A – Planner comments dated November 10, 2020  
Attach B – Application B68-20  
Attach C – Fire Department comments dated September 25, 2020  
Attach D – Building Department comments dated October 5, 2020  
Attach E – Public Works Department comments dated October 7, 2020



<b>Application</b>	B68/20
<b>Location</b>	Part Lot 10, Concession 9 TOWNSHIP OF MAPLETON
<b>Applicant/Owner</b>	Willem & Louise Van An del

**PRELIMINARY PLANNING OPINION:** This application would sever a 1.16 ha (2.87 ac) vacant parcel. The applicant has indicated that the purpose of the severance is to locate a kitchen cabinetry show room and manufacturing business, which is considered an industrial use. The applicant has indicated that their intention is to use a private septic system to facilitate the development until servicing capacity becomes available in Moorefield. A vacant 32.9 ha (81.3 ac) parcel would be retained.

The Committee should be satisfied that this application is consistent with Provincial Policy, generally conforms to the Official Plan and Zoning By-law, should this application be approved the following conditions should apply:

- a) That the severed parcel is rezoned to the satisfaction of the local municipality; and
- b) That driveway access can be provided to the severed lands to the satisfaction of the of the appropriate road authority; and
- c) That servicing is addressed to the satisfaction of the local municipality.

**PLACES TO GROW:** The Provincial Growth Plan directs the majority of growth to settlement areas as an efficient use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfield.

**PROVINCIAL POLICY STATEMENT (PPS):** Section 1.1.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Moorefield Urban Centre and is consistent with the PPS policy which encourages development in areas with existing servicing and infrastructure.

With respect to servicing the PPS states under Section 1.6.6.4 that “where municipal sewage services and water services or private communal sewage services and private communal water services are not provided, individual on site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, these services may only be used for infilling and minor rounding out of existing development.”

**WELLINGTON COUNTY OFFICIAL PLAN:** The lands subject to the severance are designated Highway Commercial, Industrial and a small portion Residential and are located within the Moorefield Urban Centre.

Section 10.6.2 states new lots may be created in Urban Centres provided that the land be appropriately zoned.

The Highway Commercial area shall accommodate uses catered to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls. Other uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor beer and wine stores may also be permitted subject to provisions of the zoning by-law.

The Industrial area may be used for a variety of industrial uses including but not limited to, manufacturing, processing, fabrication, assembly among other permitted uses, subject to the provisions of the zoning by-law.

The matters under section 10.1.3 were also considered, including: item a) “...new lots will be consistent with official plan policies and zoning regulations”; item b) that all lots will be adequately serviced; item d) “that all lots will have safe driveway access to an all-season maintained public road...”; item h) “that natural features are not affected negatively effected”, and item l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts to surrounding uses.

The new lot is proposed to be serviced by municipal water and by private septic until additional servicing capacity becomes available in Moorefield. Section 11.2.4 h) states that “where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a servicing options assessment.”





Per Section 14.2 of the Official Plan, to ensure the public interest and to prevent undue hardship flexibility may be used to allow minor deviations from the text or map. The proposal would include a small 395 m<sup>2</sup> (4,257 ft<sup>2</sup>) section of land designated as Residential, which would be considered as a minor deviation from the mapping.

**WELL HEAD PROTECTION AREA:** The subject property is not located within a Well Head Protection Area.

**LOCAL ZONING BY-LAW:** The proposed severed parcel is zoned Central Commercial (C1) and General Industrial (M1). The application states that the proposed use is for a kitchen cabinetry manufacturing and showroom. This is not a permitted use in the Central Commercial (C1) zone, as a result a zone amendment is required.

In addition, Section 6.8 requires that all development within the Urban Centre of Moorefield be serviced by municipal water and sewers. Sewer capacity is currently not available for new development in Moorefield. A zone amendment is required to permit the use of private services in Moorefield.

**SITE VISIT INFORMATION:** Staff have visited and photographed the site on November 6<sup>th</sup> 2020.

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Matthieu Daoust, RPP MCIP  
Planner  
November 10, 2020

October 22, 2020

## NOTICE OF A REVISED APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

*REVISED APPLICATION SUBMITTED ON: October 22, 2020*

### FILE NO. B68-20

**APPLICANT**

Willem & Louise Van Andel  
8464 Concession 8  
RR#2  
Moorefield N0G 2K0

**LOCATION OF SUBJECT LANDS**

Township of Mapleton (Moorefield)  
Part Lot 10  
Concession 9

Proposed severance is revised application – 71.2m fr x 132.6m = 1.2 hectares (Severed 2 on sketch), vacant land for future commercial development.

Retained parcel is revised application - 32.8 hectares with 374.4m frontage, existing and proposed agricultural use.

**IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,  
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE**

**November 10, 2020**

**Please note** that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

**Please also be advised** that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the Public.

**INFORMATION REGARDING THE APPLICATION** is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.  
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

**MAILED TO:**

Local Municipality – Mapleton                      County Planning                      Conservation Authority - GRCA  
County Engineering                      Source Water Protection  
Bell Canada (email)                      County Clerk                      Roads/Solid Waste                      Civic Addressing

Neighbour - as per list verified by local municipality and filed by applicant with this application

1. Approval Authority:

County of Wellington Planning and Land Division Committee  
County of Wellington Administration Centre  
74 Woolwich Street, GUELPH, Ontario N1H 3T9

Phone: 519-837-2600, ext. 2170 or 2160 Fax: 519-837-3875

Required Fee: \$ 4430  
Fee Received: Sept 3/20  
File No. B68-20  
Accepted as Complete on: Sept 3/20

**A COPY OF YOUR CURRENT DEED MUST BE SUBMITTED WITH THIS APPLICATION**

2. (a) Name of Registered Owner(s) Willem VAN ANDEL & Louise Catherine VAN ANDEL

Address 8464 Concession 8, RR#2, Moorefield, ON, N0G 2K0

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

(b) Name and Address of Applicant (as authorized by Owner) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone No. \_\_\_\_\_

Email: \_\_\_\_\_

(c) Name and Address of Owner's Authorized Agent: \_\_\_\_\_

Jeff Buisman of Van Harten Surveying Inc.  
423 Woolwich Street, Guelph, ON, N1H 3X3

Phone No. 519-821-2763 x225

Email: Jeff.Buisman@vanharten.com

(d) All Communication to be directed to:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [ ]      APPLICANT [ ]      AGENT [X]

3. Type and Purpose of Proposed Transaction: (Check off appropriate box & provide short explanation)

RURAL RESIDENTIAL [ ]    AGRICULTURAL [ ]    URBAN RESIDENTIAL [ ]    COMMERCIAL/INDUSTRIAL [X]

To sever a parcel for commercial purposes.

OR

EASEMENT [ ]      RIGHT OF WAY [ ]      CORRECTION OF TITLE [ ]      LEASE [ ]

\_\_\_\_\_

(a) If known, the name of person to whom the land or an interest in the land is to be transferred, charged or leased.

Future owner is not known

4. (a) Location of Land in the County of Wellington:

Local Municipality: Township of Mapleton (Township of Maryborough)

Concession 9

Lot No. Part of Lot 10

Registered Plan No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Reference Plan No. \_\_\_\_\_

Part No. \_\_\_\_\_

Civic Address 12 McGivern Street, Moorefield

(b) When was property acquired: October 2014

Registered Instrument No. WC418310

5. Description of Land intended to be SEVERED:

Metric [ ]

Imperial [ ]

Frontage/Width 71.2 ±

AREA

1.2 ha ±

Depth 168.7 ±

Existing Use(s)

Field

Existing Buildings or structures: None

Proposed Uses (s): Future Commercial Development

Type of access (Check appropriate space)

Existing [ ]

Proposed [X]

[ ] Provincial Highway

[ ] Right-of-way

[ ] County Road

[ ] Private road

[X] Municipal road, maintained year round

[ ] Crown access road

[ ] Municipal road, seasonally maintained

[ ] Water access

[ ] Easement

[ ] Other

Type of water supply - Existing [ ] Proposed [X] (check appropriate space)

[X] Municipally owned and operated piped water system

[ ] Well [ ] individual [ ] communal

[ ] Lake

[ ] Other

Type of sewage disposal - Existing [ ] Proposed [X] (check appropriate space)

[ ] Municipally owned and operated sanitary sewers

[X] Septic Tank (specify whether individual or communal): Individual

[ ] Pit Privy

[ ] Other (Specify):

6. Description of **Land** intended to be **RETAINED**: Metric  Imperial

Frontage/Width	<b><u>136 &amp; 175 / 891 ±</u></b>	AREA	<b><u>32.9 ha ±</u></b>
Depth	<b><u>444 ±</u></b>	Existing Use(s)	<b><u>Agricultural</u></b>
Existing Buildings or structures: <b><u>None</u></b>			
Proposed Uses (s): <b><u>No Change</u></b>			

Type of access (Check appropriate space)	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>
<input type="checkbox"/> Provincial Highway	<input type="checkbox"/> Right-of-way	
<input type="checkbox"/> County Road	<input type="checkbox"/> Private road	
<input checked="" type="checkbox"/> Municipal road, maintained year round	<input type="checkbox"/> Crown access road	
<input type="checkbox"/> Municipal road, seasonally maintained	<input type="checkbox"/> Water access	
<input type="checkbox"/> Easement	<input type="checkbox"/> Other	

**Type of water supply - Existing  Proposed**  (check appropriate space)

Municipally owned and operated piped water system  
 Well  individual  communal  
 Lake  
 Other **Not required for agricultural use**

**Type of sewage disposal - Existing  Proposed**  (check appropriate space)

Municipally owned and operated sanitary sewers  
 Septic Tank (specify whether individual or communal):  
 Pit Privy  
 Other (Specify): **Not required for agricultural use**

7. Is there an agricultural operation, (either a barn, manure storage, abattoir, livestock area or stockyard) within 500 metres of the Subject lands (severed and retained parcels)? YES  NO   
 \*If yes, see sketch requirements and the application must be accompanied by a MINIMUM DISTANCE SEPARATION FORM.

8. Is there a landfill within 500 metres [1640 feet]? YES  NO

9. a) Is there a sewage treatment plant or waste stabilization plant within 500 metres [1640']? YES  NO

10. Is there a Provincially Significant Wetland (e.g. swamp, bog) located on the lands to be retained or to be severed or within 120 metres [394 feet]? YES  NO

11. Is there any portion of the land to be severed or to be retained located within a floodplain? YES  NO

12. Is there a provincial park or are there Crown Lands within 500 metres [1640']? YES  NO

13. Is any portion of the land to be severed or retained within a rehabilitated mine/pit site? YES  NO

14. Is there an active or abandoned mine, quarry or gravel pit within 500 metres [1640']? YES  NO

15. Is there a noxious industrial use within 500 metres [1640']? YES  NO

16. Is there an active or abandoned principal or secondary railway within 500 metres [1640']? YES  NO

**Name of Rail Line Company: Abandoned Railway (PIN 71473-0130)**

17. Is there an airport or aircraft landing strip nearby? YES [ ] NO [X]

18. Is there a propane retail outlet, propane filling tank, cardlock/keylock or private propane outlet/container refill centre within 750 metres of the proposed subject lands? YES [ ] NO [X]

**19. PREVIOUS USE INFORMATION:**

a) Has there been an industrial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of industrial use(s)?

---

b) Has there been a commercial use(s) on the site? YES [ ] NO [X] UNKNOWN [ ]

If YES, what was the nature and type of the commercial use(s)?

---

c) Has fill been brought to and used on the site (other than fill to accommodate septic systems or residential landscaping?) YES [ ] NO [X] UNKNOWN [ ]

d) Has there been commercial petroleum or other fuel storage on the site, underground fuel storage, or has the site been used for a gas station at any time, or railway siding? YES [ ] NO [X] UNKNOWN [ ]

If YES, specify the use and type of fuel(s) \_\_\_\_\_

20. Is this a **resubmission** of a previous application? YES [ ] NO [X]

If YES, is it identical [ ] or changed [ ] Provide previous File Number \_\_\_\_\_

21. a) Has any severance activity occurred on the land from the holding which existed as of March 1, 2005 and as registered in the Land Registry/Land Titles Office? YES [X] NO [ ]

b) If the answer in (a) is YES, please indicate the previous severance(s) on the required sketch and provide: **Transferee's Name, Date of the Transfer and Use of Parcel Transferred.**

**PIN 71473-0295 was created by Consent January 2018 by INST No. WC530264 (File No. B70- 17).  
Transferred from Willem & Louise Van Andel and transferred to 2544304 Ontario Ltd.**

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [ ] NO [X] UNKNOWN [ ]

23. Under a separate application, is the Owner, applicant, or agent applying for additional consents on this holding simultaneously with this application? YES [X] NO [ ]

**A separate lot line adjustment application is also being applied for simultaneously**

24. Provide explanation of how the application is consistent with the Provincial Policy Statement.

**Section 1.1.3 of the PPS directs growth and development to occur within settlement areas. This application conforms to the PPS.**

25. In addition to Places to Grow (Provincial Growth Plan), is the subject land within an area of land designated under the Greenbelt Plan? Provide explanation of how the application conforms or does not conflict with the Provincial plan or plans.

**The Natural Heritage System mapping indicates that there are no features on the subject property.**

26. a) Indicate the existing **County Official Plan** designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

**The subject property is designated as Urban Centre - Highway Commercial, Industrial, Residential, Greenlands and Prime Agricultural in the Official Plan. This proposal follows the guidelines set out in Section 10.6.2 for severances in Urban Centres which states that new lots are permitted provided the land is appropriately zoned.**

b) Indicate the existing **Local Official Plan** (if any) designation(s) of the subject land, and provide explanation of how the application conforms with the Official Plan (severed and retained).

**N/A**

c) If this consent relates directly to an Official Plan Amendment(s) currently under review by an approval authority, please indicate the Amendment Number and the applicable file number(s).

Amendment Number(s): \_\_\_\_\_ File Number(s): \_\_\_\_\_

27. Is the subject land a proposed surplus farm dwelling?\* YES [ ] NO [X]

\*If yes, an application to sever a surplus farm dwelling must be accompanied by a FARM INFORMATION FORM.

28. What is the zoning of the subject lands? **Low Density Residential (R1C & R1C(H)), Central Commercial (C1), General Industrial (M1) and Agricultural (A)**

29. Does the proposal for the subject lands conform to the existing zoning? YES [ ] NO [X]

**A minor variance or zone change application will be applied for if required**

If NO, a) has an application been made for re-zoning?

YES [ ] NO [ ] File Number \_\_\_\_\_

b) has an application been made for a minor variance?

YES [ ] NO [ ] File Number \_\_\_\_\_

30. Are the lands subject to any mortgages, easements, right-of-ways or other charges? YES [ ] NO [X]

If the answer is YES, please provide a copy of the relevant instrument.

For mortgages just provide complete name and address of Mortgagee.

**Questions 31 – 34 must be answered for Applications for severance in the Rural/Agricultural Area -- Otherwise, if this is not applicable to your application, please state “not Applicable”**

31. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**

Type: Dairy [X] Beef Cattle [ ] Swine [ ] Poultry [ ] Other [X]

32. **Dimensions of Barn(s)/Outbuildings/Sheds (that are to remain) Severed & Retained Lands**

<u>Severed</u>	Width	Length	Area	Use
	Width	Length	Area	Use
<u>Retained</u>	Width	Length	Area	Use
	Width	Length	Area	Use



**Van Harten**  
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

September 3, 2020  
Updated October 22, 2020  
28611-20

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application B67-20 & B68-20  
McGivern Street  
Part of Lot 10, Concession 9  
PIN 71473-0295 & 71473-0296  
Geographic Township of Maryborough  
Township of Mapleton**

Please find enclosed an amended application for a Severance and Lot Line Adjustment on the above-mentioned property. These Applications, B67-20 and B68-20, are being amended to reflect feedback from Planning and Municipal Staff. Below is a review of the applications.

**Proposal:**

Two applications are being proposed for the above-mentioned properties.

The first proposal is for a lot line adjustment to expand the existing Moorefield OK Tire business and the second proposal is for a severance to create a new parcel for commercial purposes.

The locations of the two applications have been amended so that they are both outside of the Official Plan designation of Residential. The severance for the new parcel is now north of the existing OK Tire property.

**Lot Line Adjustment No. 1:**

The first proposal is to sever a portion of vacant land from the large agricultural parcel (PIN 71473-0296) and merge it with the OK Tire property (PIN 71473-0295) for additional yard space to expand the business. The severed parcel will have a width of 36.2, depth of 168.7 for an area of 0.94 ha. The OK Tire property which is known as "lands to be added to" currently has a width of 91.4m, depth of 132.6m for an area of 1.2ha.

572 Weber Street North, Unit 7  
Waterloo ON N2L 5C6  
519-742-8371

Elmira, ON:  
519-669-5070

423 Woolwich Street  
Guelph, ON N1H 3X3  
519-821-2763

660 Riddell Road, Unit 1  
Orangeville, ON L9W 5G5  
519-940-4110

Collingwood, ON:  
249-499-8359

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[www.vanharten.com](http://www.vanharten.com)

R.P. Magahay, B.A.   J.E. Buisman, B.E.S., B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.



The OK Tire property was created by consent in January 2018 by INST No. WC530264 and the OK Tire was built. OK Tire has been very successful and the need for additional storage space is required. There are no plans for an additional building at this time. The merged parcel will have an area of 2.1ha.

The majority of the severed parcel is zoned Central Commercial (C1) and the rear portion is zoned General Industrial (M1). The "lands to be added to" is zoned Central Commercial (C1)31.310 which permits the existing business with special provisions. A zone change might be required for the severed parcel to match the existing (C1)31.310 zone.

The retained parcel contains agricultural field and has an area of approximately 32.8ha that will continue to be farmed. The front, urban boundary may be developed in the future.

**Severance No. 2:**

The second proposal is to create a new lot for commercial purposes along McGivern Street in Moorefield. The severed parcel will have a width of 71.2m, depth of 168.7m to be in line with the properties to the north, for an area of 1.2ha. The parcel is currently vacant and would be used for future commercial development.

The intended purchaser is Dan Sinclair of Sinclair Construction. The plan is to construct a building that will be used to make Kitchen Cabinetry. There will be a small show room to display models and to work with clients on design. Further details will be developed after Severance Approval with the development of a Site Plan.

The retained parcel contains agricultural field and has an area of approximately 32.8ha that will continue to be farmed. The front, urban boundary may be developed in the future.

The majority of the severed parcel is zoned Central Commercial (C1) and the rear portion is zoned General Industrial (M1).

Please note that the properties are connected / will be connected to Municipal water services; however, septic systems are required for sewage until servicing capacity becomes available in Moorefield.

**Justification:**

The subject property is essentially half within the "Urban Centre" and half within the "Rural Boundary", the front half with frontage along McGivern Street is the Urban Centre and the rear portion is within the Rural Boundary. The property has numerous Official Plan designations and Zoning Classifications. The Zoning includes: Central Commercial, Residential, General Industrial and Agricultural. The Official Plan designations include: Highway Commercial, Residential, Industrial, Greenlands and Prime Agricultural.

Section 10.6.3 of the Official Plan states that lot line adjustments are permitted in Urban Centres where there is no adverse effect provided that basic lot patterns in the area are not unreasonably altered. The



LAND SURVEYORS and ENGINEERS

proposed lot line adjustment will create a larger property for the existing business and the depth of the property will be in line with the existing property.

Section 10.6.2 of the Official Plan states that severances are permitted in Urban Centres provided that the land is appropriately zoned. The majority of the severed parcel is zoned Central Commercial (C1) and the rear portion is zoned General Industrial (M1).

In summary, these proposals provide a great opportunity to further expand an existing and successful business and to create a new parcel for commercial/manufacturing purposes within the Urban Centre of Moorefield.

Please call me if you or the Planning Staff have any questions.

Very truly yours,  
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey E. Buisman', written in a cursive style.

**Jeffrey E. Buisman** B.E.S, B.Sc.  
*Ontario Land Surveyor*

cc Bill Van Andel  
cc Lloyd Brubacher, OK Tire

---

[www.vanharten.com](http://www.vanharten.com)

R.P. Magahay, B.A.   J.E. Buisman, B.E.S., B.Sc., O.L.S.   R.M. Mak, B.Sc., O.L.S.   J.M. Laws, B.Sc., O.L.S.   J.M. Duffy, P.Eng.

33. **Manure Storage Facilities** on these lands: None

DRY		SEMI-SOLID		LIQUID	
Open Pile	<input type="checkbox"/>	Open Pile	<input type="checkbox"/>	Covered Tank	<input type="checkbox"/>
Covered Pile	<input type="checkbox"/>	Storage with Buck Walls	<input type="checkbox"/>	Aboveground Uncovered Tank	<input type="checkbox"/>
				Belowground Uncovered Tank	<input type="checkbox"/>
				Open Earth-sided Pit	<input type="checkbox"/>

34. Are there any drainage systems on the retained and severed lands? **YES**  **NO**

Type	Drain Name & Area	Outlet Location	
Municipal Drain	<input type="checkbox"/>	Owner's Lands	<input type="checkbox"/>
Field Drain	<input type="checkbox"/>	Neighbours Lands	<input type="checkbox"/>
		River/Stream	<input type="checkbox"/>

**35. Source Water Protection Plan**

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? **YES**  **NO**

If YES, please complete the Source Water Protection Form and submit with your application.

36. Have you had a pre-consultation meeting with County Planning Staff before filling out this application form?

**YES**  **NO**

If yes, please indicate the person you have met/spoken to:

37. **If you wish to provide some further information** that may assist the Planning and Land Division Committee in evaluating your application, please provide by a letter and attach it to this application.

**Please see covering letter.**

**NOTES:**

1. **One original completed application and two original sketches must be filed with the County of Wellington Planning and Land Division office.** If original sketch is larger than 11" x 17", 8 additional copies are required plus one sketch reduced to a size of 11" x 17" (or smaller) for office photocopying and circulation to neighbours. Facsimile documents are not acceptable for reasons of the necessity of good photocopying.
2. The location of the lands (severed & retained) which are the subject of the application must also be shown on the Surveyor's sketch or on an attached "Key Map" and included with the application.
3. Since the filing fee for applications for consent change from time to time, please contact the Planning and Land Division office for current fee information. This fee may be paid in cash or by cheque payable to the County of Wellington.
4. Additional information about the process, about any particular application or obtaining application forms may be obtained by attending at the County of Wellington Administration Centre, 74 Woolwich Street, Guelph Ontario N1H 3T9, by telephone at 519-837-2600, ext. 2160 or 2170; or by facsimile (fax) at 519-837-3875.

**OWNER'S AUTHORIZATION:**

The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

**NOTE:** If more than one owner is listed in item #2 of this application, then all owners must sign this authorization section of the application form or by a letter of authorization duly signed.

If the Owner is a corporation, the authorization must be by an officer of the corporation who has authority to bind the corporation.

I, (we), Willem Van Andel & Louise Catherine Van Andel the Registered Owners of  
Part of Lot 10, Concession 9 as in INST. VN17543, N of the Railway Of the Geog. Township of  
Maryborough, Township of Mapleton in the

County/Region of Wellington severally and jointly, solemnly declare that

Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc.

Is authorized to submit an application for consent on my (our) behalf.

X [Signature] X [Signature]  
Signature(s) of Registered Owner(s) or Corporation's Officer

**APPLICANT'S DECLARATION**

This must be completed by the Applicant for the proposed consent

I, (we) Jeffrey E. Buisman, OLS, of Van Harten Surveying Inc. of the

City of Guelph In the County/Region of

Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) \_\_\_\_\_

Part of Lot 10, Concession 9 as in INST. VN17543, N of the Railway Of the Geog. Township of  
Maryborough, Township of Mapleton

And all the supporting documents are true, and I, (we), make this solemn declaration conscientiously believing it to be true and complete, and knowing that it is of the same force and effect as if made under oath, and virtue of the CANADA EVIDENCE ACT.

DECLARED before me at the

City Of

Guelph In the

County/Region of Wellington

This 2 day of Sept 20 20

[Signature]  
Commissioner of Oaths

[Signature]  
(Owner or Applicant)

\_\_\_\_\_  
(Owner or Applicant)

James Michael Laws,  
a Commissioner, etc.,  
Province of Ontario,  
for Van Harten Surveying Inc.  
Expires May 11, 2021  
Printed Commissioner's, etc. Name

**APPLICANT'S CONSENT (FREEDOM OF INFORMATION):**

In accordance with the provisions of the Planning Act, it is the policy of the County Planning and Development Department to provide public access to all development applications and supporting documentation. In submitting this development application and supporting documentation, I, **Jeff Buisman of Van Harten Surveying Inc.**, the applicant, hereby acknowledge the above-noted and provide my consent in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act that the information on this application and any supporting documentation provided by myself, my agents, solicitors, and consultants will be part of the public record and will also be available to the general public.

Signature of Owner(s) 

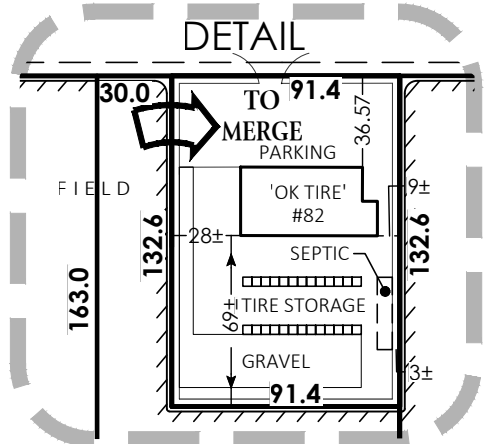
Date Sept 2, 2020

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:**

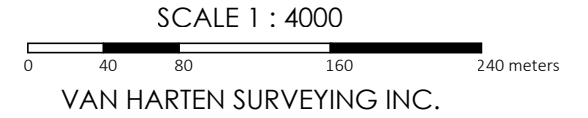
**Secretary-Treasurer  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph, Ontario  
N1H 3T9**

Phone (519) 837-2600 Ext. 2160

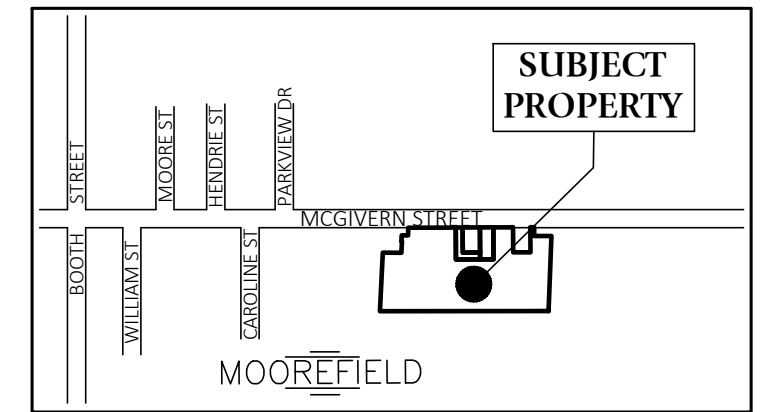
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- ⑤ PIN 71473 - 0029
- ⑥ PIN 71473 - 0027
- ⑦ PIN 71473 - 0291
- ⑧ PIN 71473 - 0078
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- ㉒ PIN 71472 - 0058
- ㉓ PIN 71472 - 0060
- ㉔ PIN 71472 - 0062



**SEVERANCE SKETCH**  
**PART OF LOT 10, CONCESSION 9**  
**GEOGRAPHIC TOWNSHIP OF MARYBOROUGH**  
**TOWNSHIP OF MAPLETON**  
**COUNTY OF WELLINGTON**



**KEYMAP**



**NOTES:**

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED LOW DENSITY RESIDENTIAL (R1C) & R1C(H), CENTRAL COMMERCIAL (C1), GENERAL INDUSTRIAL (M1) AND AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF URBAN CENTRE, PRIME AGRICULTURAL, INDUSTRIAL, HIGHWAY COMMERCIAL, RESIDENTIAL AND GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

THIS SKETCH WAS PREPARED ON  
 THE 2nd DAY OF SEPTEMBER, 2020  
 UPDATED ON NOVEMBER 9th, 2020

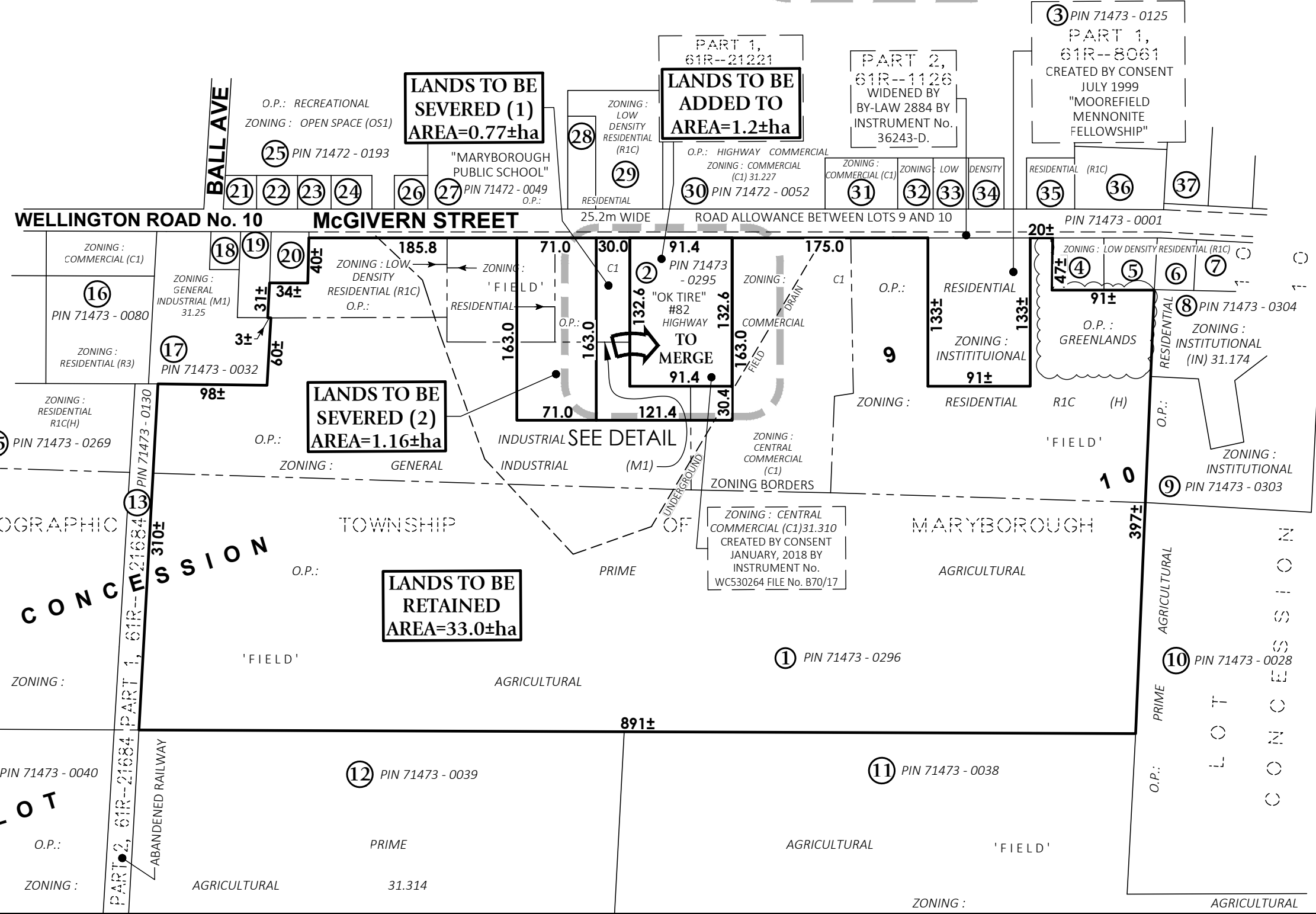
JEFFREY E. BUISMAN  
 ONTARIO LAND SURVEYOR

**Van Harten**  
 SURVEYING INC.  
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com      info@vanharten.com

DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28611-20
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**LOT**  
 O.P.:  
 ZONING:

AGRICULTURAL  
 O.P.:  
 PRIME  
 LOT  
 O.P.:  
 AGRICULTURAL

## B68-20 Severance Van Andel

Patty Wright <PWright@mapleton.ca>

Mon 10/5/2020 1:52 PM

To: Michelle Brown <MBrown@Mapleton.ca>; Larry Wheeler <LWheeler@mapleton.ca>

### Zoning comments

The above noted severance will result in a parcel that will require a zoning amendment to permit a private septic within the urban boundary. Further zoning amendment maybe require to adjust the zone lines of the M1 if the proposed use is mainly manufacturing based. The County Planners will provide comments regarding the official plan.



**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](http://www.mapleton.ca)



## Fw: Consent Application File No.: B68-20 Severance

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 2:48 PM

To: Michelle Brown <MBrown@Mapleton.ca>

**From:** Rick Richardson <RRichardson@mapleton.ca>

**Sent:** Friday, September 25, 2020 2:49 PM

**To:** Michelle Brown <MBrown@Mapleton.ca>

**Subject:** RE: Consent Application File No.: B68-20 Severance

The Fire department have no issues with this severance.



**Rick Richardson**  
**Fire Chief**

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

[www.mapleton.ca](http://www.mapleton.ca)





**Fw: Consent Application File No.: B67-20 Lot Line Adjustment & B68-20 Severance**

Michelle Brown &lt;MBrown@Mapleton.ca&gt;

Thu 10/8/2020 1:26 PM

**To:** Michelle Brown <MBrown@Mapleton.ca>

---

**From:** Sam Mattina <SMattina@mapleton.ca>**Sent:** Wednesday, October 7, 2020 7:30 PM**To:** Michelle Brown <MBrown@Mapleton.ca>; Manny Baron <mbaron@mapleton.ca>; Patty Wright <PWright@mapleton.ca>; John Morrison <jmorrison@mapleton.ca>; Rick Richardson <RRichardson@mapleton.ca>**Cc:** Jim Grose <JGrose@mapleton.ca>; Mohammad Ammad <MAmmad@mapleton.ca>; Kyle Davis <KDavis@centrewellington.ca>**Subject:** RE: Consent Application File No.: B67-20 Lot Line Adjustment & B68-20 Severance

Hi Michelle;

No issues 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 041[www.mapleton.ca](http://www.mapleton.ca)

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON**

**BY-LAW NUMBER 2020-076**

**Being a by-law to confirm all actions and proceedings of the Council of the Corporation of the Township of Mapleton**

**WHEREAS** Section 5 of the Municipal Act, S.O. 2001 c. 25 (hereinafter called "the Act") provides that the powers of a Municipal Corporation shall be exercised by its Council;

**AND WHEREAS** Section 5(3) of the Act states, a municipal power, including a municipality's capacity, rights, powers and privileges under section 9, shall be exercised by by-law, unless the municipality is specifically authorized to do otherwise;

**NOW THEREFORE** the Council of the Corporation of the Township of Mapleton enacts as follows:

1. All actions and proceedings of the Council of the Corporation of the Township of Mapleton taken at its Special Meeting held on Thursday, November 12, 2020, except those taken specifically by By-law and those required by law to be done by Resolution only are hereby sanctioned, confirmed and adopted as though they were set out herein.
2. The Mayor, or in his absence the Presiding Officer, and the Clerk, or in his absence the Deputy Clerk, are hereby authorized and directed to do all things necessary to give effect to the foregoing.
3. The Mayor, or in his absence the Presiding Officer, and the Clerk, or in his absence the Deputy Clerk, are hereby authorized and directed to execute all documents required by law to be executed by them as may be necessary in order to implement the foregoing and the Clerk, or in his absence the Deputy Clerk, is hereby authorized and directed to affix the seal of the Corporation to any such documents.

**READ** a first, second and third time on Thursday, November 12, 2020.

---

Mayor Gregg Davidson

---

Clerk Larry Wheeler