

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL AGENDA

TUESDAY, MARCH 9, 2021 @ 7:00 P.M.



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

DIAL: 1 647 558 0588 MEETING ID: 395 064 9180

1. Call To Order
2. Welcoming Comments by the Chair
3. Declaration of Pecuniary Interest
4. Confirmation of Minutes

- 4.1. Council Meeting dated February 24, 2021
[Minutes - Feb 24, 2021](#)

RECOMMENDATION

THAT the Minutes of the Township of Mapleton Council Meeting held on February 24, 2021 be confirmed as circulated in the agenda package.

5. Matters arising from Minutes
6. Matters under The Planning Act and Matters Arising

- 6.1. ZBA2021-02 Notice of Public Meeting, Part Lot 2, Concession 5, 7941-7943 Fourth Line, Valenta
[ZBA2021-02 Public Meeting Package](#)

RECOMMENDATION

THAT Zoning application ZBA2021-02 located at Part Lot 2, Concession 5, 7941-7943 Fourth Line, Valenta be received;

AND FURTHER THAT the draft amending by-law as circulated in the agenda be presented to Council for first, second, and third reading.

- 6.2. ZBA2021-03 Part Lot 9, Concession 1 (Peel), 7669 Wellington Road 86,
Bauman N & L
[ZBA2021-03 Public Meeting Package](#)

RECOMMENDATION

THAT Zoning application ZBA2021-03 located at Part Lot 9, Concession 1 (Peel), 7669 Wellington Road 86, Bauman be received;

AND FURTHER THAT the draft amending by-law as circulated in the agenda be presented to Council for first, second, and third reading.

- 6.3. Consent Application Summary, Land Division File No. B3-21, Part Lot 2 & 3, Concession 11, Part Lots 241, 242 & 243, Bolton's Plan (Drayton).
Webton Farms Inc. c/o Ray Weber
[B3/21 Webton Farms](#)

RECOMMENDATION

THAT Township of Mapleton Council support Consent Application B3-21 as presented for lands described as Part Lot 2 & 3, Concession 11, Part Lots 241, 242 & 243, Bolton's Plan (Drayton), 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 \$266 (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 2021);
- THAT driveway access can be provided to the retained lands to the satisfaction of the local municipality;
- THAT zoning compliance for the manure storage located on the severed lands is addressed to the satisfaction of the Township of Mapleton;
- THAT servicing can be accommodated on the severed and retained lands to the satisfaction of the Township of Mapleton;
- THAT the applicant provides a Municipal Drain reapportionment or mutual agreement as determined by the Drainage Superintendent, as per the applicable Townships' Fees and Charges by-law;
- 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.

- 6.4. Consent Application Summary, Land Division File B6-21, Lot 165, Part Lots 177 & 178 Bolton's Plan (Drayton)
[B6/21 Cobblestone](#)

RECOMMENDATION

THAT Township of Mapleton Council support Consent Application B6-21 as presented for lands described as Lot 165, Part Lots 177 & 178 Bolton's Plan (Drayton) 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 \$266 (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 2021);
- THAT driveway access to the severed lands can be provided to the satisfaction of the Township of Mapleton;
- THAT zoning compliance for the retained and severed lands be addressed to the satisfaction of the Township of Mapleton;
- THAT servicing can be accommodated on the severed and retained lands to the satisfaction of the Township of Mapleton;
- 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.

7. Delegations and Matters Arising from Delegations

- 7.1. Alma Community Recreation Association (Deb Noble, Member)
Re: Pollinator Habitat in Wallace Cumming Park, Alma
[Pollinator Habitat Proposal, Alma](#)

RECOMMENDATION

That the presentation by Alma Community Recreation Association member Deb Noble regarding a Pollinator Habitat in Wallace Cumming Park, Alma be received for information.

8. Minutes from Committees

- 8.1. Parks and Recreation Committee Meeting of February 18, 2021
[PRC Minutes - DRAFT](#)

RECOMMENDATION

THAT the Minutes of the Mapleton Parks and Recreation Committee Meeting held on February 18, 2021 be received for information.

AND FURTHER THAT Parks and Recreation Committee Resolution PRC 2021-01-03 supporting "the pollinator project in 2021 with a contribution of \$3,000 plus the supply of bedding mulch materials in kind", be ratified by Township of Mapleton Council.

9. Reports and Updates from Staff

- 9.1. Building Department

- 9.1.1. Report for February Month End and Year to Date (YTD)
[Building Report BD2021-04](#)

RECOMMENDATION

THAT Township of Mapleton Council receive Building Department Report BD2021-04 dated March 9, 2021 regarding February Month End and Year to Date (YTD).

- 9.1.2. 2020 Annual Report
[Building Report BD2021-05](#)

RECOMMENDATION

THAT Report BD2021-05, regarding Building Department 2020 Annual Report be received for information.

- 9.2. Finance Department

9.2.1. Temporary Borrowing By-Law for 2021
[Finance Report FIN2021-08](#)

RECOMMENDATION

THAT Township of Mapleton Council receive Finance Report FIN2021-08; and

1. authorize the temporary borrowing, if required, a maximum amount not to exceed \$4,251,345 from January 1st, 2021 to September 30, 2021 and \$2,125,672 from October 1st, 2021 to December 31st, 2021 to meet expenditures of the municipality until taxes are collected and other revenues are received; and
2. that the Township maintain an existing \$2 million-dollar line of credit, if needed, from the Royal Bank of Canada; and
3. that the Treasurer report to Council in advance of any new temporary borrowing arrangements, if required; and
4. that Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2.2. Statement of Council and Committee Remuneration and Expenses
[Finance Report FIN2021-07](#)

RECOMMENDATION

THAT Township of Mapleton Council receive FIN Report 2021-07 dated March 9th, 2021 regarding Council and Committee Remuneration and Expenses;

AND FURTHER THAT Finance Report FIN2021-07 dated March 9th, 2021 is accepted as presented.

9.2.3. 2020 Annual Investment Report
[Finance Report FIN2021-06](#)

RECOMMENDATION

That Report FIN2021-06, dated March 9th, 2021 concerning the 2020 annual investment activities be received for information.

9.3. Public Works Department

- 9.3.1. Award of Gravel Maintenance Tender RFT2021-01
[Public Works Department-PW2021-02 - Pdf](#)

RECOMMENDATION

THAT Township of Mapleton Council receive Public Works Report PW2021-02 dated March 9, 2021 regarding the Award of Gravel Maintenance Tender RFT2021-01

AND THAT Tender RFT2021-01, being a tender for the supply and delivery of 20,000 tonne of OPSS 1010 Crushed Granular "A" (7/8"), be awarded to The Murray Group Ltd., in the amounts of \$265,000, \$278,000, and \$292,000 plus H.S.T for the three years of 2021, 2022 and 2023, respectively

AND FURTHER THAT Council authorize staff to issue a Purchase Order to secure the contract pricing.

- 9.3.2. Drayton Water Tower Project Update
[Public Works Department-PW2021-03 - Pdf](#)

RECOMMENDATION

THAT Township of Mapleton Council receive Public Works Report PW2021-03 dated March 9, 2021 regarding the status of the Drayton Water Tower Project, for information;

10. Approval of By-Laws

- 10.1. By-law 2021-020 being a by-law to amend By-law 2021-002, being a by-law to establish the fees and charges for various services provided by the Municipality.
[By-law 2021-020 Fees & Charges amendment Planning](#)
- 10.2. By-law 2021-021 being a by-law to amend By-law 2010-080, being a zoning by-law for the Township of Mapleton.
[By-law 2021-021 Valenta - Garden Suite](#)
- 10.3. By-law 2021-022 being a by-law to amend By-law 2010-080, being a zoning by-law for the Township of Mapleton.
[By-law 2021-022 Bauman - On Farm Diversified](#)

- 10.4. By-law 2021-023 being a by-law to authorize the closure and conveyance of an unopened road allowance known as Donald Sutherland's Survey of Glen Allan, east end of George Street, lying between lots 52-55 and 56-59, Glen Allan, Township of Mapleton, County of Wellington.

[By-law 2021-023 Surplus Road - George St Glen Allan](#)

RECOMMENDATION

THAT by-laws numbered:

- 2021-020 being a by-law to amend By-law 2021-002, being a by-law to establish the fees and charges for various services provided by the Municipality.
- 2021-021 being a by-law to amend By-law 2010-080, being a zoning by-law for the Township of Mapleton.
- 2021-022 being a by-law to amend By-law 2010-080, being a zoning by-law for the Township of Mapleton.
- 2021-023 being a by-law to authorize the closure and conveyance of an unopened road allowance known as Donald Sutherland's Survey of Glen Allan, east end of George Street, lying between lots 52-55 and 56-59, Glen Allan, Township of Mapleton, County of Wellington.

Be hereby read a first, second, and third time, signed by the Mayor and Clerk and sealed with the Corporate Seal.

11. Correspondence for Council's Direction

- 11.1. Township of Woolwich (Val Hummel, Clerk) letter dated February 25
Re: Requesting Mapleton Councillor to sit on the Court of Revision for Elmira Drain No. 1

[Woolwich Letter - requesting Mapleton Councillor](#)

[Woolwich By-law: Improvement of Elmira Drain 1](#)

RECOMMENDATION

WHEREAS the Township of Woolwich have requested a member of Mapleton Council to sit on the Court of Revision for a shared drainage project that pertains to Elmira Drain Number 1:

NOW THEREFORE Mapleton Councillor Michael Martin be appointed to sit on said Court of Revision to be conducted via Zoom, tentatively scheduled for Thursday, April 22, 2021 @ 6:00 p.m.

12. Correspondence for Council's Information

- 12.1. Mapleton Senior Management Meeting - Agenda Item of March 2, 2021
Re: Proposed Governmental Stage of 2022 Budget Process
[Proposed Budget 2022 Govt Schedule](#)
- 12.2. Norfolk County (Kristal Chopp, Mayor) letter dated February 23, 2021
Re: Carbon tax on primary agriculture producers
[Resolution re Carbon Tax](#)
- 12.3. Environmental Review Tribunal - Decision of March 1 [Case No: 20-033]
Re: Darling International Canada: Presenter Status request, Proposed Partial Settlement, Procedural Matters, Order
[Decision: Environmental Tribunal](#)
- 12.4. AMCTO (Robert Tremblay, President) letter of February 18, 2021
Re: Municipal staff training budgets
[AMCTO letter to Councils](#)

13. Notices of Motion

14. Notice Provision

15. Other Business

16. Closed Session

- 16.1. Rise and Report on Closed Session convened February 24, 2021

Mayor Davidson to report the following was discussed in Closed Session:

1. Review and adoption of the Closed Session Minutes dated January 26, 2021.
2. Labour relations or employee negotiations - CAO Report: CL2021-04 Mapleton Planning Services

- 16.2. Closed Session: March 9, 2021 - by separate Zoom invitation

RECOMMENDATION

THAT subsequent to Council adopting the Confirmatory By-law and adjournment of the Regular Council Meeting - Township of Mapleton Council move into Closed Session for the following reasons:

1. Review of Closed Session Minutes: February 24, 2021
2. Labour relations or employee negotiations

17. Confirmatory By-Law

- 17.1. By-law 2021-024 Confirmatory
[By-law 2021-024 Confirmatory](#)

RECOMMENDATION

THAT By-law Number 2021-024 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 Clerk and sealed with the Corporate Seal.

18. Adjournment

PLEASE NOTE: Alternate Formats and Communication Support

The Township is committed to providing residents with communication support and alternate format of documents upon request. For more information or to make a request, please call the Township of Mapleton office at 519-638-3313.