



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL MINUTES

TUESDAY, AUGUST 11, 2020 @ 7:00 P.M.

PMD ARENA, 68 MAIN STREET W. DRAYTON

PRESENT:

Gregg Davidson, Mayor
Dennis Craven, Councillor
Paul Douglas, Councillor
Michael Martin, Councillor
Marlene Ottens, Councillor

STAFF PRESENT:

Manny Baron, Chief Administrative Officer
Barb Schellenberger, Municipal Clerk
Sam Mattina, Director of Public Works
John Morrison, Director of Finance
Larry Wheeler, Deputy Clerk
Rick Richardson, Fire Chief
Linda Redmond, Planner

1. Call to Order

Mayor Davidson welcomed attendees & called the meeting to order at 7:00 p.m.

2. O Canada

i) Retiring Clerk Barb Schellenberger was acknowledged for her tenure with the Township of Mapleton. Council presented flowers and words of thanks.

ii)

Council agreed to hear the many individuals who were in attendance for Item 6.2 regarding Redline Revision for Riverview Heights Subdivision, Phase 2. Areas of concern included:

- Elimination of the parkland
- Potential lot line adjustments
- Views (sunrise/sunset and loss of mature trees)
- Construction noise, dust control & traffic would need to be managed
- Loss of small community feel
- Reduced property values
- Security & capacity of the existing water supply

3. Declaration of Pecuniary Interest – none stated

4. Confirmation of Minutes

4.1 Special Meeting of Council dated July 14, 2020

RESOLUTION 2020-16-01

Moved: Councillor Craven

Seconded: Councillor Martin

THAT the minutes of the Township of Mapleton Special Meeting of Council held on July 14, 2020 be confirmed as circulated in the agenda package.
CARRIED

4.2 Council Meeting dated July 14, 2020

RESOLUTION 2020-16-02

Moved: Councillor Martin

Seconded: Councillor Craven

THAT the minutes of the Township of Mapleton Meeting of Council held on July 14, 2020 be confirmed as circulated in the agenda package.
CARRIED

4.3 Special Meeting of Council dated July 30, 2020

RESOLUTION 2020-16-03

Moved: Councillor Craven

Seconded: Councillor Martin

THAT the minutes of the Township of Mapleton Special Meeting of Council held on July 30, 2020 be confirmed as circulated in the agenda package.
CARRIED

5. Matters arising from Minutes - none

6. Matters under The Planning Act and Matters Arising

- 6.1 a) ZBA2020-07 - Notice of Public Meeting, Peel Con 3 & 4, Part Lot 6 RP61R8725 Part 1 RP61R20565 Part 1. Kraemer Randy, Susanne

The Chairman announced that this is a Public Meeting under the Planning Act to hear comments from the public and agencies and to give consideration to an application for a proposed Zoning By-law Amendment ZBA2020-07.

The subject lands are located at 6610 Sideroad 17.

The proposed purpose and effect is to rezone the subject lands to permit an expansion to the existing woodworking business.

Staff confirmed the following:

- Property owners and agencies were provided with the required Notice by first-class mail or by email on July 20, 2020.
- Proper postings were completed on July 21, 2020.
- Public Notice was posted in the July 30th issue of the Community News.
- Planning Report dated July 28, 2020 prepared by Planner Matthieu Daoust and Senior Planner Michelle Innocente was received and included in the agenda package.
- CBO Patty Wright comments dated July 24, 2020 state "no concerns."
- GRCA – Resource Planner Laura Warner comments dated July 23, 2020 were received and included in the agenda package.
- Wellington Source Water Protection – Risk Management Inspector Emily Vandermeulen comments dated July 22, 2020 were received and included in the agenda package.
- Fire Chief Rick Richardson comments dated July 21, 2020 state "no issues."
- Ratepayer comments dated August 4, 2020 were received and included in the agenda package.

Township Planner Linda Redmond gave a brief synopsis of the application.

Applicant's Planner John Cox summarized the landowner's position.

There were no oral presentations or written submissions from those in attendance. No one spoke in support or opposed to the amendment.

A Councillor commented that he was aware that a previous dust problem had been rectified. A Councillor queried the maximum building coverage allowed, which was answered by the applicant's Planner.

A 'Name & Address' form was circulated to persons in attendance who wished to receive further notifications.

The Mayor asked if there were any further questions regarding the proposed zoning by-law amendment. Hearing none, the Mayor stated further discussion will take place later in this evening's meeting. The applicant and/or agent and any other interested persons were invited to stay. The Mayor stated that Council will consider all the matters placed before it prior to reaching a decision.

The Public Meeting was then concluded.

RESOLUTION 2020-16-04

Moved: Councillor Martin
Seconded: Councillor Craven

THAT Zoning application ZBA2020-07 located at 6610 Sideroad 17, Kraemer, Randy & Susanne 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.
CARRIED

- 6.2 County of Wellington Request for Revisions to a Draft Approved Plan of Subdivision, 23T-98003, Riverview Heights Phase 2, Part of Lots 18 & 19, Concession 12, Maryborough Twp.

RESOLUTION 2020-16-05

Moved: Councillor Craven
Seconded: Councillor Martin

THAT Township of Mapleton Council receive County of Wellington Request for Revisions to a Draft Approved Plan of Subdivision, 23T-98003, Riverview Heights Phase 2, Part of Lots 18 & 19, Concession 12, Maryborough dated July 10, 2020;

AND FURTHER support the requested redline amendment as explained in correspondence dated March 5, 2020 from Owner/Applicant Drayton B.G. Inc and from ABEC Engineering & Planning, Masoud Robati dated July 1, 2020 with the following conditions:

- Cash in lieu of parkland as per the Township's fees and charges by-law
- Satisfy all the requirements of the local municipality, financial and otherwise
- Driveway entrance approval
- Safe Driveway access can be provided to the satisfaction of the Township and County
- Taxes Paid in Full
- Service connections to be confirmed
- Official Plan Compliance
- Zoning Compliance
- Lot Grading and Drainage Plan
- Subdivision Agreement
- Digital copies of deposited Subdivision Plan

Also included for your records are comments prepared by R.J. Burnside dated July 27, 2020.

DEFERRED

County Planning Manager Linda Redmond was in attendance and advised Council she would deliberate with the developer regarding the resident's earlier concerns.

7. **Delegations and Matters Arising from Delegations – none**

8. **Minutes from Committees – none**

9. **Reports and Updates from Staff**

- 9.1 Building Department

- i) Building Report BD 2020-09
Re: July 2020 Month End & YTD

RESOLUTION 2020-16-06

Moved: Councillor Martin
Seconded: Councillor Craven

THAT Township of Mapleton Council receive Building Department Report BD2020-09 dated August 11, 2020 regarding July Month End and Year to Date (YTD).

CARRIED

9.2 CAO and Clerk's Department

- i) CAO Clerk's Report CL2020-13
Re: Mapleton Water/Wastewater System Upgrades Path Forward

RESOLUTION 2020-16-07

Moved: Councillor Craven
Seconded: Councillor Martin

THAT CAO's Report CL2020-13, dated August 11, 2020 with regards to the Mapleton Water/Wastewater System Upgrades Path Forward be received;
AND FURTHER THAT Council direct staff to begin where we left off and work directly with CIMA+ to address the water and wastewater system needs in Drayton and Moorefield.

CARRIED

- ii) CAO Clerk's Report CL 2020-14
Re: Ontario Bill 197 – Mapleton Procedural By-law

RESOLUTION 2020-16-08

Moved: Councillor Douglas
Seconded: Councillor Ottens

THAT Township of Mapleton Council receive CAO Clerk's Report CL2020-14 dated August 11, 2020 regarding Bill 197, Municipal Act Section 238, Procedural By-law Revisions;

AND FURTHER THAT staff prepare a revised procedural by-law for the purposes of incorporating the following preferred legislative policy options:

- i) Mapleton Council may elect to utilize an electronic platform for both 'Open to the Public' and 'Closed to the Public' Council meetings.
- ii) Members of Council may participate electronically in a Council meeting which is not being held on an electronic platform, subject to authorization from the Head of Council.
- iii) Council members are not allowed to appoint another member of Council to act as their proxy when they are absent.

CARRIED

- iii) CAO Clerk's Report CL2020-15
Re: Economic Development Consulting Services

RESOLUTION 2020-16-09

Moved: Councillor Ottens
Seconded: Councillor Douglas

THAT Township of Mapleton Council receive CAO Clerk's Report CL2019-15 dated August 11, 2020 regarding Economic Development Consulting Services;
AND FURTHER THAT Council approve the Memorandum of Understanding and authorize the Mayor and Clerk to execute the agreement;
AND FURTHER THAT Council approve the position of Economic Development Coordinator to work in conjunction with Minto's Economic Development Team.

CARRIED

9.3 Fire Department

- i) Fire Report FR2020-05
Re: Enhanced Fire Services

RESOLUTION 2020-16-10

Moved: Councillor Douglas
Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Report FR2020-05 dated August 11, 2020 regarding Request for Enhanced Fire Services.
AND FURTHER THAT Mapleton Council approve the additional 3 days per week to the staff of Mapleton Fire/Rescue.

DEFERRED UNTIL 2021 BUDGET DELIBERATIONS

9.4 Public Works Department

- i) Public Works Report PW2020-15
Re: 2020 Capital Program Status Update #2

RESOLUTION 2020-16-11

Moved: Councillor Ottens
Seconded: Councillor Douglas
THAT Township of Mapleton Council receive Public Works Report PW2020-15 dated August 11, 2020 regarding the 2020 Capital Program Status Update #2 for information.
CARRIED

10. Approval of By-Laws

RESOLUTION 2020-16-12

Moved: Councillor Douglas
Seconded: Councillor Ottens
THAT By-laws Numbered:

- 2020-052 being a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between Darren Huber & Stephanie Huber and The Corporation of the Township of Mapleton
- 2020-053 being a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between Glenaviland Development Corporation and The Corporation of the Township of Mapleton
- 2020-054 being a by-law to appoint a Clerk for the Corporation of the Township of Mapleton
- 2020-055 being a by-law to appoint a Secretary-Treasurer of the Committee of Adjustment for the Corporation of the Township of Mapleton
- 2020-056 being a By-law to amend By-law 2010-080, being a Zoning By-law for the Township of Mapleton, Part Lot 6, Concession 4 (Peel), ZBA 2020-07 be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.

CARRIED

11. Correspondence for Council's Direction – none

12. Correspondence for Council's Information was circulated with the agenda.

13. Notices of Motion

Council gave permission by consensus to allow Mayor Davidson to introduce a Notice of Motion.

RESOLUTION 2020-16-13

Moved: Mayor Davidson
Seconded: Councillor Craven
Traffic Alma – That staff investigate options to reduce truck and other vehicular traffic on certain municipal roads in the Alma area that are being used as a go-around of the traffic lights located at the intersection of County Roads 7 and 17.
CARRIED

14. Notice Provision

- 14.1 Cemetery Notice – By-law 2020-042 submitted to the Bereavement Authority of Ontario (BAO)

15. Other Business

Discussion took place regarding the following topics:

- i) Potential Mapleton Council action in light of significant vehicle accidents at the 'S' bend where Wellington County Road 9 intersects with Wellington County Road 8 (Perth County Road 91).
- ii) Clarity regarding the status of shared Fire Services between Mapleton, Minto, and Wellington North.

16. Council Tracking Sheet – no updates requested

17. Closed Session – none

18. Confirmatory By-law Number 2020-057

RESOLUTION 2020-16-14

Moved: Councillor Ottens

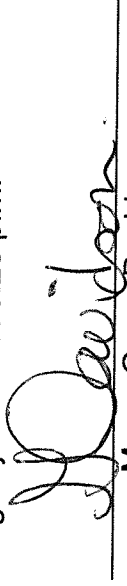
Seconded: Councillor Douglas

THAT By-law Number 2020-057 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.


CARRIED

19. Adjournment

There being no further business, the meeting adjourned at 9:20 p.m.



Mayor Gregg Davidson



Clerk Larry Wheeler

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.