



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL AGENDA

TUESDAY, OCTOBER 13, 2020 @ 7:00 P.M.

MOOREFIELD COMMUNITY CENTRE

1. **Call to Order**
2. **O Canada**
3. **Declaration of Pecuniary Interest**
4. **Confirmation of Minutes**

4.1 Council Meeting dated Sept 22, 2020

RECOMMENDATION

THAT the Minutes of the Township of Mapleton Council Meeting held on September 22, 2020 be confirmed as circulated in the agenda package.

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

- 6.1
- a) ZBA2020-08 - Notice of Public Meeting, Part Lot 11, Concession 1 E (Peel), 7571 Wellington Road 86, Amos B & Louisa Frey
 - b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

THAT Zoning application ZBA2020-08 located at Part Lot 11, Concession 1 E (Peel), 7571 Wellington Road 86, Amos B & Louisa Frey be received;

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

- 6.2
- a) ZBA2020-09 - Notice of Public Meeting, Part Lot 2 & 3, Concession 11, Plan Bolton's Part Lots 241, 242 & 243, 7937 Wellington Road 8, Webton Farms Inc (Ray Weber).
 - b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

THAT Zoning application ZBA2020-09 located at Part Lot 2 & 3, Concession 11, Plan Bolton's Part Lots 241, 242 & 243, 7937 Wellington Road 8, Webton Farms Inc (Ray Weber) be received;

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

- 6.3 a) ZBA2020-10 Notice of Public Meeting, Part Lot 14, Concession 6 W (Peel), 7468 Sixth Line, James & Marlene Gingrich.
- b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

THAT Zoning application ZBA2020-10 located at Part Lot 14, Concession 6 W (Peel), 7468 Sixth Line, James & Marlene Gingrich be received;

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

- 6.4 a) Consent Application Summary, Land Division File No. B64-20, Concession 2 W Part Lot 4 (Maryborough) 8590 Concession 3, Bill & Michelle Parke
- b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

THAT Township of Mapleton support Consent Application B64-20 as presented for lands described as Part Lot 4, Concession 2 (Maryborough) 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 the retained lands be rezoned to restrict residential development to the satisfaction of the Local Municipality and the County of Wellington;*

- *THAT driveway access can be provided to the retained lands to the satisfaction of the Township;*
- *THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file).*
- *THAT the severed parcel be reduced to approximately 1.39 ha (3.4 ac), which will meet Provincial Policies and generally conform to the Official Plan.*

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 - none

8. Minutes from Committees – none

9. Reports and Updates from Staff

9.1 Building Department

- i) Building Report BD2020-11
Re: September 2020

RECOMMENDATION

THAT Township of Mapleton Council receive Building Department Report BD2020-11 dated October 13, 2020 regarding September Month End and Year to Date (YTD).

9.2 CAO and Clerk's Department

- i) CAO Clerk's Report CL2020-16
Re: Aggregate Resource Property Value & Advocacy Group

RECOMMENDATION

THAT Township of Mapleton Council receive Report CL2020-16 dated October 13, 2020 regarding Aggregate Resource Property Value and Advocacy;

AND FURTHER THAT Council direct staff to forward the following resolution to the specified Ministries, Municipalities, Associations, and local MPP's:

WHEREAS previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel

pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands; and

WHEREAS the Township of Mapleton Council supports a fair and equitable assessment system for all aggregate resource properties; and

WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Stone, Sand and Gravel Association, revised criteria for assessing aggregate resource properties; and

WHEREAS the Township of Mapleton Council has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties;

NOW THEREFORE BE IT RESOLVED:

(a) That the Township of Mapleton Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and

(b) That the Township of Mapleton Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values; and

(c) That the Township of Mapleton Council hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and

(d) That the Township of Mapleton Council direct the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

- ii) CAO Clerk's Report CL2020-17
Re: Mapleton Water / Wastewater Servicing

RECOMMENDATION

THAT CAO's Report CL2020-17, dated October 13, 2020 with regards to the Mapleton Water/Wastewater Servicing be received.

AND FURTHER THAT council direct staff to engage CIMA+ to address the water and wastewater system needs.

AND FURTHER THAT council direct staff to work with CIMA+ to move forward with the proposed project prioritization as described on page 29 of attached presentation

- iii) CAO Clerk's Report CL2020-18
Re: Permitting a Second Minor Variance Application within two years

RECOMMENDATION

THAT Clerk's Report CL2020-18, dated October 13, 2020 regarding Council permitting a second Minor Variance Application within two years be received;

AND FURTHER THAT Council declare by Resolution that such an application is permitted, in respect of a specific application, namely A2020-08 John & Marlene Horst at civic address 7433 Wellington Road 7.

9.3 Economic Development

- i) Economic Development Report ED2020-02
Re: Community Improvement Plan Update 1

RECOMMENDATION

THAT Economic Development Report ED2020-02 dated October 13, 2020 regarding the Mapleton Community Improvement Plan (CIP) be received for information;

FURTHER THAT Council approve the recommendation to transfer funds from Capital Reserves to the 2020 Community Improvement Plan.

9.4 Emergency Management

- i) Emergency Management Report EM2020-02
Re: Status of the Township's Emergency Management Programme

RECOMMENDATION

THAT the Township of Mapleton Council receives Emergency Management Report EM2020-02 dated October 13 regarding the status of the Township's Emergency Management Programme for 2020;

AND FURTHER THAT Council of the Township of Mapleton accepts the annual status report of the Township's Emergency Management Programme for 2020.

9.5 Finance Department

- i) Finance Report FIN2020-19
Re: Application for Tile Loan – Form 6

RECOMMENDATION

THAT Township of Mapleton Council receive Finance Report FIN2020-19 dated October 13, 2020 regarding Application for Tile Loan – Form 6;

AND FURTHER THAT Township of Mapleton Council approve the Application for Tile Loan - Form 6 for property located at Part Lots 1 & 2, Concession 12, former Township of Peel in the amount of \$35,600 provided that funds are available from the Province.

10. Approval of By-Laws

- 10.1 By-law Number 2020-065 being a By-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between 2711150 Ontario Inc. and the Corporation of the Township of Mapleton.
- 10.2 By-law Number 2020-066 being a By-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between Noah Weber, John M Weber, & Salome Weber, and the Corporation of the Township of Mapleton.
- 10.3 By-law Number 2020-067 being a By-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between Carol Wideman & Ruthann Wideman and the Corporation of the Township of Mapleton.

RECOMMENDATION

THAT By-laws Numbered:

2020-065

2020-066

2020-067

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

11. Correspondence for Council's Direction - none

12. Correspondence for Council's Information

- 12.1 Wellington County By-law 5665-20 dated May 28, 2020
Re: Property tax exemption for Non-Profit & Cooperative Social Housing
- 12.2 MPP Randy Pettapiece press release dated September 25, 2020
Re: Advocating for local long-term care beds in Perth – Wellington
- 12.3 Solicitor General letter dated October 2, 2020
Re: Anti-racism initiatives
- 12.4 Crime Stoppers Guelph Wellington Quarterly Newsletter
Re: 2020 Fall Edition
- 12.5 Farm Property Tax Rate Program – Provincial Review
 - i) Township of Huron Kinloss - Resolution #485 dated August 17, 2020
Re: support for Mapleton resolution
 - ii) Township of Malahide - Resolution dated September 17, 2020
Re: support for Mapleton resolution
- 12.6 Enbridge Gas
 - i) Notice to Ontario Municipal Clerks
 - ii) Application to Ontario Energy Board
 - iii) OEB - Notice to Customers of Enbridge Gas
- 12.7 AMO's Annual Report on the Federal Gas Tax Fund
Link: <https://tinyurl.com/y5awsfkq>
- 12.8 Maitland Valley Conservation Authority
Re: Minutes of General Membership Meeting #6-20
- 12.9 MPAC email dated September 23, 2020
Re: Municipal Levy – pandemic support plan

12.10 AMO Watch File

The link to view the September 24, 2020 issue: <https://tinyurl.com/y5naotrz>

The link to view the October 1, 2020 issue: <https://tinyurl.com/y4kc5q8t>

The link to view the October 8, 2020 issue: <https://tinyurl.com/y6t29htc>

13. Notices of Motion

13.1 Received from Councillor Martin:

“That the Township of Mapleton revert back to holding Meetings virtually until such time Council deems appropriate.”

14. Notice Provision

14.1 Regular Meeting of Council (October 13th & 27th) New Location:
Moorefield Community Centre

14.2 Parks and Recreation Committee Meeting (October 15th) Cancelled

15. Other Business

16. Council Tracking Sheet

17. Closed Session - none

18. Confirmatory By-law Number 2020-068

RECOMMENDATION

THAT By-law Number 2020-068 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.

19. 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.



Township of Mapleton

2020 Calendar

January						
S	M	T	W	T	F	S
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- Regular Council 7pm
- Regular Council 1pm
- Council Conference
- Committee of Adjustment
- Parks and Recreation Committee
- Economic Development Committee
- Statutory Holiday (Office Closed)

Note: Council Meeting dates as per Procedure By-law



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL MINUTES

TUESDAY, SEPTEMBER 22, 2020 @ 1:00 P.M.

ALMA COMMUNITY CENTRE

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

STAFF PRESENT: Manny Baron, Chief Administrative Officer
Larry Wheeler, Clerk
Sam Mattina, Director of Public Works
John Morrison, Director of Finance
Patty Wright, Chief Building Officer
Rick Richardson, Fire Chief
Aly Cripps, Economic Development Coordinator
Michelle Brown, Clerk's Assistant

1. Call to Order

Mayor Davidson welcomed attendees & called the meeting to order at 1:00 p.m.

2. O Canada

3. Declaration of Pecuniary Interest – none stated

4. Confirmation of Minutes

4.1 Council Meeting dated Tuesday, September 8, 2020

RESOLUTION 2020-18-01

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the Minutes of the Township of Mapleton Council Meeting held on September 8, 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 - none

7. Delegations and Matters Arising from Delegations

7.1 CIMA+ (Tom Montgomery, Kelly Frensch)
Mapleton Water / Wastewater Servicing Presentation

RESOLUTION 2020-18-02

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT the delegation of CIMA+ be received for information.

CARRIED

8. Minutes from Committees – none

9. Reports and Updates from Staff

9.1 Building Department

- i) Building Report BD2020-10
Re: Report for August Month End and Year to Date (YTD)

RESOLUTION 2020-18-03

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Building Department Report BD2020-10 dated September 22, 2020 regarding August Month End and Year to Date (YTD).

CARRIED

9.2 Economic Development Department

- i) Ec Dev Report ED2020-01
Re: Digital Main Street

RESOLUTION 2020-18-04

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT Economic Development Report ED2020-01 dated September 22, 2020 regarding Digital Main Street be received for information.

CARRIED

9.3 Finance Department

- i) Finance Report FIN2020-18
Re: Duncan Municipal Drain
Provisional By-law to Authorize Maintenance and Repair

RESOLUTION 2020-18-05

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Finance Report FIN2020-18 dated September 22, 2020 regarding the Provisional By-law to Authorize the Maintenance and Repair of the Duncan Municipal Drain;

AND FURTHER THAT the attached Provisional draft by-law be passed to authorize the maintenance and repair of the Duncan Municipal Drain and that a copy of this By-law be forwarded to the Municipality of North Perth.

CARRIED

9.4 Fire Department

- i) Fire Report FR2020-06
Re: Updating Motor Vehicle Collision Prone Intersections

RESOLUTION 2020-18-06

Moved: Councillor Craven

Seconded: Councillor Martin

THAT Township of Mapleton Council receive Fire Report FR2020-06 dated September 22, 2020 regarding Updating Motor Vehicle Collision Prone Intersections for information.

CARRIED

9.5 Public Works Department

- i) Public Works Report PW2020-17
Re: Asset Management Software Implementation Update

RESOLUTION 2020-18-07

Moved: Councillor Martin

Seconded: Councillor Craven

THAT Township of Mapleton Council receive Public Works Report PW2020-17 regarding Asset Management Software Implementation Update for information.

CARRIED

10. Approval of By-Laws

10.1 By-law Number 2020-062 being a By-law to appoint an Emergency Management Programme Coordinator (referred to as Community Emergency Management Coordinator) [CEMC] for the Township of Mapleton.

10.2 By-law Number 2020-063 being a Provisional By-law to authorize the maintenance and repair of the Duncan Municipal Drain.

RESOLUTION 2020-18-08

Moved: Councillor Craven

Seconded: Councillor Martin

THAT By-laws Numbered:

- 2020-062
- 2020-063

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 within the agenda

13. Notices of Motion

14. Notice Provision

14.1 Parks & Recreation Committee Meeting – Rescheduled Sept 24, 6:00 pm

15. Other Business

16. Council Tracking Sheet

17. Closed Session - none

18. Confirmatory By-law Number 2020-064

RESOLUTION 2020-18-09

Moved: Councillor Martin

Seconded: Councillor Craven

THAT By-law Number 2020-064 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 2:34 p.m.

Mayor Gregg Davidson

Clerk Larry Wheeler

PLEASE NOTE: Alternate Formats and Communication Support

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NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2020-08

TAKE NOTICE that the Council of the Corporation of the Township of Mapleton has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 2010-80, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

PUBLIC MEETING Mapleton Council will consider this application at their meeting scheduled for:

Tuesday, October 13, 2020

Moorefield Community Centre
15 Ball Avenue, Moorefield
7:00 p.m.

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lot 11, Concession 1 E (Peel), with a civic address of 7571 Wellington Rd 86. The property is approximately 39.84 ha (98.45 ac) in size and the location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to expand on the current Agricultural Site Specific zoning (A 31.217) to permit a 255.5 m² (2,750 ft²) addition to an existing woodworking shop for a total area of 448.4 m² (4,826 ft²). The applicant is proposing to expand their existing woodworking operation to include metal work. Additional relief may be considered at this meeting.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

Power of the Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Mapleton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Mapleton before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

Request for Notice of Decision

If you wish to be notified of the decision in respect of the proposed Township of Mapleton Zoning By-law Amendment, you must make a written request to the Clerk.

Additional Information

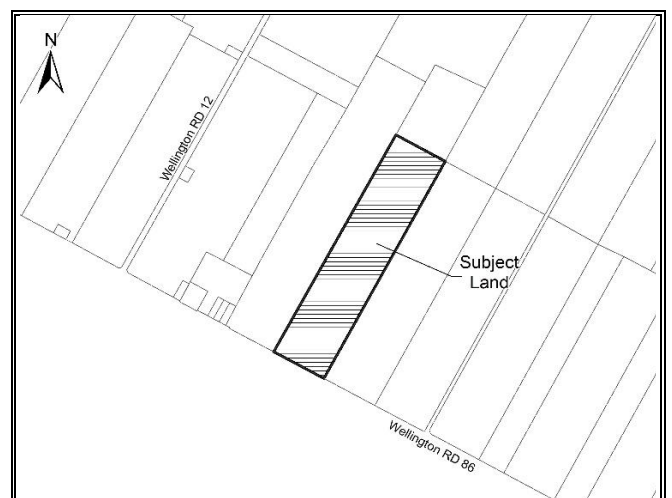
For more information about this matter, including information about appeal rights, please contact or visit the Municipal Office at the address shown below. O. Reg. 470/09, s. 2: 179/16, s. 2

The application and any additional information is available to the public for inspection at the Township of Mapleton Municipal Office during office hours.

Dated at the Township of Mapleton
This 21 day of September 2020.

Larry Wheeler, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton ON N0G 1P0
Phone: 519.638.3313 Ext.045
Fax: 519.638.5113

lwheeler@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

Staff Commenting Form

ZBA2020-08	OWNER: Amos B Frey & Louisa Frey 7571 Wellington Road 86 R. R. # 1 Wallenstein ON N0B 2S0 APPLICANT: Abraham Martin 7351 Line 86 Wallenstein ON N0B 2S0	SUBJECT LAND: Peel Con 1 E PT Lot 11 CIVIV ADDRESS: 7571 Wellington Road 86
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Staff confirmed the following:

- Property owners and agencies were provided with the required Notice by prepaid first-class mail or by email on September 21, 2020.
- Proper postings were completed on September 21, 2020.
- Planning Report dated October 1, 2020 prepared by Planner Michelle Innocente was received and included in the agenda package.
- CBO Patty Wright comments dated September 22, 2020 state “no concerns.”
- GRCA comments dated October 2, 2020 state “no objection.”
- Director of Public Works Sam Mattina comments dated October 7, 2020 indicate “no issues.”
- Wellington Source Water Protection – Risk Management Inspector Emily Vandermeulen comments dated September 22, 2020 states “the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.”
- Fire Chief Rick Richardson comments dated October 5, 2020 state “no issues.”
- Ratepayer: No concerns or letters of objection were received.

Prepared on October 8, 2020 by:

Michelle Brown, Clerk’s Assistant



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: October 1, 2020
TO: Manny Baron, C.A.O.
Township of Mapleton
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Amos and Louisa Frey**
7571 Wellington Rd 86
Zoning By-law Amendment (ZBA 2020-08)

Planning Opinion

The proposed zoning amendment would permit an expansion to an existing home industry by allowing 255.5 m² (2,750 ft²) of area within the existing accessory building to be utilized as a metalwork shop in addition to the 193 m² (2,076 ft²) area currently utilized for a woodworking shop for a total area of 448.4 m² (4,826 ft²). The proposal would amend the current Site Specific Agricultural (A-31.217) zone.

The home industry criteria provided in the zoning by-law is intended to regulate the size and scale of these types of uses in the Prime Agricultural areas. This criterion was established under the former Provincial Policy requirements for secondary uses in Prime Agricultural areas in which small scale was defined and further regulated through local zoning by-laws. Under the current Provincial Policy State (PPS) criteria, the size and scale is contained by an area of operation that shall not exceed 2% of the area of the farm to a maximum area of 1 ha. This proposal comprises an area of approximately 0.26 ha or 0.7% of the farm property.

Based on the PPS criteria staff are satisfied that the proposal is in general conformity with the County of Wellington Official Plan and we are supportive of the request to rezone the property. The business remains secondary to the main agricultural use and complies with the other home industry regulations under the Zoning By-law.

INTRODUCTION

The subject property is legally described as Part Lot 11, Concession 1 E (Peel) with a civic address of 7571 Wellington Rd 86. The property is approximately 39.84 ha (98.45 ac) in size. The lands are currently occupied by a residence, barn and woodworking shop and the location of the property is shown in Figure 1.

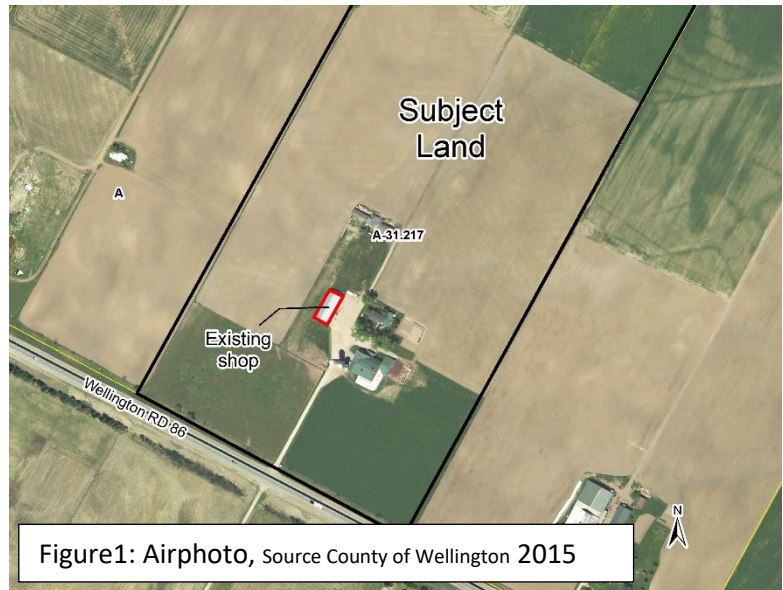
PROPOSAL

The proposed amendment is to rezone the subject lands to permit an expansion to an existing home industry to allow 255.5 m² (2,750 ft²) of area within the existing accessory building to be utilized as a metalwork shop in addition to the 193 m² (2,076 ft²) area currently utilized within the accessory

building for a woodworking shop for a total area of 448.4 m² (4,826 ft²). The proposal would amend the current Site Specific Agricultural (A-31.217) zone.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the PRIME AGRICULTURAL area. Under the PPS permitted uses within prime agricultural areas include: agricultural uses, agricultural related uses, and on-farm diversified uses. An on-farm diversified use is defined as: uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.



According to the Province’s *Guidelines on Permitted Uses in Ontario’s prime Agricultural Areas (Publication 851)*, a home industry on a commercial farm is not limited to producing products that are agriculturally related. The guidelines also recommend that such uses not occupy more than 2% of the area of a farm (up to a maximum of 1 hectare in area). Municipalities may set building size limits/caps to regulate building size to a scale deemed appropriate in the prime agricultural area.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and GREENLANDS. Identified environmental features include a significant wooded area. The proposed use is beyond the required 30m set back from the environmental feature on the subject property.

Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that a home business includes home industries which “are small in scale with a limited number of employees, and minimal off site impacts – examples include minor equipment repair, woodworking, crafts, and welding”.

ZONING BY-LAW

The subject property is zoned Site Specific Agricultural (A-31.217). Home Industries are permitted within the Agricultural zone subject to criteria outlined in Section 6.14. Section 6.14 b) a home industry may include such uses as a woodworking shop, welding shop, and machine show among others. Under 6.14 d) the maximum square footage for any or all buildings or structures used for a home industry shall not exceed 232.25 m² (2500 ft²) of floor area which shall include but is not limited to: generator room, lunchroom, office, mechanical room, basement area and inside storage area.

The current Site Specific Agricultural (A-31.217) permits the following:

The secondary use of a woodworking shop shall also be permitted in addition to other uses permitted in the Agriculture (A) zone, Section 8. The woodworking shop area may be located within a portion of a larger existing building, provided that the use complies with Sections 6.14, Home Industry.

Notwithstanding Section 6.14(d), an additional area of 1,600 ft² (148.64 m²) shall be permitted for storage purposes only.

An amendment to the zoning by-law is necessary to permit the proposed increase in area for the home industry use and to include a metalwork shop as a permitted use. The applicant is proposing to utilize 448.4 m² (4,826 ft²) of area within the existing accessory structure for a woodworking and metalwork shop.

PLANNING DISCUSSION

Home Industry criteria

The home industry criteria provided in the zoning by-law is intended to regulate the size and scale of these types of uses in the Prime Agricultural areas. The criteria was established under the former PPS requirements for secondary uses in Prime Agricultural areas in which small scale was defined and further regulated through local zoning by-laws. The current PPS (2020) policies for on-farm diversified uses which replaces secondary uses has broadened the area of operation to reflect the farm size. Under the new PPS criteria, the size and scale is contained by an area of operation that shall not exceed 2% of the area of the farm to a maximum area of 1ha (10,000 m²). In this instance, based on the plan submitted with the application (Figure 2), the woodworking and metalwork operation will comprise an approximate building area of 448.4 m² (4,826 ft²) and an estimated overall area of 0.26 ha or 0.7% of the farm property. This area includes the building and a modest area surrounding the building.

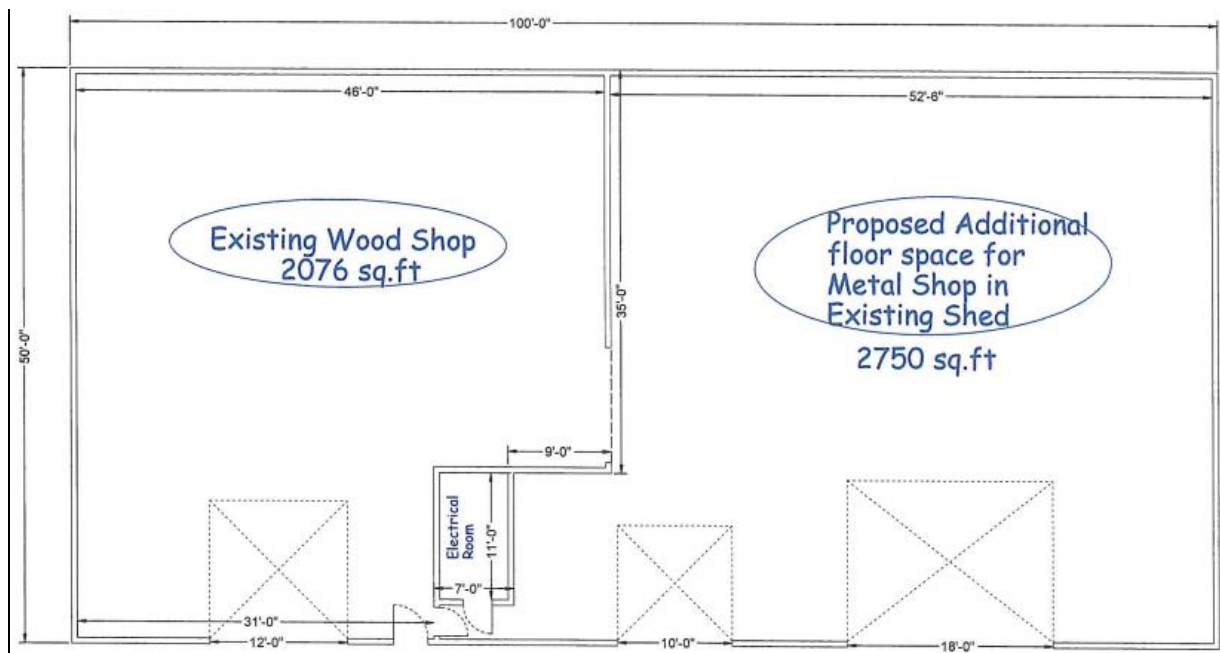


Figure 2: Proposed building layout

Site Plan Control

The Township Site Plan Control By-law (2013-079 as amended) is applicable. This proposal will be subject to site plan approval.

Draft Zoning By-law:

Planning Staff have prepared a draft site specific by-law that permits an expansion to the existing home industry by allowing 255.5 m² (2,750 ft²) of area within the existing accessory building to be utilized as a metalwork shop in addition to the 193 m² (2,076 ft²) area currently utilized for a woodworking shop. The draft by-law is attached to this report for public viewing and Council's consideration.

We trust these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Michelle Innocente
Senior Planner

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
BY-LAW NUMBER _____
Being a By-law to amend By-law 2010-080, being a
Zoning By-law for the Township of Mapleton

Part Lot 11, Concession 1 E (Peel)
ZBA 2020-08

WHEREAS the Council of the Corporation of the Township of Mapleton deems it desirable to amend said By-law Number 2010-080, as amended.

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

1. That By-law Number 2010-080, is hereby amended by adjusting the maximum floor area and permitted use under site specific exemption 31.217 on the map forming Schedule 'A-1', as it applies to Part Lot 11, Concession 1 E (Peel), 7571 Wellington Road 86, as illustrated on Schedule 'A' attached to and forming part of this By-law.
2. That the wording of Site Specific Exception 31.217 be deleted and replaced with the following:

<p>31.217 Part Lot 11, Concession 1 E (Peel), 7571 Wellington Rd 86 (Amos Frey)</p>	<p>Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 448.4 m² (4,826 ft²) for all buildings is permitted for a home industry which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas.</p> <p>Notwithstanding Section 6.14 b) of this By-law, a woodworking operation includes metal work.</p>
--	---

3. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 2010-080, as amended.
4. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Mapleton, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

READ a first, second and third time and passed this _____ day of _____, 2020.

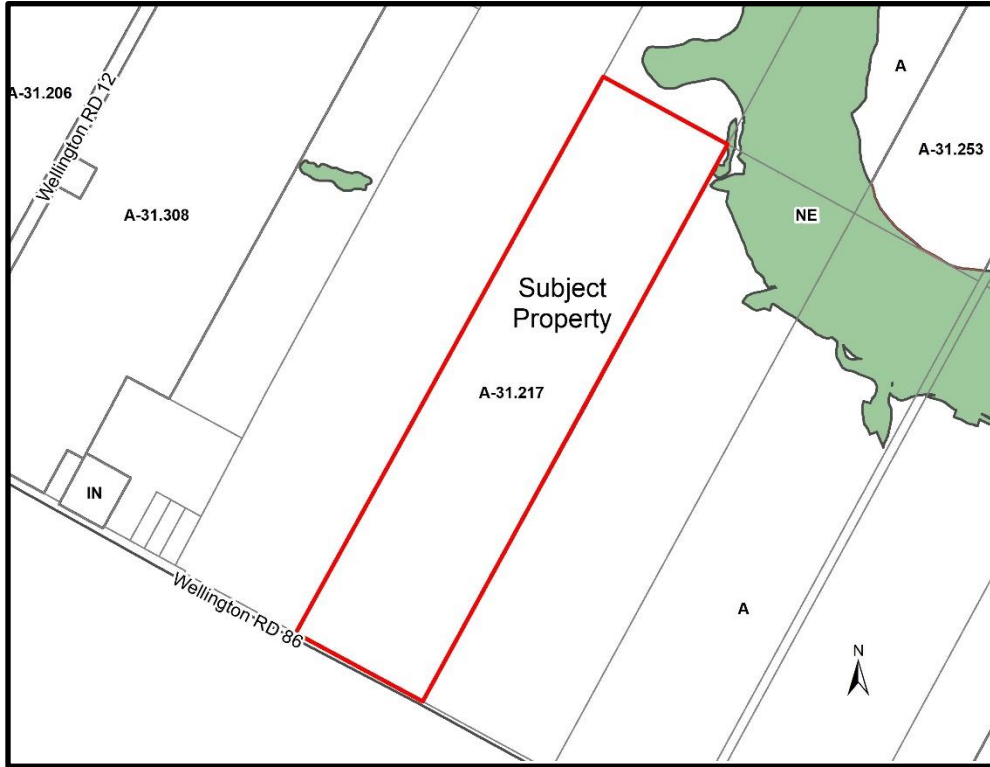
Mayor Gregg Davidson

Clerk Larry Wheeler

THE TOWNSHIP OF MAPLETON

BY-LAW NO _____.

Schedule "A"



Passed this ___ day of _____ 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE SUBJECT LAND is legally described as Part Lot 11, Concession 1 E (Peel) with a civic address of 7571 Wellington Road 86 (Figure 1). The property is approximately 39.84 ha (98.45 ac) in size and is zoned Site Specific Agriculture (A-31.217). The lands are currently occupied by a residence, barn and woodworking shop.

THE PURPOSE AND EFFECT of this amendment is to rezone the property to permit the expansion of a home industry (woodworking shop) to include additional area and metalwork. The applicant is proposing a 255.5 m² (2,750 ft²) addition to an existing woodworking shop for metalwork for a total area of 448.4 m² (4,826 ft²).

TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, Ontario N0G 1P0
Phone (519) 638-3313 / Fax (519) 638-5113

FOR OFFICE USE ONLY

DATE RECEIVED: Aug 19/20
FILE NO. 2A 2020-08

Roll 1-034

APPLICATION for ZONING BY-LAW AMENDMENT

1. Name of Owner(s) Amos B Frey & LOUISA

Address 7571 Line 86, RR#1 Wallenstein Ont. N0B 2S0 WR 86

Telephone Number 519-589-2761 519 698 2761 Fax Number _____

Email address _____

2. Applicant / Agent - If same as above, check here:

Name of Applicant: Abraham Martin

Address 7351 Line 86 Wallenstein Ont. N0B 2S0

Telephone Number 519-589-2434 Fax Number _____

Email address abe@asbconestoga.ca

Please check to whom all communications should be sent: Owner Applicant/Agent Both

3. Name of any mortgagees, charges or other encumbrances in respect of the subject land.

TD Bank

Address: Elmira

4. Description of the lands subject to this application:

Legal Description (lot and concession / Registered Plan and Lot Number):

PT Lot 11 Conc. 1 E (PEEL)

Further Legal Description (if applicable i.e. Reference Plan and Part Numbers):

Municipal Address (street or fire number): 7571 Wellington Rd 86

Please circle the appropriate measurement:

Frontage: 1000 / 305 feet / metres

Depth: 4396 / 1340 feet / metres

Area: 100 / 40 acres / hectares

5. Detail the rezoning of the subject lands that is being requested by this application:

the requested re-zone area is located in an existing farm building which already has
zoning for a 2076 sq.ft. wood working shop
proposed re zoning would add the rest of the building and also add

6. Explain why the rezoning is being requested:

to add more floor space to accomodate the metalworks assembly to the
existing woodworking business

7. If this application for rezoning is located in the rural area of the municipality please detail the Minimum Distance Separation requirements below and attach the completed calculation form to this application.

Proposed Structure: _____
(i.e. new/addition to livestock facility, manure storage area, new/addition to dwelling)

Required Distance

Actual Distance

8. How is access provided to the subject lands:

- Provincial Highway
- Municipal Road (yearly maintenance)
- Right-of-way
- Other _____
- County Road
- Municipal Road (seasonal maintenance)
- Water (see next question)

If access to the land is by water only, detail the parking and docking facilities used and the approximate distance of these facilities from the subject land to the nearest public road.

9. Water is supplied to the subject property by the following:

- Publicly owned and operated piped water system
- Private well
- Communal well
- Lake or other water body
- Other _____

10. Sewage disposal is provided to the subject property by the following:

- Publicly owned and operated sewage disposal system
- Private septic system
- Communal septic system
- Privy
- Other _____

11. Storm drainage is provided to the subject property by the following:

- Sewers
- Ditches
- Swales
- Other sheet flow

12. Detail the existing use of the subject lands:

Farming plus the on farm shop

13. How long has the above use continued on the subject lands? 10 + years

14. Detail all buildings or structures that are currently located on the subject lands (this information may be supplied on a site plan drawn to scale of the property locating all existing and proposed structures). Please advise whether measurements are imperial or metric.

Type (building or structure)	House
Setback from Front Lot Line	570 ft.
Setback from Rear Lot Line	2390 ft.
Setback from Side Lot Lines	550 ft.
Height of Building	2-storey
Dimensions or Floor Area	2100 sq.ft
Date Constructed	main house early 1900's addition 20 years ago

Type (building or structure)	Beef /horse barn
Setback from Front Lot Line	385 ft.
Setback from Rear Lot Line	2460 ft
Setback from Side Lot Lines	575 ft.
Height of Building	aprox 35 ft to peak
Dimensions or Floor Area	aprox 10,450 sq.ft
Date Constructed	unknown

Type (building or structure)	Shed/Shop
Setback from Front Lot Line	480 ft.
Setback from Rear Lot Line	2360 ft
Setback from Side Lot Lines	395 ft.
Height of Building	aprox 25 ft to peak
Dimensions or Floor Area	5000 sq.ft
Date Constructed	10+ years ago

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

If you require additional space for buildings, please detail the information on a separate sheet.

15. Detail the proposed use of the subject lands:

Farming plus the on-farm shop
use will not change from present use

16. Are any buildings or structures proposed to be built on the subject lands? Please check one.

Yes No.

17. If Yes, please detail all proposed structures below (this information may be supplied on a site plan drawn to scale of the property locating all existing and proposed structures). Please advise whether measurements are imperial or metric.

Type (proposed structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	

Dimensions or Floor Area	
--------------------------	--

Type (proposed structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	

Type (proposed structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	

18. What date did you acquire the subject lands? 1990's

19. Current designation of the subject land in the County of Wellington Official Plan is:
agriculture

20. How does the proposed zoning amendment application conform with the Official Plan?

on-farm shops are allowed in the agriculture zone

21. How is the proposed zoning amendment application consistent with policy statements issued under subsection 3 (1) of the Planning Act?

on-farm shops are allowed in the agriculture zone

22. Is the subject land within an area of land designated under any provincial plans? (i.e Growth Plan, Greenbelt Plan, etc.)

Yes No.

If YES, how does the application conform or does not conflict with the provincial plans?

23. The current zoning of the subject land is:

agriculture

24. Have the subject lands ever been subject to any of the following applications?

	YES	NO
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zoning By-law Amendment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor Variance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Severance	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes to any of the above, please provide the file number and status:

AUTHORIZATION OF AGENT (COMPLETE ONLY IF THE OWNER IS NOT THE APPLICANT)

I, Amos Frey hereby authorize Abraham Martin

To act on my behalf in regard to the above application for Zoning By-law amendment.

Dated at the Township of Mapleton this 6 day
of July, 2020.

Witness's Signature

Signature of Owner(s)

Witness's Signature

Signature of Owner(s)

AFFIDAVIT (To be completed by the Owner or agent if appointed above)

I, Abraham Martin of the Township of Mapleton
(Township / City)

In the County of Wellington do
(County/Region)

Solemnly declare that all statements contained in this application are true, and I, (we) make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act..

DECLARED before me at the Township of Woolwich in the Region
(Township/City) (County/Region)

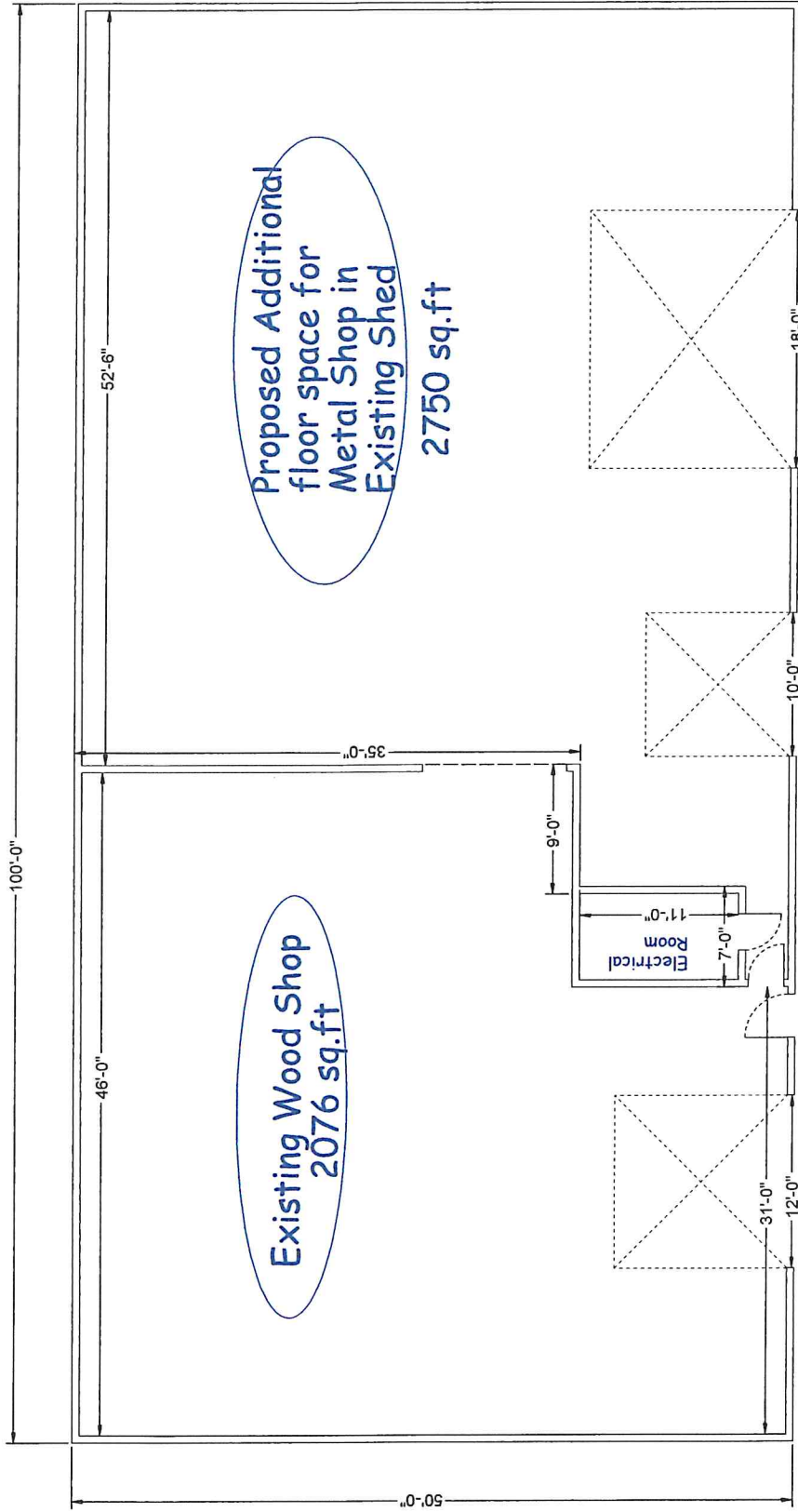
of Waterloo, this 6 day of July, 2020.

Signature of Applicant(s)
(Owner or Authorized Agent)

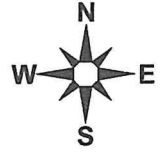
Abraham Martin

Signature of Applicant (s)
(Owner or Authorized Agent)

A Commissioner, etc



Amos B Frey
 7571 Line 86
 519-589-2761





Shop Expansion Proposal

Legend

- Regulation Limit (GRCA)
 - Regulated Watercourse (GRCA)
 - Regulated Waterbody (GRCA)
 - Wetland (GRCA)
 - Floodplain (GRCA)
 - Engineered
 - Estimated
 - Approximate
 - Special Policy Area
 - Slope Valley (GRCA)
 - Steep
 - Oversteep
 - Steep
 - Slope Erosion (GRCA)
 - Oversteep
 - Toe
 - Lake Erie Flood (GRCA)
 - Lake Erie Shoreline Reach (GRCA)
 - Lake Erie Dynamic Beach (GRCA)
 - Lake Erie Erosion (GRCA)
 - Parcel - Assessment (MPAC/MNRF)
- This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supersedes the mapping as represented by these layers.

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 The source for each data layer is shown in parentheses in the metadata. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/resources-and-citations.pdf>

0 15 30 60 90 Metres
 Scale: 2,725
 NAD 1983 UTM Zone 17N



From: Patty Wright <PWright@mapleton.ca>
Sent: September 22, 2020 11:53 AM
To: Michelle Brown <MBrown@Mapleton.ca>; Larry Wheeler <LWheeler@mapleton.ca>
Subject: ZBA 2020-08 Amos Frey

The building department has no concerns in regard to the above noted ZBA



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





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

DATE: October 2, 2020 **YOUR FILE:** ZBA2020-08
GRCA FILE: ZBA2020-08 – 7571 Wellington Road 86

RE: Zoning By-law Amendment ZBA2020-08
7571 Wellington Road 86, Township of Mapleton
Amos and Louisa Frey

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain a watercourse, valley slopes and erosion hazard associated with the Conestogo River as well as the regulated allowance adjacent to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural hazard features identified by the Provincial Policy Statement (PPS, 2020) and also contain Greenlands identified in the County of Wellington Official Plan (2019). The proposed development is located outside of the hazard features noted above and GRCA staff do not anticipate any negative impacts on these features as a result of this application and proposed development.


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

3. Plan Review Fees:

This application is a 'minor' zoning bylaw amendment application and the applicable review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced in the amount of \$420.00.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228.

Yours truly,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

c.c. Amos & Louisa Frey – 7571 Wellington Road 86, R.R.#1 Wallenstein, ON N0B 2S0
Abraham Martin (via email)

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



Grand River Conservation Authority
 Date: Sep 23, 2020
 Author: ah
ZBA2020-08 - 7571 Wellington Road 86

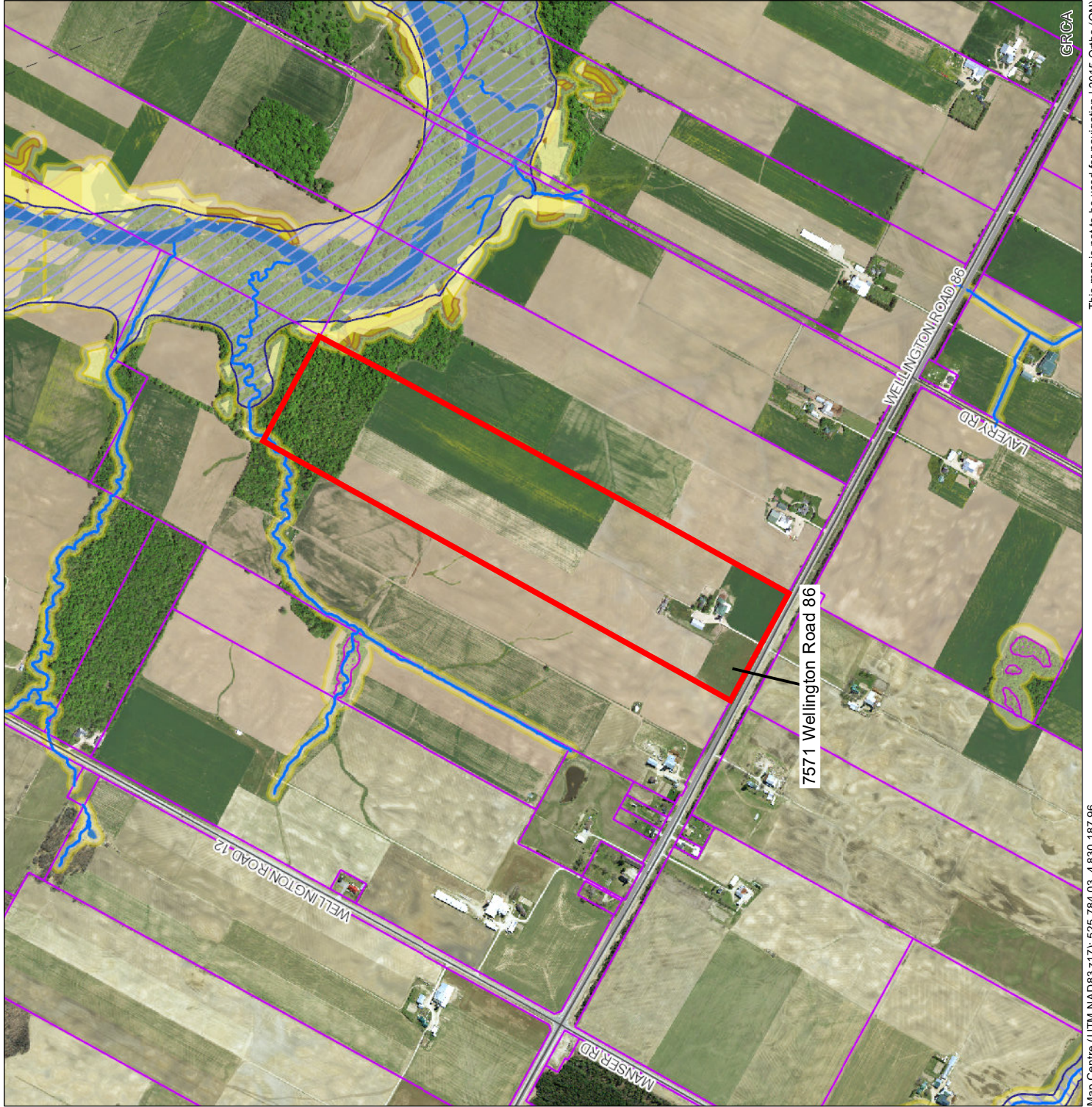
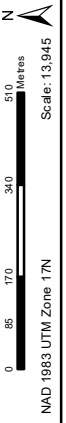


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
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- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

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RE: Town of Mapleton Zoning Amendment ZBA 2020-08Public Meeting Notice for Comment

Sam Mattina <SMattina@mapleton.ca>

Wed 10/7/2020 6:23 PM

To: Michelle Brown <MBrown@Mapleton.ca>

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   

RE: Town of Mapleton Zoning Amendment ZBA 2020-08 Public Meeting Notice for Comment

Source Water <sourcewater@centrewellington.ca>

Tue 9/22/2020 10:11 AM

To: Michelle Brown <MBrown@Mapleton.ca>

Cc: Source Water <sourcewater@centrewellington.ca>

1 attachments (506 KB)

WHPA_Map_Wellington86_7571.pdf;

Hi Michelle,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Michelle Brown [mailto:MBrown@Mapleton.ca]
Sent: September 21, 2020 4:41 PM
To: Sam Mattina <SMattina@mapleton.ca>; Rick Richardson <RRichardson@mapleton.ca>; Amanda Walker <awalker@mapleton.ca>; lwarner@grandriver.ca; fnatolochny@grandriver.ca; Source Water <sourcewater@centrewellington.ca>; Patty Wright <PWright@mapleton.ca>
Subject: Fw: Town of Mapleton Zoning Amendment ZBA 2020-08/ZBA 2020-09 Public Meeting Notice for Comment

Good Afternoon,

Attached you will find a Notice of Public Meeting for the above two referenced planning applications.

Written comments by **October 2,2020** are appreciated. However, if you require further informaiton or more time to comment please do not hesitate to let me know.

Please send all commets and requests to:

Michelle Brown, Clerk's Assistant
Mailing address below or email mbrown@mapleton.ca

Once submitted, your comments will be circulated within the agenda package.

Thank you,
Michelle



Michelle Brown
Clerk's Assistant, Development and Records Management

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 023

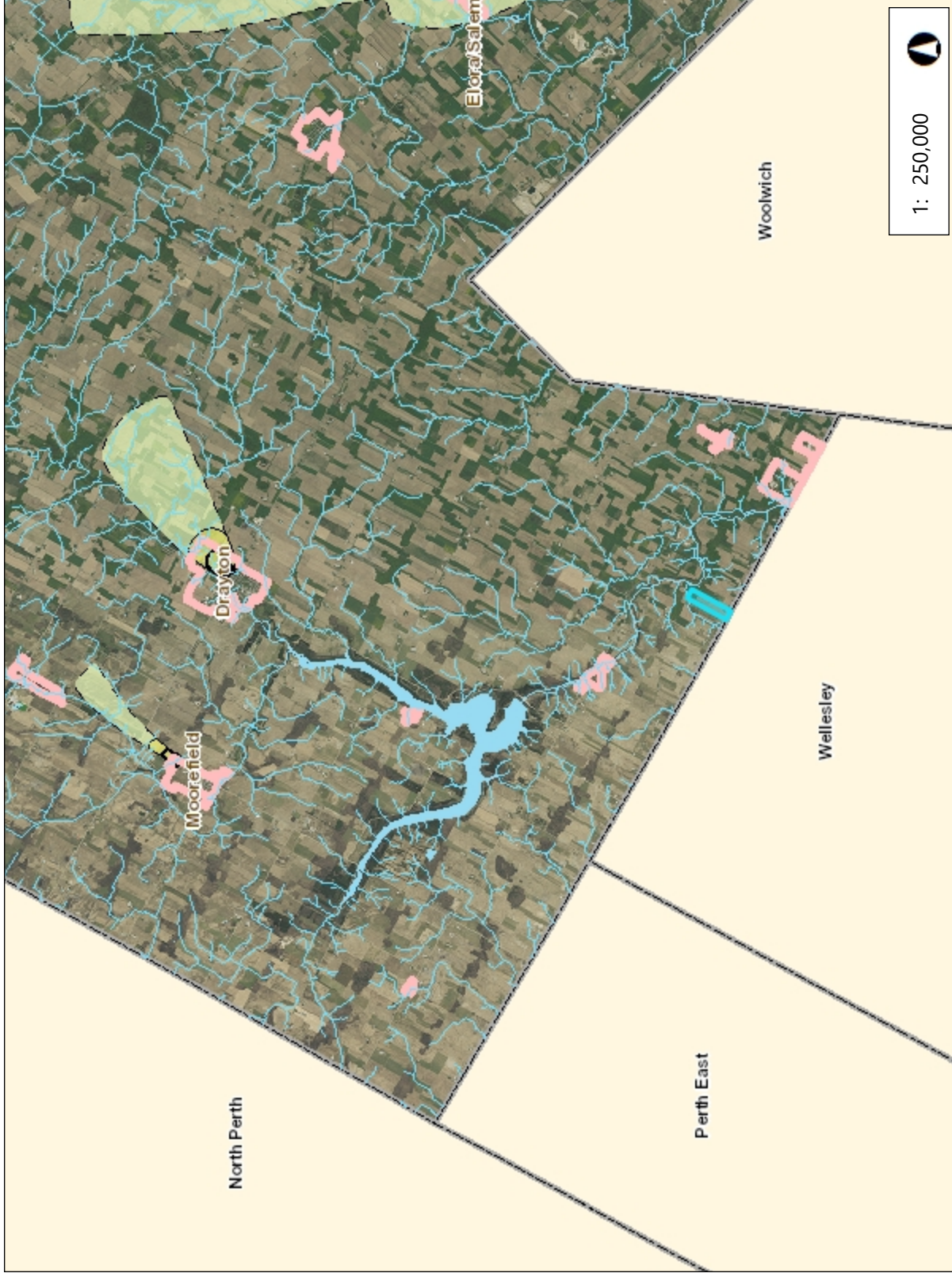
www.mapleton.ca   

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Explore Wellington

7571 Wellington Road 86, Mapleton



1: 250,000



12.7 0 6.35 12.7 Kilometers



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

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WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

From: Rick Richardson <RRichardson@mapleton.ca>
Sent: October 5, 2020 11:32 AM
To: Michelle Brown <Mbrown@mapleton.ca>
Subject: RE: ZBA 2020-08

The Fire department have no issues with this application.



Rick Richardson
Fire Chief

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

www.mapleton.ca





NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2020-09

TAKE NOTICE that the Council of the Corporation of the Township of Mapleton has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 2010-80, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

PUBLIC MEETING Mapleton Council will consider this application at their meeting scheduled for:

Tuesday, October 13, 2020

Moorefield Community Center
15 Ball Avenue, Moorefield
7:00 p.m.

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lot 2 & 3, Concession 11; Plan Bolton's Part Lots 241, 242 & 243 and is Municipally known as 7937 Wellington Rd 8. The subject property has an area of approximately 95.6 ha (236.2 ac). The location of the subject land is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a dog kennel within a new accessory structure. The lands are currently zoned Agricultural (A), Natural Environment (NE) and Future Development (FD) Zone and are occupied by a single dwelling, barns and sheds. Additional relief may be considered at this meeting.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

Power of the Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Mapleton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Mapleton before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

Request for Notice of Decision

If you wish to be notified of the decision in respect of the proposed Township of Mapleton Zoning By-law Amendment, you must make a written request to the Clerk.

Additional Information

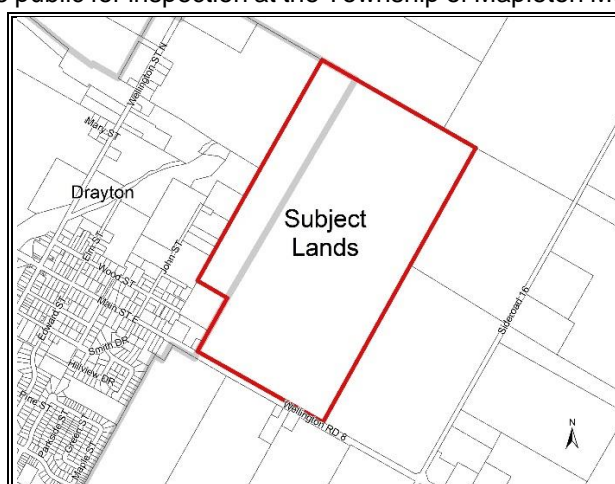
For more information about this matter, including information about appeal rights, please contact or visit the Municipal Office at the address shown below. O. Reg. 470/09, s. 2: 179/16, s. 2

The application and any additional information is available to the public for inspection at the Township of Mapleton Municipal Office during office hours.

Dated at the Township of Mapleton
This 21 day of September 2020.

Larry Wheeler, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton, ON N0G 1P0
Phone: 519.638.3313 Ext.045
Fax: 519.638.5113

Lwheeler@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

Staff Commenting Form

ZBA2020-09	OWNER: Webton Farms Inc. 7901 Wellington RD 8 RR #2 Alma, N0B 1A0 APPLICANT: Marvin Weber 7937 Wellington RD 8 Drayton, N0G 1P0	SUBJECT LAND: Pt Lot 2, Pt Lot 3 Concession 11 (Peel) CIVIC ADDRESS: 7937 Wellington Road
------------	--	---

Staff confirmed the following:

- Property owners and agencies were provided with the required Notice by prepaid first-class mail or by email on September 21, 2020.
- Proper postings were completed on September 21, 2020.
- Planning Report dated September 23, 2020 prepared by Planner Mattieu Daoust was received and included in the agenda package.
- CBO Patty Wright comments dated September 22, 2020 state “a buffer will be required to provide an acoustical barrier as per 2010-034, 5.01.16. this application is also subject to site plan control.”
- GRCA comments dated October 2, 2020 state “no objection.”
- Director of Public Works Sam Mattina comments dated October 7, 2020 indicate “no issues.”
- Wellington Source Water Protection – Risk Management Inspector Emily Vandermeulen comments dated September 23, 2020 states “the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.”
- Fire Chief Rick Richardson comments dated October 5, 2020 state “no issues.”
- Ratepayer: J Noecker sent a fax dated October 7, 2020 to express opposition.
- Ratepayer: R Hoftzyer, comments received October 8, 2020.
- Ratepayer: S Walker, comments received October 8, 2020.
- Ratepayer, Gerousia Inc. / Conestoga Crest, Board of Directors, comments received October 8, 2020.

Prepared on October 6, 2020 by: Larry Wheeler, Clerk



**PLANNING REPORT
for the TOWNSHIP of MAPLETON**

Prepared by the County of Wellington Planning and Development Department

DATE: September 23, 2020
TO: Manny Baron, CAO
Township of Mapleton
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **Marvin Weber**
7937 Wellington Rd 8
Part Lot 2 & 3, Concession 11
Zoning By-law Amendment – Dog Kennel

Planning Opinion This zoning amendment will rezone the property to permit a dog kennel to operate on a site specific basis on the subject lands. This amendment is required as the Zoning By-law restricts the use in all zones unless specifically permitted by an amendment, and in order to comply with the Kennel Licencing process outlined in the Townships Kennel License By-law.

Planning Staff generally have no concerns with the rezoning application to permit a kennel within a new accessory structure on the subject lands. The application conforms to the Official Plan and is consistent with applicable Provincial policies. Under the Township’s By-law to regulate and license the keeping of dogs and dog kennels, the applicant will have to submit a detailed site plan to indicate how it meets all the requirements in the licensing by-law.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 2 & 3, Concession 11, Plan Bolton’s Part Lots 241-243, with a civic address of 7937 Wellington Rd 8 and is approximately 95.6 ha (236.2 ac). See Figure 1.

PROPOSAL

The purpose of the application is to rezone the subject lands to permit the operation of a dog kennel within a new accessory structure. The property is occupied by a dwelling and a number of barns.



Figure 1. 2015 Aerial Photo.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.3.1 states “In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses.”

“Proposed agriculture-related and on-farm diversified uses shall be compatible with, and shall not hinder surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objective.”

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURAL, CORE GREENLANDS and GREENLANDS within the County Official Plan; the identified features include a GRCA wetland, floodplain and a significant wooded area. Kennels are considered a permitted use within the Prime Agricultural area under Section 6.4.3 of the Plan.

ZONING BY-LAW

The subject lands are zoned Agricultural (A), Future Development (FD) and Natural Environment (NE). Section 6.5 of the by-law states:

“Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this Bylaw, no land, building or structure shall be used for a kennel, unless the land, building and structure is in compliance with the approved Keeping of Dogs and Dog Kennels Bylaw”.

Under the Townships Kennel License By-law an inspection of the proposed kennel will be required by the Townships By-law Enforcement Officer and “No kennel license shall be granted unless all terms and provisions of the Towns by-law to license and regulate dogs and dog kennels have been complied with”.

Based on the applicant’s sketch, the proposed kennel (192 ft²) will be located in a new accessory structure on the subject lands. The dogs will be housed on the main floor of the accessory structure. A total of three runs/pens will be built. The applicants have indicated they would be starting with approximately three dogs and slowly scale up the business to a maximum of 10 dogs.

PLANNING CONSIDERATIONS

Compatibility

The subject property is located on a farm and is surrounded by large agricultural uses to the east, north and south. Located just west is the urban center of Drayton. The closest neighbours’ dwelling and livestock barn exceeds the 150 m (492 ft) setback requirement outlined in the kennel licensing by-law. A map showing the approximate setback distances from the closest neighbouring dwelling and livestock barn is shown below in Figure 2.

Kennel Licensing By-law

The applicant is proposing that the kennel be located in a new accessory structure housing a maximum of 10 dogs. The applicant will be required to obtain a license from the Township to operate a kennel in accordance with the Townships Kennel By-law (if the zoning amendment application is approved). The applicant is required to provide a detailed site plan as part of the kennel license application.



Figure 2. 2015 Aerial Photo Neighboring Dwelling & Livestock Setback.

Draft Zoning By-law

A draft zoning by-law amendment has been attached to this report for public review and Council’s consideration which introduces a site specific exception permitting a kennel on the subject lands.

Respectfully submitted
 County of Wellington Planning and Development Department

Matthieu Daoust

 Matthieu Daoust, Planner

**THE CORPORATION OF THE TOWNSHIP OF MAPLETON
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 2010-080
FOR THE TOWNSHIP OF MAPLETON**

WHEREAS, the Council of the Corporation of the Township of Mapleton deems it necessary to amend By-law Number 2010-080; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended.

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

1. That By-law Number 2010-080, is hereby amended by changing the zoning on the map forming Schedule 'A-1', as it applies to Part Lot 2 & 3, Concession 11, Plan Bolton's Part Lots 241-243 with a municipal address of 7937 Wellington Rd 8, Mapleton as illustrated on Schedule 'A' attached to and forming part of this By-law from:

- **Agricultural (A) to Agricultural Exception (A 31.51) ;**

<p>31.51 CON 11, PT LT 2 & 3, PLAN BOLTON'S PT LT 241-243, 7937 Wellington Rd 8 Marvin Weber</p>	<p>A-51</p>	<p>a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted:</p> <p style="padding-left: 40px;">i) A kennel operated in accordance with the regulations of the Township of Mapleton Dog Kennel Licensing and Regulation By-law No. 2019-034, as amended.</p>
---	--------------------	--

2. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 2010-080, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2020

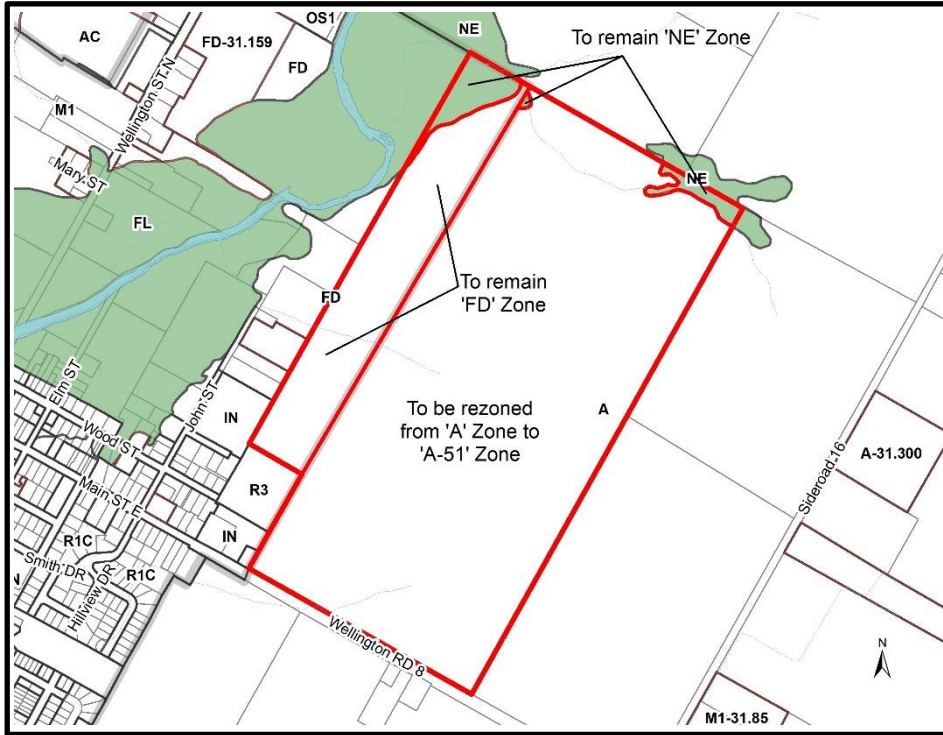
MAYOR

CLERK

THE TOWNSHIP OF MAPLETON

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exception (A-51)

Passed this ____ day of _____ 2020.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is Part Lot 2 & 3, Concession 11, Plan Bolton's Part Lots 241-243 with a municipal address of 7937 Wellington Rd 8. The property is approximately 95.6 ha (236.2 ac).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a Dog Kennel to operate on the subject lands.

TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, Ontario N0G 1P0
Phone (519) 638-3313 / Fax (519) 638-5113

FOR OFFICE USE ONLY

DATE RECEIVED: _____

FILE NO. _____

APPLICATION for ZONING BY-LAW AMENDMENT

1. Name of Owner(s) Ray Weber

Address 7901 Wellington Rd 8 Alton ~~Ontario~~ ~~ON~~
Telephone Number 519 570 5157 Fax Number _____
Email address _____

2. Applicant / Agent - If same as above, check here:

Name of Applicant: Martin Weber
Address 7937 Wellington Rd Drayton ON N0G 1P0
Telephone Number 226 745 2260 Fax Number _____
Email address martinweber@maple.ca

Please check to whom all communications should be sent: Owner Applicant/Agent Both

3. Name of any mortgagees, charges or other encumbrances in respect of the subject land.

Ray Weber is holding on mortgage on which
Address: is renting land and built this kennel

4. Description of the lands subject to this application:

Legal Description (lot and concession / Registered Plan and Lot Number):

L2 C4

Further Legal Description (if applicable i.e. Reference Plan and Part Numbers):

Municipal Address (street or fire number): 7937 Wellington Rd 8

Please circle the appropriate measurement:

Frontage: 360 m feet / metres

Depth: 1100 feet / metres

Area: 140 acres acres / hectares

5. Detail the rezoning of the subject lands that is being requested by this application:

6. Explain why the rezoning is being requested:

I want to have kennel licence ~~and~~ so im legal

7. If this application for rezoning is located in the rural area of the municipality please detail the Minimum Distance Separation requirements below and attach the completed calculation form to this application.

Proposed Structure: New 10 by 16 dog kennel
(i.e. new/addition to livestock facility, manure storage area, new/addition to dwelling)

Required Distance

Actual Distance

8. How is access provided to the subject lands:

- Provincial Highway
- County Road
- Municipal Road (yearly maintenance)
- Municipal Road (seasonal maintenance)
- Right-of-way
- Water (see next question)
- Other _____

If access to the land is by water only, detail the parking and docking facilities used and the approximate distance of these facilities from the subject land to the nearest public road.

9. Water is supplied to the subject property by the following:

- Publicly owned and operated piped water system
- Private well
- Communal well
- Lake or other water body
- Other _____

10. Sewage disposal is provided to the subject property by the following:

- Publicly owned and operated sewage disposal system
- Private septic system
- Communal septic system
- Privy
- Other _____

11. Storm drainage is provided to the subject property by the following:

- Sewers
- Ditches
- Swales
- Other _____

12. Detail the existing use of the subject lands:

_____ Cattle farm _____

13. How long has the above use continued on the subject lands? 60 yrs

14. Detail all buildings or structures that are currently located on the subject lands (this information may be supplied on a site plan drawn to scale of the property locating all existing and proposed structures). Please advise whether measurements are imperial or metric.

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

Type (building or structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

If you require additional space for buildings, please detail the information on a separate sheet.

15. Detail the proposed use of the subject lands:

16. Are any buildings or structures proposed to be built on the subject lands? Please check one.

Yes No.

17. If Yes, please detail all proposed structures below (this information may be supplied on a site plan drawn to scale of the property locating all existing and proposed structures). Please advise whether measurements are imperial or metric.

Type (proposed structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	

Dimensions or Floor Area	
--------------------------	--

Type (proposed structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	

Type (proposed structure)	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	

18. What date did you acquire the subject lands? _____

19. Current designation of the subject land in the County of Wellington Official Plan is:

20. How does the proposed zoning amendment application conform with the Official Plan?

21. How is the proposed zoning amendment application consistent with policy statements issued under subsection 3 (1) of the Planning Act?

22. Is the subject land within an area of land designated under any provincial plans? (i.e Growth Plan, Greenbelt Plan, etc.)

Yes No.

If YES, how does the application conform or does not conflict with the provincial plans?

23. The current zoning of the subject land is:

24. Have the subject lands ever been subject to any of the following applications?

	YES	NO
Official Plan Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Zoning By-law Amendment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minor Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Severance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plan of Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site Plan Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If yes to any of the above, please provide the file number and status:

Minor Variance Marise Stronge
Severance in the making

AUTHORIZATION OF AGENT (COMPLETE ONLY IF THE OWNER IS NOT THE APPLICANT)

I, Ray Weber hereby authorize Marvin Weber

To act on my behalf in regard to the above application for Zoning By-law amendment.

Dated at the Twsp of Mapleton this 20th day of August, 2020.

x [Signature]
Witness's Signature

x Ray Weber
Signature of Owner(s)

Witness's Signature

[Signature]
Signature of Owner(s)

AFFIDAVIT (To be completed by the Owner or agent if appointed above)

I, MARVIN WEBER of the MAPLETON

(Township/City)

In the WELLINGTON of _____ do
(County/Region)

Solemnly declare that all statements contained in this application are true, and I, (we) make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the TOWNSHIP of MAPLETON in the COUNTY
(Township/City) (County/Region)

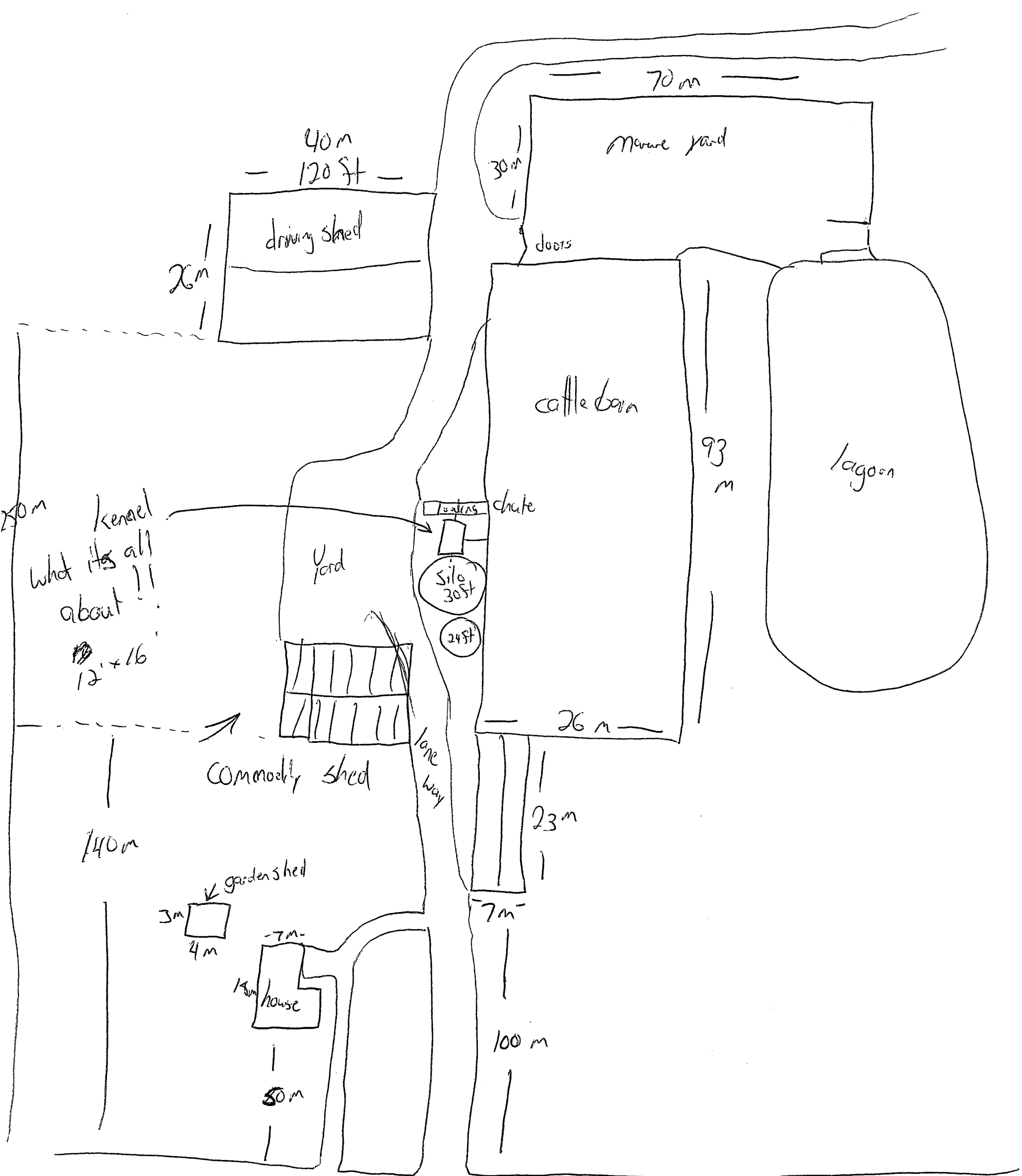
of WELLINGTON, this 20th day of AUGUST, 2020.

Signature of Applicant(s)
(Owner or Authorized Agent)

[Signature]
Signature of Applicant (s)
(Owner or Authorized Agent)

[Signature]
A Commissioner, etc

Larry Wheeler, a Commissioner,
etc., County of Wellington, while
Deputy Clerk of the Corporation
of the Township of Mapleton.



From: Patty Wright <PWright@mapleton.ca>
Sent: Tuesday, September 22, 2020 3:13 PM
To: Michelle Brown <MBrown@Mapleton.ca>; Larry Wheeler <LWheeler@mapleton.ca>
Subject: ZBA 2020-09 Weber

Building department comments

A buffer will be required as per 2010-034, 5.01.16 to provide an acoustical barrier. The application is subject to site plan control. The building department has no concerns.



Patty Wright CBCO, CPSO, CMM III
Chief Building Official

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

www.mapleton.ca





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

DATE: October 2, 2020 **YOUR FILE:** ZBA2020-09
GRCA: ZBA2020-09 – 7937 Wellington Road 8
FILE:

RE: Zoning By-law Amendment ZBA2020-09
7937 Wellington Road 8, Township of Mapleton
Ray Weber

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain watercourses, valley slopes, floodplain, wetlands and the regulated allowance adjacent to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural heritage and natural hazard features identified by the Provincial Policy Statement (PPS, 2020) and also contain features in the Greenlands System outlined in the County of Wellington Official Plan (2019). The proposed development is located outside of the natural heritage and hazard features noted above and GRCA staff do not anticipate any negative impacts on these features as a result of this application.

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

3. Plan Review Fees:

This application is a 'minor' zoning by-law amendment and the applicable review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced in the amount of \$420.00.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228.

Yours truly,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

c.c. Ray Weber – 7901 Wellington Road 8, Alma, ON N0B 1A0
Marvin Weber – 7937 Wellington Road 8, Drayton, ON N0G 1P0

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

RE: Town of Mapleton Zoning Amendment ZBA 2020-09 Public Meeting Notice for Comment

Sam Mattina <SMattina@mapleton.ca>

Wed 10/7/2020 6:23 PM

To: Michelle Brown <MBrown@Mapleton.ca>

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   

RE: Town of Mapleton Zoning Amendment ZBA 2020-09 Public Meeting Notice for Comment

Source Water <sourcewater@centrewellington.ca>

Tue 9/22/2020 10:09 AM

To: Michelle Brown <MBrown@Mapleton.ca>

Cc: Source Water <sourcewater@centrewellington.ca>

1 attachments (620 KB)

WHPA_Map_Wellington8_7937.pdf;

Hi Michelle,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Michelle Brown [mailto:MBrown@Mapleton.ca]

Sent: September 21, 2020 4:41 PM

To: Sam Mattina <SMattina@mapleton.ca>; Rick Richardson <RRichardson@mapleton.ca>; Amanda Walker <awalker@mapleton.ca>; lwarner@grandriver.ca; fnatolochny@grandriver.ca; Source Water <sourcewater@centrewellington.ca>; Patty Wright <PWright@mapleton.ca>

Subject: Fw: Town of Mapleton Zoning Amendment ZBA 2020-08/ZBA 2020-09 Public Meeting Notice for Comment

Good Afternoon,

Attached you will find a Notice of Public Meeting for the above two referenced planning applications.

Written comments by **October 2, 2020** are appreciated. However, if you require further information or more time to comment please do not hesitate to let me know.

Please send all comments and requests to:

Michelle Brown, Clerk's Assistant

Mailing address below or email mbrown@mapleton.ca

Once submitted, your comments will be circulated within the agenda package.

Thank you,
Michelle



Michelle Brown
Clerk's Assistant, Development and Records Management

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 023

www.mapleton.ca

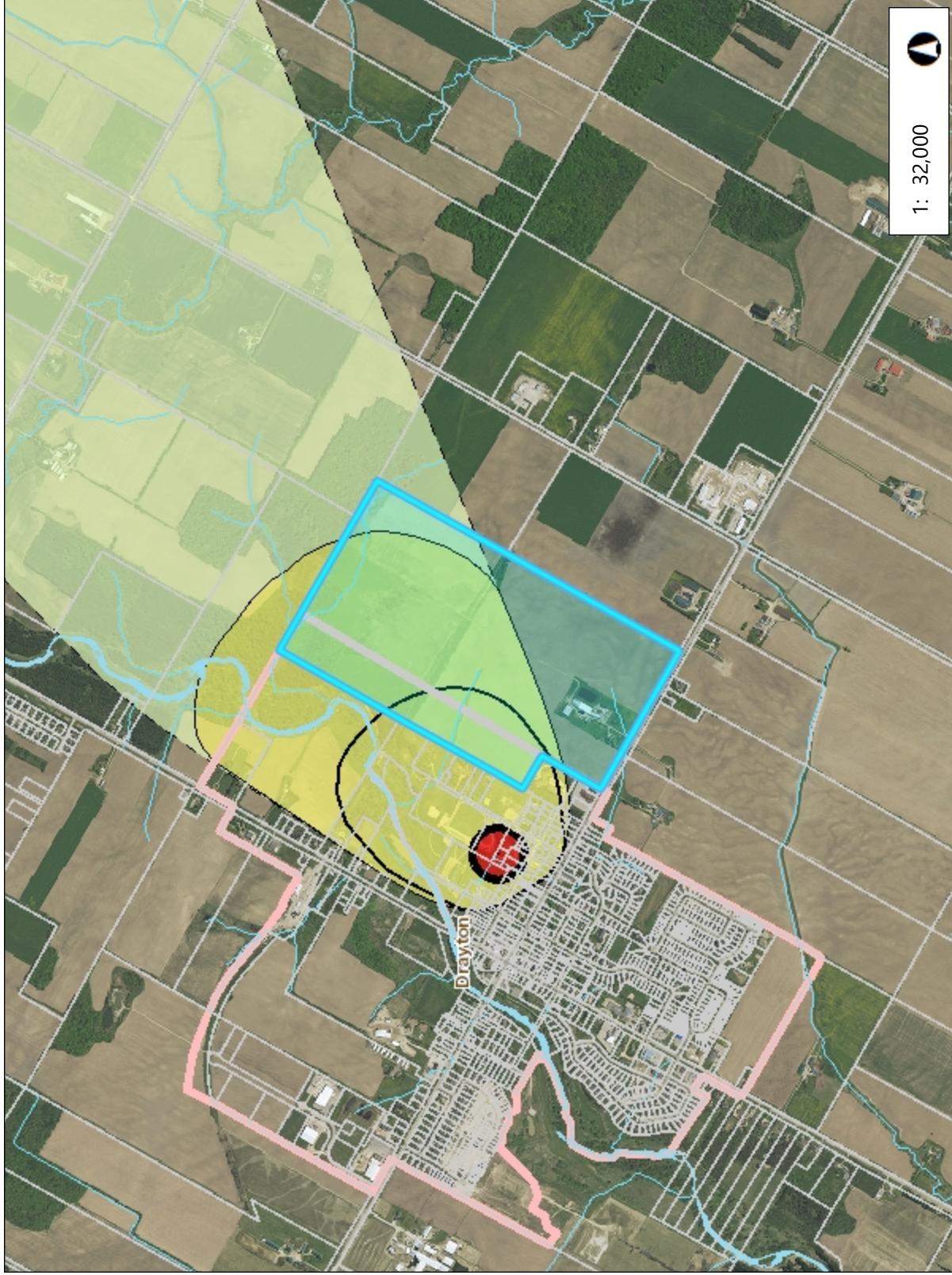


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Explore Wellington

7937 Wellington 8, Mapleton



1: 32,000



Legend

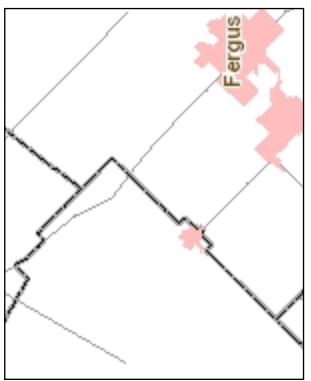
- Parcels
- Railways
- Waterbodies
- Watercourses
- Urban Centres and Hamlets
- Ontario - Municipalities
- Well Locations
- Wellhead Protection Area Bou

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)

RoadsLookup

- A
- B
- C
- D



1.6 0 0.81 1.6 Kilometers

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

Produced using information under license with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

From: Rick Richardson <RRichardson@mapleton.ca>
Sent: October 5, 2020 11:32 AM
To: Michelle Brown <Mbrown@mapleton.ca>
Subject: RE: ZBA 2020-09

The Fire department have no issues with this application.



Rick Richardson
Fire Chief

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

www.mapleton.ca



If Mr. Weber's application is approved, it's approved on the whole 236.2 acres. In the future, what's to stop him from expanding his operation to another part of his farm should he choose? As far as I know, other than site plan control, nothing

This proposed zone change certainly does not bode well for me as an adjacent agricultural land owner. This 236.2 acres is currently zoned agricultural. If this dog breeding operation is allowed right beside a Seniors residence and residential area, where is the strength in site plan control? Where will these dog breeding puppy mills show up next?

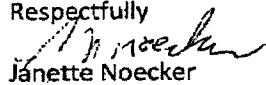
Amending a zoning by-law is a very big decision and has a lot of consequences. I really hope your site plan control is a powerful instrument. What is there to stop this applicant and other farmers in the township from expanding their puppy mills anywhere on their farms once they get their initial zoning by-law approved? Mapleton Township is already becoming known as a home for puppy mills in South Western Ontario.

Everyone deserves to try to make a living but not at the expense of so many others. Allowing more puppy mills in this township is not in the best interest of the majority of your citizens

I would recommend that the township does not approve an amendment to the existing by-law.

Thank you for your consideration towards my objections to this proposed zoning by-law amendment.

Respectfully



Janette Noecker

Oct 6/20

Larry Wheeler:

Mr Ralph - Elly do not agree with
a kennel that close to our building
there are at present about 32 residents
It could take away our privacy with
that many dogs? as these things usually
grow.

R. Jaffer

RECEIVED
OCT 08 2020
MAPLETON

To whom it may be Concern.

Rights & Privileges

- first in accordance what I been told the Kennels will be far enough away not to bother anyone at the Crest
- If not today in the future zoning will come about its called Growth.

- - Reason for kennel
- precise location
- what kind of kennel

→ pets can increase fitness, lower stress
bring happiness

Do hope there is a spoken language on
rules for the kennel

Sharon Walker

Thank
You

GEROUSIA INC. / CONESTOGA CREST

Box 120 81 Wood Street
Drayton, Ontario N0G 1P0
Ph. 1-519-638-3300
Fax. 1-519-638-3873



Township of Mapleton
7275 Sideroad 16
Drayton, ON
N0G 1P0

Attention: Larry Wheeler

Dear Mr. Wheeler

We are responding to the notice that we received regarding the proposed zoning by-law amendment for the land behind Conestoga Crest located at 7937 Wellington Road 8.

We are opposed to the proposed amendment. We are a senior's facility on a dead end street that has always offered a nice quiet location to live for our tenants. A dog kennel on the neighbouring property would definitely be a noise issue. It would hinder the opportunity for our tenants to sit outside or even have open windows and enjoy the peaceful quiet neighbourhood which currently exists.

For these reasons, we wish to note our opposition to this dog kennel proposal.

Yours truly

A handwritten signature in blue ink, appearing to read "M. Wheeler" or similar.

The Board of Directors
Conestoga Crest/Gerousia Inc.



NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2020-10

TAKE NOTICE that the Council of the Corporation of the Township of Mapleton has received a complete application to consider a proposed amendment to the Comprehensive Zoning By-law 2010-80, pursuant to Section 34 of the *Planning Act, R.S.O. 1990*, as amended.

PUBLIC MEETING Mapleton Council will consider this application at their meeting scheduled for:

Tuesday, October 13, 2020
Moorefield Community Centre
15 Ball Avenue, Moorefield
7:00 p.m.

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lot 14, Concession 6 W (Peel), with a civic address of 7468 Sixth Line. The property is approximately 40 ha (98.84 ac) in size and the location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands to permit an expanded home industry. The applicant is proposing a 602 m² (6,480 ft²) expansion to the existing 327 m² (3,520 ft²) buggy manufacturing shop. Additional relief may be considered at this meeting.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submissions in support of or in opposition to the proposed zoning by-law amendment. Written comments should be submitted to the Township Clerk at the address shown below.

Power of the Tribunal to Dismiss Appeals

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Mapleton to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Mapleton before the by-law is passed, the person or public body is not entitled to appeal the decision.

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

Request for Notice of Decision

If you wish to be notified of the decision in respect of the proposed Township of Mapleton Zoning By-law Amendment, you must make a written request to the Clerk.

Additional Information

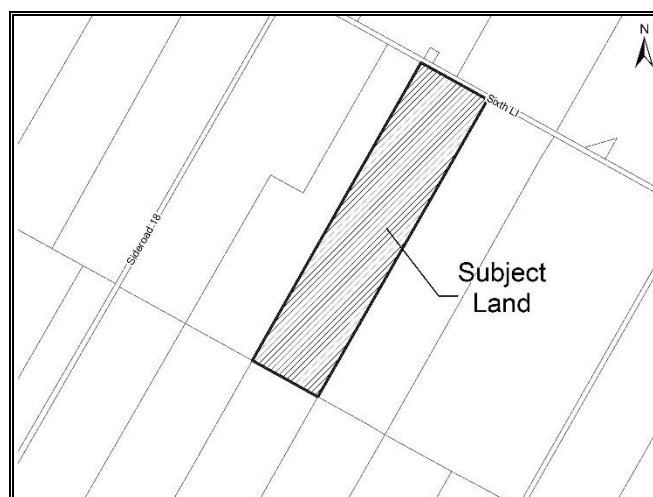
For more information about this matter, including information about appeal rights, please contact or visit the Municipal Office at the address shown below. O. Reg. 470/09, s. 2: 179/16, s. 2

The application and any additional information is available to the public for inspection at the Township of Mapleton Municipal Office during office hours.

Dated at the Township of Mapleton
This 23 day of September 2020.

Larry Wheeler, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton ON N0G1P0
Phone: 519.638.3313 Ext.045
Fax: 519.638.5113

lwheeler@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

Staff Commenting Form

ZBA2020-10	OWNER: James & Marlene Gingrich 7468 Sixth Line, Drayton, ON. N0G 1P0 APPLICANT: Noah Gingrich 7364 6 th Line Drayton N0G 1P0	SUBJECT LAND: Peel Con 6 W PT Lot 14 Civic Address: 7468 Sixth Line, Drayton, ON. N0G 1P0
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Staff confirmed the following:

- Property owners and agencies were provided with the required Notice by prepaid first-class mail or by email on September 23, 2020.
- Proper postings were completed on September 23, 2020.
- Planning Report dated September 25, 2020 prepared by Planner Mattieu Daoust was received and included in the agenda package.
- CBO Patty Wright comments dated September 22, 2020 state “no concerns.”
- GRCA comments dated October 2, 2020 state “no objection.”
- Director of Public Works Sam Mattina comments dated October 7, 2020 indicate “no issues.”
- Wellington Source Water Protection – Risk Management Inspector Emily Vandermeulen comments dated September 23, 2020 states “no notice is required”.
- Fire Chief Rick Richardson comments dated October 5, 2020 state “no issues.”
- Ratepayer: No concerns or letters of objection were received.

Prepared on October 8, 2020 by:

Michelle Brown, Clerk’s Assistant



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: September 25, 2020
TO: Manny Baron, C.A.O.
Township of Mapleton
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: **James & Marlene Gingrich**
7468 Sixth Line
Zoning By-law Amendment (ZBA 2020-10)

Planning Opinion

The proposed zoning amendment would permit an expansion to an existing home industry by allowing a 602 m² (6,480 ft²) addition to the existing buggy manufacturing shop for a total area of 929 m² (10,000 ft²).

The home industry criteria provided in the zoning by-law is intended to regulate the size and scale of these types of uses in the Prime Agricultural areas. This criterion was established under the former Provincial Policy requirements for secondary uses in Prime Agricultural areas in which small scale was defined and further regulated through local zoning by-laws. Under the new Provincial Policy State (PPS) criteria, the size and scale is contained by an area of operation that shall not exceed 2% of the area of the farm to a maximum area of 1 ha. This proposal does not exceed the aforementioned figures.

Based on the PPS criteria staff are satisfied that the proposal is in general conformity with the County of Wellington Official Plan and we are supportive of the request to rezone the property. The business remains secondary to the main agricultural use and complies with the other home industry regulations under the Zoning By-law.

INTRODUCTION

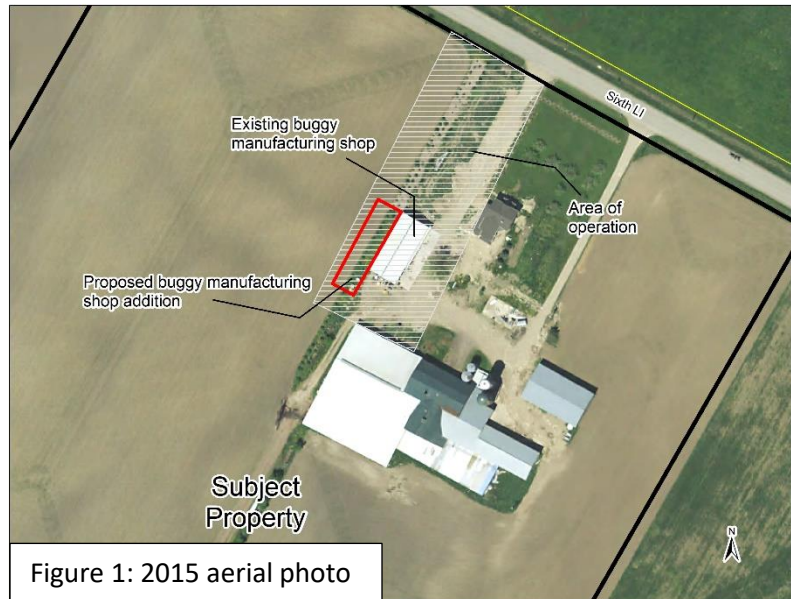
The subject property is legally described as Part Lot 14, Concession 6 West (Peel) with a civic address of 7468 Sixth Line. The property is approximately 40 ha (98.8 ac) in size. The lands are currently occupied by a residence, two barns and buggy manufacturing shop and the location of the property is shown in Figure 1.

PROPOSAL

The proposed amendment is to rezone the subject lands to permit an expansion to the existing buggy manufacturing business by allowing a 602 m² (6,480 ft²) addition to the existing buggy manufacturing shop for a total area of 929 m² (10,000 ft²).

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the PRIME AGRICULTURAL area. Under the PPS permitted uses within prime agricultural areas include: agricultural uses, agricultural related uses, and on-farm diversified uses. An on-farm diversified use is defined as: uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.



According to the Province's *Guidelines on Permitted Uses in Ontario's prime Agricultural Areas (Publication 851)*, a home industry on a commercial farm is not limited to producing products that are agriculturally related. The guidelines also recommend that such uses not occupy more than 2% of the area of a farm (up to a maximum of 1 hectare in area). Municipalities may set building size limits/caps to regulate building size to a scale deemed appropriate in the prime agricultural area.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. The identified environmental feature includes a GRCA Flood Plain. The proposed addition is beyond the required 30m set back from the environmental features on the subject property.

Under section 6.4.3 of the Plan, secondary uses including home businesses and farm businesses are permitted. Section 6.4.4 further outlines that a home business includes home industries which "are small in scale with a limited number of employees, and minimal off site impacts – examples include minor equipment repair, woodworking, crafts, and welding".

ZONING BY-LAW

The subject property is zoned Agricultural (A). Home Industries are permitted within the Agricultural zone subject to criteria outlined in Section 6.14. Section 6.14 b) a home industry may include such uses as a woodworking shop.

The amending bylaw will address areas under the Home Industry criteria and site specific zoning that this use is not in compliance with as follows:

Building size

The applicant is proposing to build a 602 m² (6,480 ft²) addition to the existing buggy manufacturing

shop for a total area of 929 m² (10,000 ft²). Per Section 6.14d, the maximum square footage for any or all buildings or structures used for a home industry shall not exceed 232.25 m² (2,500 ft²) of floor area which shall include but is not limited to: generator room, lunchroom, office, mechanical room, basement area and inside storage area.

The applicant has indicated that the addition is proposed as additional work space and that they will not have more than two employees who are not permanent residents on the property engaged in the home industry.

PLANNING DISCUSSION

Home Industry criteria

The home industry criteria provided in the zoning by-law is intended to regulate the size and scale of these types of uses in the Prime Agricultural areas. The criteria was established under the former PPS requirements for secondary uses in Prime Agricultural areas in which small scale was defined and further regulated through local zoning by-laws. The current PPS (2020) policies for on-farm diversified uses which replaces secondary uses has broadened the area of operation to reflect the farm size. Under the new PPS criteria, the size and scale is contained by an area of operation that shall not exceed 2% of the area of the farm to a maximum area of 1ha (10,000 m²). In this instance, based on the sketch submitted with the application, the buggy manufacturing operation will not exceed the aforementioned figures.

Site Plan Control

The Township Site Plan Control By-law (2013-079 as amended) is applicable. This proposal will be subject to site plan approval.

Draft Zoning By-law:

Planning Staff have prepared a draft site specific by-law that permits an expansion to the existing home industry by allowing a 602 m² (6,480 ft²) addition to the existing buggy manufacturing shop for a total area of 929 m² (10,000 ft²). The draft by-law is attached to this report for public viewing and Council's consideration.

We trust these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted

County of Wellington Planning and Development Department



Matthieu Daoust
Planner

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
BY-LAW NUMBER _____
Being a By-law to amend By-law 2010-080, being a
Zoning By-law for the Township of Mapleton

Part Lot 14, Concession 6 West (Peel)
ZBA 2020-010

WHEREAS the Council of the Corporation of the Township of Mapleton deems it desirable to amend said By-law Number 2010-080, as amended.

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

1. That By-law Number 2010-080, is hereby amended by adjusting the maximum floor area permitted under site Section 6.14d on the map forming Schedule 'A-1', as it applies to Part Lot 14, Concession 6 West (Peel), 7468 Sixth Line, as illustrated on Schedule 'A' attached to and forming part of this By-law.
2. That Site Specific Exception 31.316 be deleted and replaced with the following:

31.316 Part Lot 14, Concession 6 West (Peel), 7468 Sixth Line	Notwithstanding Section 6.14 d) of this By-law, a maximum floor area of 929 m ² (10,000 ft ²) for all buildings is permitted for an on farm diversified use which shall include but is not limited to; generator room, lunchroom, office, mechanical room, basement area and inside storage areas.
--	---

3. That except as amended by this By-law, the subject lands, as shown on Schedule 'A' to this By-law, shall be subject to all other applicable regulations of By-law Number 2010-080, as amended.
4. This By-law shall come into effect on the final passing thereof by the Council of Corporation of the Township of Mapleton, subject to compliance with the provisions of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

READ a first, second and third time and passed this day of , 2020.

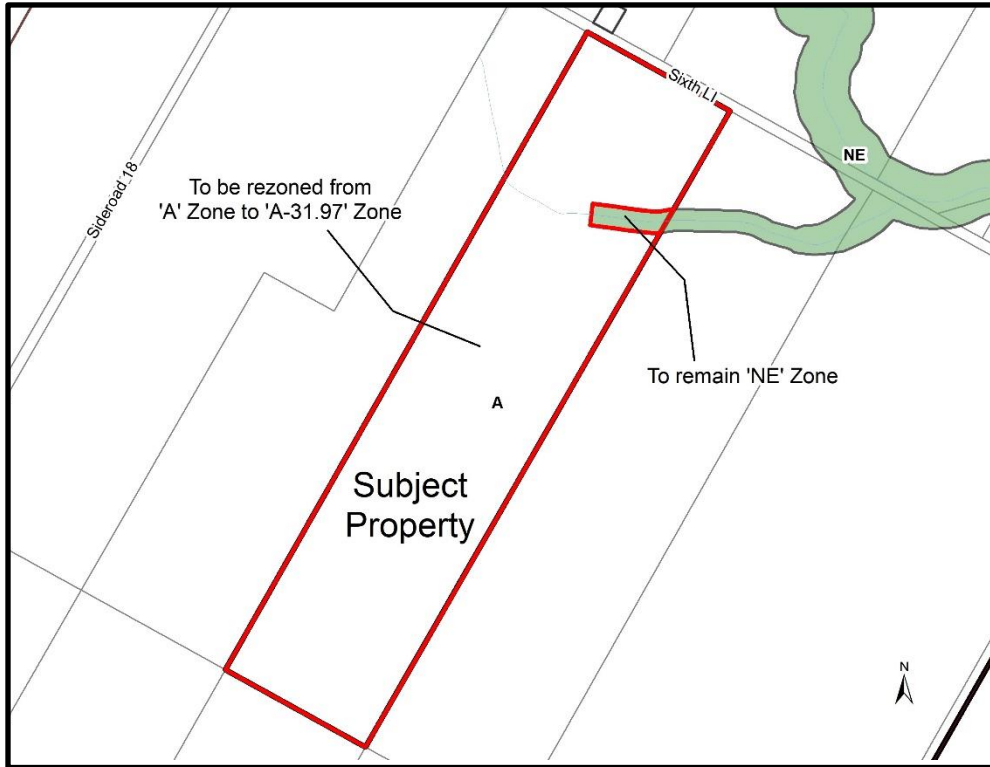
Mayor Gregg Davidson

Clerk Larry Wheeler

THE TOWNSHIP OF MAPLETON

BY-LAW NO _____.

Schedule "A"



Passed this ___ day of _____ 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE SUBJECT LAND is legally described as Part Lot 14, Concession 6 West (Peel) with a civic address of 7468 Sixth Line (Figure 1). The property is approximately 40 ha (98.8 ac) in size and is zoned Site Agriculture (A). The lands are currently occupied by a residence, two barns and buggy manufacturing shop.

THE PURPOSE AND EFFECT of this amendment is to rezone the property to permit the expansion of a home industry (buggy manufacturing shop). The applicant is proposing a 602 m² (6,480 ft²) addition to the existing buggy manufacturing shop for a total area of 929 m² (10,000 ft²).

From: Patty Wright <PWright@mapleton.ca>

Sent: September 22, 2020 12:22 PM

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

Subject: ZBA2020-10 Gingerich

The building department has no concerns with the above noted ZBA.



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





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

DATE: October 2, 2020 **YOUR FILE:** ZBA2020-10
GRCA FILE: ZBA2020-10 – 7468 Sixth Line

RE: Zoning By-law Amendment ZBA2020-10
7468 Sixth Line, Township of Mapleton
James and Marlene Gingrich

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed zoning by-law amendment.

BACKGROUND:

1. Resource Issues:

Information currently available at this office indicates that the subject lands contain a watercourse, floodplain and the regulated allowance adjacent to these features.

2. Legislative/Policy Requirements and Implications:

The subject lands contain natural hazard features identified by the Provincial Policy Statement (PPS, 2020) and also contain features in the Greenlands System outlined in the County of Wellington Official Plan (2019). The proposed development is located outside of the natural hazard features noted above and GRCA staff do not anticipate any negative impacts on these features as a result of this application.

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

3. Plan Review Fees:

This application is a 'minor' zoning by-law amendment and the applicable review fee is required for our review of this application. With a copy of this letter, the applicant will be invoiced in the amount of \$420.00.

Should you have any questions or require further information, please do not hesitate to contact me at 519-621-2763 ext. 2228.

Yours truly,



Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

c.c. James and Marlene Gingrich – 7468 6th Line, Drayton, ON N0G 1P0
Noah Gingrich – 7364 6th Line, Drayton, ON N0G 1P0

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

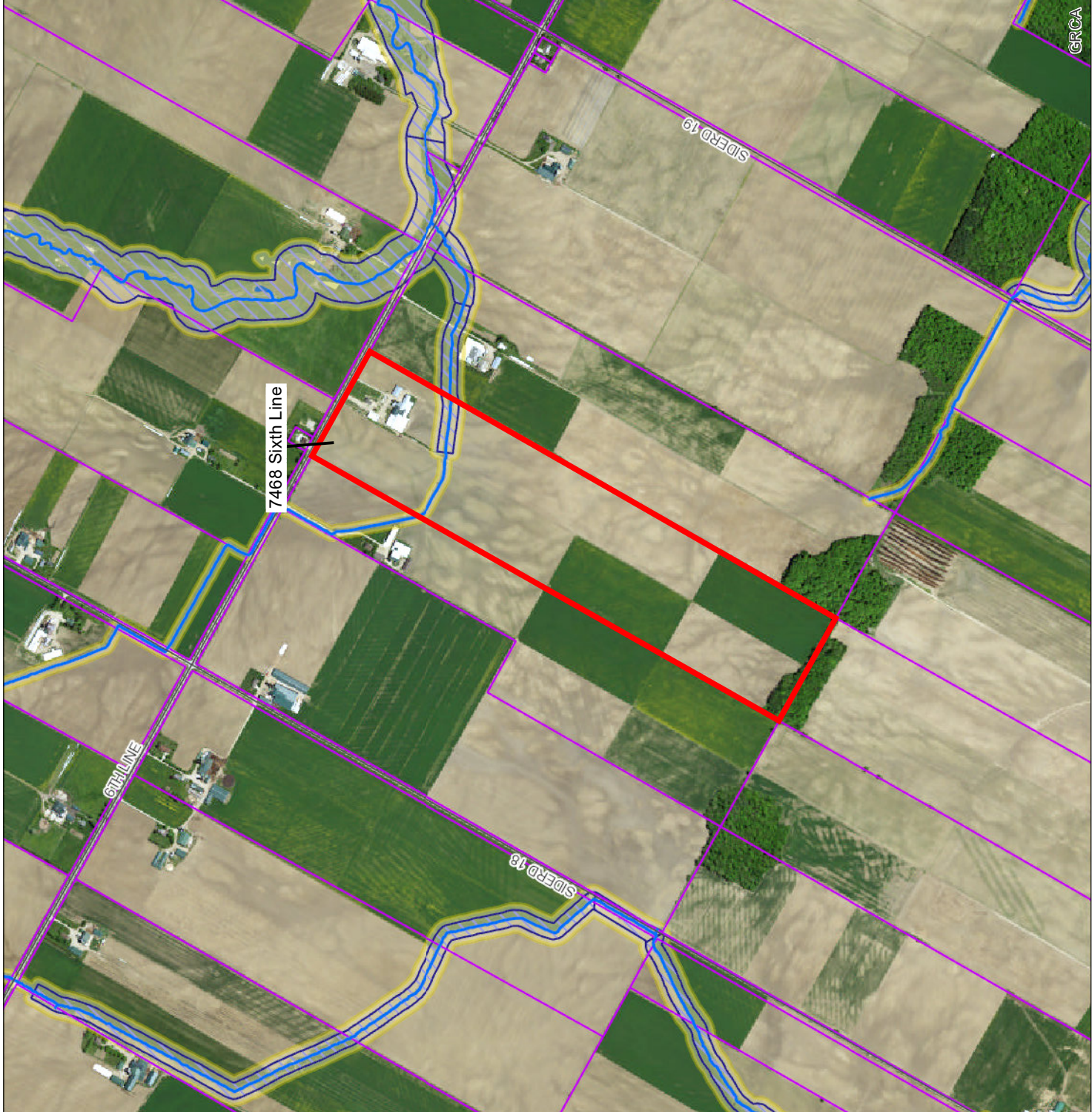


Legend

- Regulation Limit (GRCA)
- Regulated Watercourse (GRCA)
- Regulated Waterbody (GRCA)
- Wetland (GRCA)
- Floodplain (GRCA)
- Engineered
- Estimated
- Approximate
- Special Policy Area
- Slope Valley (GRCA)
- Slope Erosion (GRCA)
- Steep
- Oversteep
- Steep
- Slope Erosion (GRCA)
- Oversteep
- Toe
- Lake Erie Flood (GRCA)
- Lake Erie Shoreline Reach (GRCA)
- Lake Erie Dynamic Beach (GRCA)
- Lake Erie Erosion (GRCA)
- Parcel - Assessment (MPAC/MNRF)

This legend is static and may not fully reflect the layers shown on the map. The text of Ontario Regulation 150/06 supercedes the mapping as represented by these layers.

Copyright Grand River Conservation Authority, 2020
Disclaimer: This map is for illustrative purposes only. Information on this map has been substituted for the original site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for any guarantees, interpretations or conclusions drawn from this map. Any responsibility of the user.
The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>



RE: Town of Mapleton Zoning Amendment ZBA 2020-10 Public Meeting Notice for Comment

Sam Mattina <SMattina@mapleton.ca>

Wed 10/7/2020 6:23 PM

To: Michelle Brown <MBrown@Mapleton.ca>

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   

RE: Town of Mapleton Zoning Amendment ZBA 2020-10 Public Meeting Notice for Comment

Source Water <sourcewater@centrewellington.ca>

Wed 9/23/2020 1:52 PM

To: Michelle Brown <MBrown@Mapleton.ca>

 1 attachments (598 KB)

WHPA_Map_SixthLine_7468.pdf;

Hi Michelle,

Thank you for providing the above referenced application for review. I have reviewed the application and can confirm that the property is located in a WHPA-D (25 year time-of-travel) and therefore, the application can be screened out and no notice is required pursuant to the *Clean Water Act*.

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

From: Michelle Brown [mailto:MBrown@Mapleton.ca]

Sent: September 23, 2020 10:32 AM

To: Michelle Brown <MBrown@Mapleton.ca>

Subject: Fw: Town of Mapleton Zoning Amendment ZBA 2020-10 Public Meeting Notice for Comment

Good Morning,

Attached you will find a Notice of Public Meeting for the above referenced planning application.

Written comments by **October 2, 2020** are appreciated. However, if you require further information or more time to comment please do not hesitate to let me know.

Please send all comments and requests to:

Michelle Brown, Clerk's Assistant

Mailing address below or email mbrown@mapleton.ca

Once submitted, your comments will be circulated within the agenda package.

Thank you,
Michelle



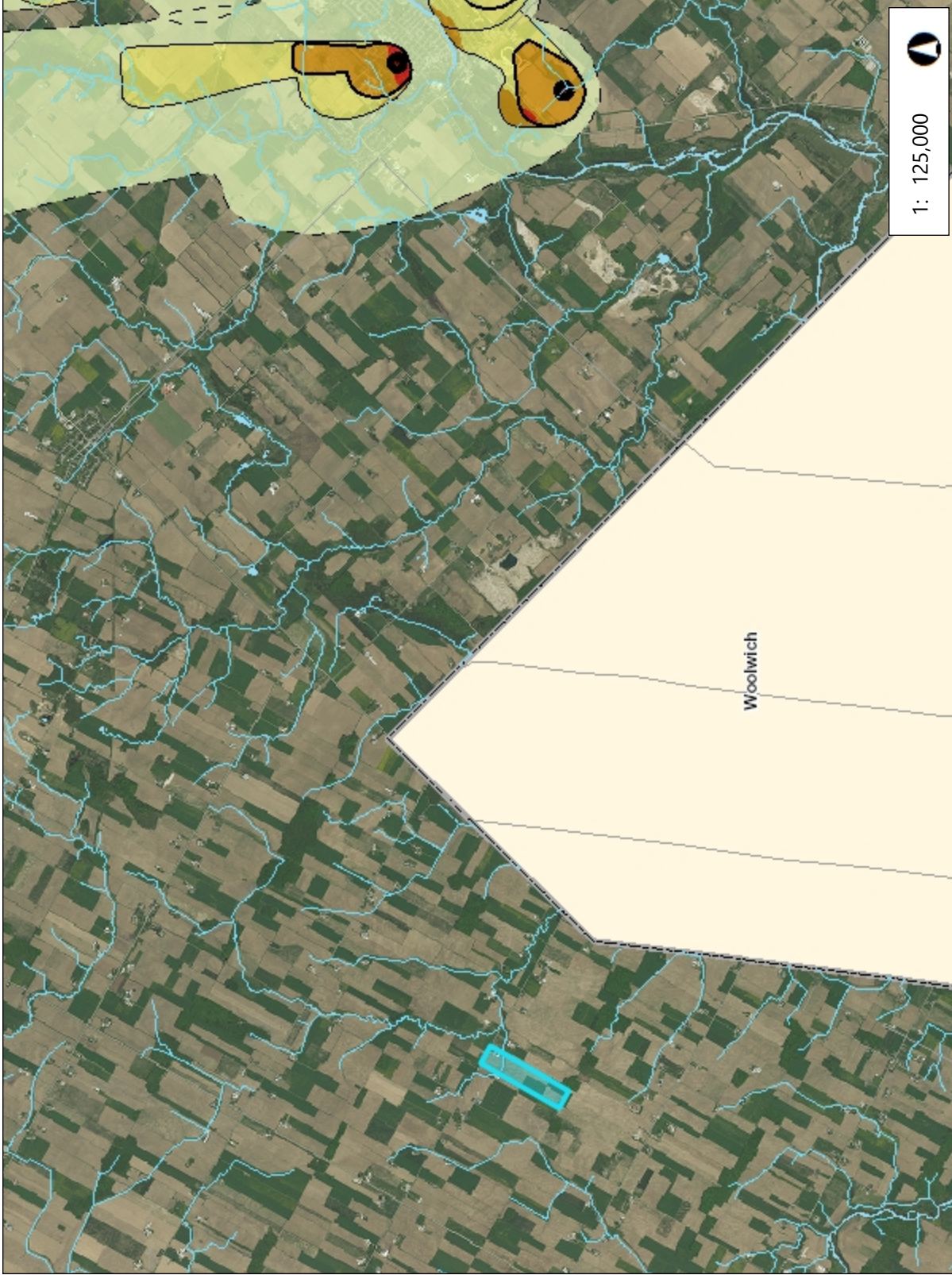
Michelle Brown
Clerk's Assistant, Development and Records Management

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 023

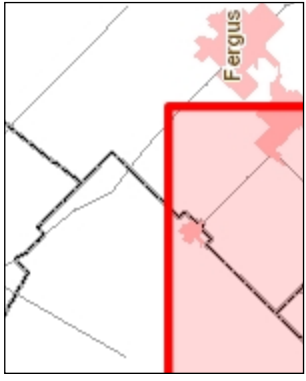
www.mapleton.ca



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1: 125,000



Legend

- Waterbodies
- Watercourses
- Ontario - Roads**
 - Ontario Highway
 - Major Road
 - Local Road
- Ontario - Municipalities
- Well Locations
- Wellhead Protection Area Boui**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- RoadsLookup

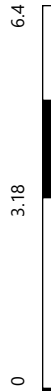
Notes

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

Produced using information under license with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

6.4 Kilometers



6.4

From: Rick Richardson <RRichardson@mapleton.ca>
Sent: October 5, 2020 11:32 AM
To: Michelle Brown <Mbrown@mapleton.ca>
Subject: RE: ZBA 2020-10

The Fire department have no issues with this application.



Rick Richardson
Fire Chief

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

www.mapleton.ca





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

CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B64-20 PREPARED ON OCTOBER 7, 2020

APPLICANT

Bill & Michelle Parke
8590 Concession 3
Listowel, ON N4W 3G8

LOCATION OF SUBJECT LANDS

Township of Mapleton (Maryborough)
Part Lot 4, Concession 2

RECOMMENDATION:

THAT Township of Mapleton support Consent Application B64-20 as presented for lands described as Part Lot 4, Concession 2, (Maryborough) 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 the retained lands be rezoned to restrict residential development to the satisfaction of the Local Municipality and the County of Wellington;
- THAT driveway access can be provided to the retained lands to the satisfaction of the Township;
- THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file).
- THAT the severed parcel be reduced to approximately 1.39 ha (3.4 ac), which will meet Provincial Policies and generally conform to the Official Plan.

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.

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 September 25, 2020 stated no issues.
- CBO, Patty Wright, Township of Mapleton, comments received October 2, 2020 stated no issues.
- Director of Public Works, Sam Mattina, comments received October 7, 2020 stated no issues.

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Mattieu Daoust, planning report dated October 5, 2020
- Wellington Source Water Protection - Emily Vandermeulen comments received October 8, 2020.

Prepared by
Larry Wheeler
Municipal Clerk

Reviewed by
Manny Baron
C.A.O.

Attach A – Planner comments dated October 5, 2020
Attach B – Application B64-20
Attach C – Fire Department comments dated September 25,2020
Attach D – Building Department comments dated October 2, 2020
Attach E – Public Works Department comments dated October 7, 2020
Attach F - Source Water Protection comments dated October 8, 2020



Application	B64/20
Location	Part Lot 4, Concession 2 TOWNSHIP OF MAPLETON
Applicant/Owner	Bill & Michelle Parke

PLANNING OPINION: This application would sever a 2.34 ha (5.8 ac) rural residential parcel with an existing house. A vacant 39 ha (96.5 ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

The severed parcel appears to be larger than required for residential purposes. Staff recommend the severed parcel be reduced to approximately 1.39 ha (3.4 ac), which will meet Provincial Policies and generally conform to the Official Plan. Upon speaking with the applicant they have indicated, they do not have additional farm holdings nor do they have a perspective farm buyer for the retained parcel as they plan to keep ownership of both the severed and retained parcels.

Given the aforementioned, the application is not consistent with provincial policies and the intent of the surplus farm severance policies outlined in the Official Plan. If the Committee approves this application, staff would recommend the reduced lot configuration provided that the following matters are addressed as conditions of approval:

- a) That driveway access can be provided to the retained lands to the satisfaction of the Township; and,
- b) That the retained lands be rezoned to restrict residential development to the satisfaction of the Local Municipality and the County of Wellington.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation. We have not been provided with any information to demonstrate this.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL, and GREENLANDS. The severed lands are identified as Prime Agricultural. According to section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

With respect to the above criteria, we are satisfied that this application conforms to criteria a), b), d) and e). Item f) can be addressed as a condition of approval. Provided the Committee approve the reduced lot recommended by staff (Figure 2), we are satisfied that this application conforms to criteria c). The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.”

In terms of the overall farm operation, we have been provided with a farm information form including a list of other farm holdings owned by the applicants, which demonstrates that this applicant does not own any additional farms which would not constitute a farm consolidation.

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



LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A). Both the severed and retained lands meet the minimum lot area and frontage requirements of the Agricultural zone.

SITE VISIT INFORMATION: Staff visited and photographed the subject property on September 11, 2020, notice Cards were posted, and the survey sketch appears to meet the application requirements.

Matthieu Daoust, Planner
October 5, 2020

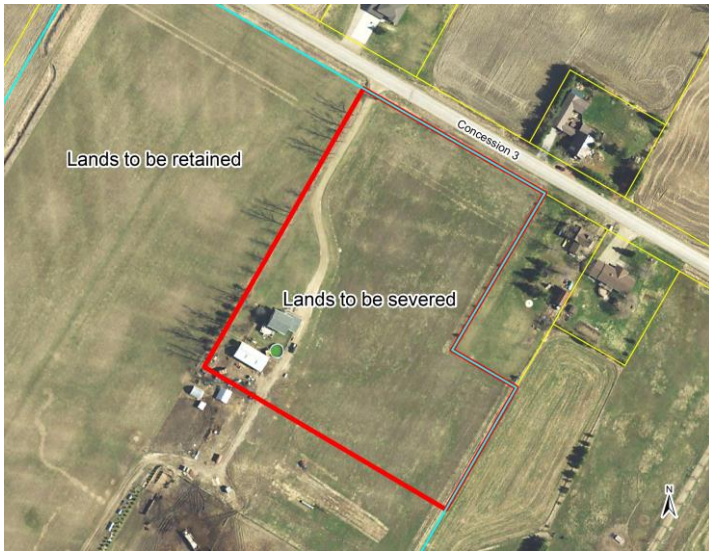


Figure 1. Applicants proposal to sever a 2.3 ha (5.8 ac) parcel under the surplus farm severance policies.



Figure 2. Staff recommendation for a reduce severed parcel approx. 0.65 ha (1.6 ac) in size under the surplus farm severance policies.

September 11, 2020

NOTICE OF AN 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.

APPLICATION SUBMITTED ON: August 31, 2020

FILE NO. B64-20

APPLICANT

Bill & Michelle Parke
8590 Concession 3
Listowel, ON N4W 3G8

LOCATION OF SUBJECT LANDS

Township of Mapleton (Maryborough)
Part Lot 4
Concession 2

Surplus Farm Dwelling Application

Proposed severance is 5.8 acres with 378.1' frontage, existing and proposed rural residential use with existing house and pool.

Retained parcel is 96.5 acres with 518.7' frontage, existing and proposed agricultural use with 2 existing coverall quonsets.

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

October 21, 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

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: Aug 20/20
File No. B64-20
Accepted as Complete on: Aug 31/20

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

2. (a) Name of Registered Owner(s) Bill and Michelle Parke
Address 8590 Concession 3, Listowel, Ont. N4W 3E8

Phone No. 579 781 4269 Email: blackviewfarm@gmail.com

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

Phone No. _____ Email: _____

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

Phone No. _____ Email: _____

(d) All Communication to be directed to:

REGISTERED OWNER APPLICANT AGENT

(e) Notice Cards Posted by:

REGISTERED OWNER APPLICANT AGENT

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

RURAL RESIDENTIAL AGRICULTURAL URBAN RESIDENTIAL COMMERCIAL/INDUSTRIAL

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.

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

Local Municipality: Mapleton
 Concession 2 Lot No. 4
 Registered Plan No. _____ Lot No. _____
 Reference Plan No. _____ Part No. _____
 Civic Address 8590 Concession 3, Listowel, Ont. N4W 3G8.

(b) When was property acquired: 12/19/2008 Registered Instrument No. WC241418.

5. Description of Land intended to be **SEVERED**:

Metric [] Imperial []
 Frontage/Width 378.1 AREA 233,271.07 sq. ft. (5.8 acres)
 Depth 582.7 Existing Use(s) residential home
 Existing Buildings or structures: house with attached garage
 Proposed Uses (s): rural home

Type of access (Check appropriate space)	Existing [<input checked="" type="checkbox"/>]	Proposed []
<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 _____

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): _____

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

Metric []

Imperial []

Frontage/Width 518.7

AREA 4,238,492.5 (96.5 Acres)

Depth 4400

Existing Use(s) Agricultural farmland.

Existing Buildings or structures: 2 "Hoof structures", temporary, portable.

Proposed Uses (s): hay/machinery Storage

Type of access (Check appropriate space)

Existing []

Proposed []

- 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

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

- Municipally owned and operated piped water system
- Well [] individual [] communal
- Lake
- Other N/A

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): N/A

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: _____

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

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 []

19. PREVIOUS USE INFORMATION:

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

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

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

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 [] 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.

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 [] UNKNOWN []

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

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

Section 10.3.4 All points comply with our plan for severance.

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. N/A.

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).

prime agricultural land and green lands.

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).

Prime agricultural land & green lands.

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

*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? agricultural.

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

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

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

For mortgages just provide complete name and address of Mortgagee. See attached.

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:

Type: Dairy Beef Cattle Swine Poultry Other hay crop.

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

Severed Width _____ Length _____ Area _____ Use _____

Width _____ Length _____ Area _____ Use _____

Retained Width 30 Length 70 Area _____ Use hay storage

Width 30 Length 70 Area _____ Use hay/machinery

33. **Manure Storage Facilities** on these lands: NA.

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"/>

Bill and Michelle Parke
8590 Concession 3,
RR#3
Listowel, N4W 3G8

Reasons for Severance

Brief History: My Grandfather, Arthur Hurlburt, first bought this farm, my father bought it from him, and now I am the owner. I have owned this farm since 2008. It was bare land with a shed when I purchased it and since then we have built our house and business. After the 2015 tornado took down our shed, we were graciously granted free permits from Mapleton to construct portable "hoop" structures to house our animals before winter came.

Over this time span of 12 years, our way of farming has changed and running our business has changed. We approached Curtis Marshall in Mapleton in 2019 about the possibility of severing our house from the land as we were looking at selling our farm. We were advised that it was in the County's best interest if we kept the bulk of prime farmland intact, and in turn sever off the house and 5 acres.

Here we are in 2020, we are wanting to sever the house from the land and sell the land to the booming agricultural farms around us. It has been a year of actively trying to sell the whole farm as one entity, and we feel this is the next step to accomplishing a sale on the farm with the house taken off. Our house will continue to be an attractive addition to the village of nearby Lebanon, yet having the farm land available to agriculture around us.

We feel as a family farm and from someone who has been living in Mapleton for 35 years, that this can really suit "Concession 3" and Mapleton Twp.

*****Additional notes:**

I noticed that the surveyor SKETCH does not indicate the "Living Snowfence" that through "Trees for MAPLETON" allowed me to plant along the front of the farm. It exists in fullness.

Nor does it show the trees that I have planted surrounding the farm using the same municipal program. As it relates to the area to be SEVERED, the trees already take up .30 acres of farmland. Not to mention my winding laneway with trees on both sides of it.

I thought it worth mentioning as you may not see what is already in permanent tree growth on the plot to be severed.

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 checked="" type="checkbox"/>]	field tile 50 ft apart.	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? (www.wellingtonwater.ca)

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: Curtis Marshall
Michelle Innocente

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.

* read attached 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.
5. Generally, regular severance application forms are also available at the local municipal office.
6. 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.
7. 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.

OWNER'S AUTHORIZATION:

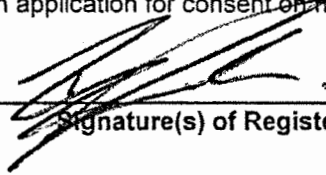
The Owner must complete the following to authorize applicant, agent or solicitor to act on their behalf.

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), William + Michelle Parke the Registered Owners of township Of the mapleton in the Wellington County/Region of Wellington severally and jointly, solemnly declare that Michelle Parke

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



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) Michelle Parke of the township of mapleton In the Wellington County/Region of Wellington Solemnly declare that all

the statements contained in this application for consent for (property description) 8590 Concession RR #3, Listowel, ONT N4W3G8. 3

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 Twp. Mapleton Of City Wellington In the County/Region of _____

Michelle Parke
(Owner or Applicant)

This 13 day of Aug 20 20


Barbara Schellenberger, a Commissioner, etc.,
County of Wellington, while Clerk of
The Corporation of the Township of
Mapleton. (Owner or Applicant)

B Schellenberger
Commissioner of Oaths

Barb Schellenberger
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, Bill Parke, 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/Applicant/Agent(s)

Aug 10/2020
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



County of Wellington

FOR OFFICE USE ONLY
Date: _____
File # _____

FARM INFORMATION FORM
Surplus Farm Dwelling Severance Application

PART A: Background

This form is used to help determine whether an application to sever a surplus farm dwelling is consistent with the Provincial Policy Statement and conforms to the County Official Plan. The excerpts provided in this form are for convenience purposes only. Reference to the complete policy documents should also be made by applicants and their consultants. Preconsultation with County planning staff is encouraged prior to filing a severance application.

Provincial Policy Statement

The 2005 Provincial Policy Statement restricts residential lot creation in prime agricultural areas to severance of a surplus farm dwelling (referred to as a residence surplus to a farming operation as a result of farm consolidation):

Lot creation in prime agricultural areas is discouraged and may only be permitted for.....c) a residence surplus to a farming operation as a result of farm consolidation, provided that the planning authority ensures that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance...

The term 'residence surplus to a farming operation' is defined as "an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation)".

County Official Plan

Section 10.3.4 of the County Official Plan provides the following policy direction concerning severance of a residence surplus to a farming operation:

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met; and
- f) the vacant parcel of farmland is rezoned to prohibit residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

PART B: Farm Information

Please provide the following information about your farm.

1. Name of Farm Operation			2. Total Size of Overall Farm Operation
Blackview Farm, sole proprietor			102 ac or ha
3. Please identify the farms which are part of the farm operation:			4. Will the remnant farm parcel be operated as part of the overall farm operation?
Municipality	Lot & Concession	Size (ac or ha)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
MAPLETON	2 4	102	
			5. Is the surplus residence habitable?
			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Additional information, if any:			
7. Farm Operator			
Name: Bill Parke			
Signature:			
Date signed: Aug. 13/2020			



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Jason W Weber

Contact Information

Email _____ Telephone 519-291-9440
 Civic Address _____ Municipality _____
 Lot 3 Concession 2 Division Wellington
 Lot Size (where livestock facility is located) _____ hectares 102.5 acres Mapleton
 Signature of Livestock Facility Owner Jason W Weber Date Aug 12 / 2020

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. _____ ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 - 16 months)	130	L1
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	1	V3
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
Medium-framed; 39 - 148 kg (e.g. Guernseys)			
Small-framed; 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	5	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars	500	MI
	Breeder gilts (entire barn designed specifically for this purpose)		MI
	Weaners (7 – 27 kg)	900	MI
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Jeff O'Grady

Contact Information
 Email jogrady@cyg.net Telephone 519-291-0224
 Civic Address 8546 Conc. #3 Municipality Mapleton
 Lot 5 Concession 2 Division Mapleton
 Lot Size (where livestock facility is located) _____ hectares 100 acres West half
 Signature of Livestock Facility Owner [Signature] Date Aug. 12/20

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 4200 ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)	12	Dry
	Feeders (7 - 16 months)	10	"
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)	4	"
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 - 658 kg (e.g. Holsteins)		
	Medium-framed; 455 - 545 kg (e.g. Guernseys)		
	Small-framed; 364 - 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 - 545 kg (e.g. Holsteins)		
	Medium-framed; 148 - 455 kg (e.g. Guernseys)		
	Small-framed; 125 - 364 kg (e.g. Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 - 182 kg (e.g. Holsteins)		
Medium-framed; 39 - 148 kg (e.g. Guernseys)			
Small-framed; 30 - 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)	6	Dry
	Medium-framed, mature; 227 - 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	20	Dry
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers on any length of cycle		
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

P 519.837.2600 x2170
F 519.923.1694



FARM DATA SHEET
Minimum Distance Separation I (MDSI)

County of Wellington

NOTE TO FARM OWNER(S)

By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility VERONDALE ACRES c/o JOHN ELLISON

Contact Information

Email jerondale@gmail.com Telephone 519 504 9335
 Civic Address 8573 Municipality MAPLETON
 Lot 4E Concession 3 Division _____
 Lot Size (where livestock facility is located) _____ hectares 100 acres

Signature of Livestock Facility Owner [Signature] Date _____

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity. 4800 ft²/m² _____ ft²/m²

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18% - <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)		
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 – 658 kg (e.g. Holsteins)	3	V3
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)	25	V3
	Large-framed; 182 – 545 kg (e.g. Holsteins)		
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)	12	V3
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)		
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		



FARM DATA SHEET
Minimum Distance Separation I (MDSI)
 County of Wellington

NOTE TO FARM OWNER(S)
 By filling out this form you will help to ensure that new land uses will be located a suitable distance from your livestock operation. Feel free to contact the County Planning office with any questions.

Owner(s) of Livestock Facility Elb + Barbara Bowman

Contact Information

Email NA Telephone 519-291-5884
 Civic Address 8572 conc 3 Municipality Mapleton
 Lot Ept Lot 4 Concession Conc 2 Division _____
 Lot Size (where livestock facility is located) ~~100~~ hectares 100 acres

Signature of Livestock Facility Owner Elb Bowman Date Aug 11 2021

BARN(S) SIZE Please provide the size of the barns located on the property. This information is used to verify maximum livestock capacity.
14500 (ft²/m²) includes upstairs stable
14820 (ft²/m²) new barn
1350 (ft²/m²) cattle shed

- Manure Storage Types** Solid manure: 18% dry matter, or more Liquid manure: <18% dry matter
- V1 Solid, inside, bedded pack
 - V2 Solid, outside, covered
 - V3 Solid, outside, no cover, ≥30% dry matter
 - V4 Solid, outside, no cover, 18% - <30% dry matter, with covered liquid runoff storage
 - V5 Liquid, inside, underneath slatted floor
 - V6 Liquid, outside, with a permanent, tight-fitting cover
 - L1 Solid, outside, no cover, 18%- <30% dry matter, with uncovered liquid runoff storage
 - L2 Liquid, outside, with a permanent floating cover
 - M1 Liquid, outside, no cover, straight-walled storage
 - M2 Liquid, outside, roof, but with open sides
 - H1 Liquid, outside, no cover, sloped-sided storage

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Beef Cattle	Cows, including calves to weaning (all breeds)		
	Feeders (7 – 16 months)		
	Backgrounders (7 – 12.5 months)	100	V3
	Shortkeepers (12.5 – 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)	25	
	Large-framed; 545 – 658 kg (e.g. Holsteins)	25	V3
	Medium-framed; 455 – 545 kg (e.g. Guernseys)		
	Small-framed; 364 – 455 kg (e.g. Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 – 545 kg (e.g. Holsteins)	30	V3
	Medium-framed; 148 – 455 kg (e.g. Guernseys)		
	Small-framed; 125 – 364 kg (e.g. Jerseys)		
	Calves (0 – 5 months)		
	Large-framed; 45 – 182 kg (e.g. Holsteins)	15	V3
Medium-framed; 39 – 148 kg (e.g. Guernseys)			
Small-framed; 30 – 125 kg (e.g. Jerseys)			
Horses	Large-framed, mature; >681 kg (e.g. draft or draft cross breeds including unweaned offspring)		
	Medium-framed, mature; 227 – 680 kg (e.g. saddle, riding and racing breeds including unweaned offspring)	12	V3
	Small-framed, mature; <227 kg (e.g. ponies and miniatures including unweaned offspring)		

FARM DATA SHEET (continued)
Minimum Distance Separation I (MDSI)

County of Wellington

Animal Type of Material	Description	Housing Capacity (maximum)	Manure Storage Type (select from list)
Swine	Sows with litter, dry sows or boars		
	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 – 27 kg)		
	Feeders (27 – 136 kg)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		
Goats	Does & bucks (for meat kids; includes unweaned offspring and replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)	800	V3
	Kids (dairy or feeder kids)	200	V3
Chickens	Layer hens (for eating eggs; after transfer from pullet barn)	50	V3
	Layer pullets (day-olds until transferred into layer barn)		
	Broiler breeder growers (males/females transferred out to layer barn)		
	Broiler breeder layers (males/females transferred in from grower barn)		
	Broilers or any length of cycle	100	V3
Turkeys	Turkey poults (day-old until transferred to grow out turkey barn)		
	Turkey breeder layers (males/females transferred in from grower barn)		
	Breeder toms		
	Broilers (day-olds to 6.2 kg)		
	Hens (day-olds up to 6.2 to 10.8 kg; 7.5 kg is typical)		
	Toms (day-olds to over 10.8 to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or if unknown (by floor area)		
Veal	Milk-fed		
	Grain-fed		
Other	Please refer to Factor Table 1 of The Minimum Distance Separation (MDS) Document for complete list of animal types		
	—		
Imported manure	Use the volume of the manure storages		
Unoccupied livestock barns	A livestock barn that does not currently house any livestock, but that housed livestock in the past and continues to be structurally sound and reasonably capable of housing livestock.*		

*NOTE: This should only be used where obtaining information from the farm operator(s) and/or owner(s) was not possible (see Implementation Guideline 20 for more information).

QUESTIONS?
PLEASE CONTACT

County of Wellington
Planning and Development Department
74 Woolwich Street, Guelph
ON N1H 3T9

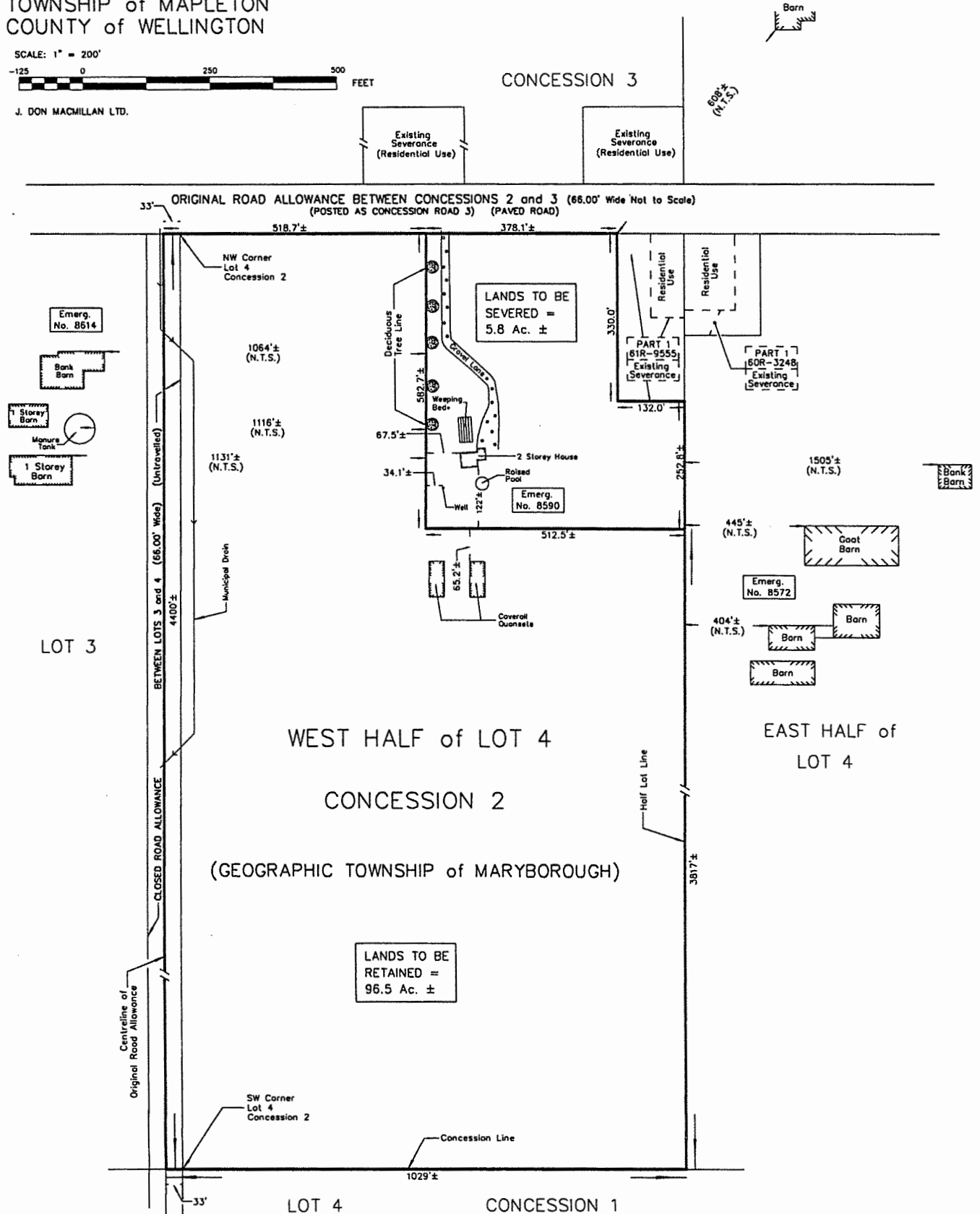
P 519.837.2600 x2170
F 519.923.1694

SKETCH to ILLUSTRATE
 PROPOSED SEVERANCE
 PART of WEST HALF of LOT 4
 CONCESSION 2
 (GEOGRAPHIC TOWNSHIP of MARYBOROUGH)
 TOWNSHIP of MAPLETON
 COUNTY of WELLINGTON



SCALE: 1" = 200'
 -125 0 250 500
 FEET

J. DON MACMILLAN LTD.



This is not a plan of survey.

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This sketch is protected by copyright and may be reproduced for this present application only.

The lands denoted are all the lands owned by the applicant.

• denotes approximate size and location of weeping bed.

Note: Building dimensions are not to scale.

N.T.S. denotes Not to Scale.

All subject and abutting lands are zoned agricultural. Data obtained August 18, 2020 and from previously compiled data from this office. It is subject to final dimensions when they are undertaken.

AUGUST 25, 2020

J. D. MACMILLAN

DATE

J. D. MACMILLAN, O.L.S.

IMPERIAL
 DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.



J. DON MACMILLAN LIMITED
 ONTARIO LAND SURVEYORS
 144 DAVIDSON AVENUE SOUTH, LISTOWEL, ONT.(291-1313)

FOR:
 BILL PARKE

PROJECT N°
 20-1865S

Bill Parke

Fw: Consent Application File No.: B64-20 Severance

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 1:31 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.: B64-20 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



B64-20 Parke

Patty Wright <PWright@mapleton.ca>

Fri 10/2/2020 10:03 AM

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

Hello

The building department has no concerns in regard to the above noted consent.



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   

Fw: Consent Application File No.: B64-20 Severance

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 1:28 PM

To: Michelle Brown <MBrown@Mapleton.ca>

From: Sam Mattina <SMattina@mapleton.ca>**Sent:** Wednesday, October 7, 2020 6:57 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.: B64-20 Severance

Hi Michelle;

No concerns from a Public Works perspective.


**Sam Mattina** C.E.T., CMM III
Director of Public WorksTownship of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 041www.mapleton.ca

Consent application comments

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 1:22 PM

To: Michelle Brown <MBrown@Mapleton.ca>

 1 attachments (620 KB)

WHPA_Map_Concession3_8590.pdf;

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>

Sent: Thursday, October 8, 2020 11:02 AM

To: Michelle Brown <MBrown@Mapleton.ca>; Kyle Davis <KDavis@centrewellington.ca>; Jana Poechman <janap@wellington.ca>

Subject: RE: Consent application comments

Hi Michelle,

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

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

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

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

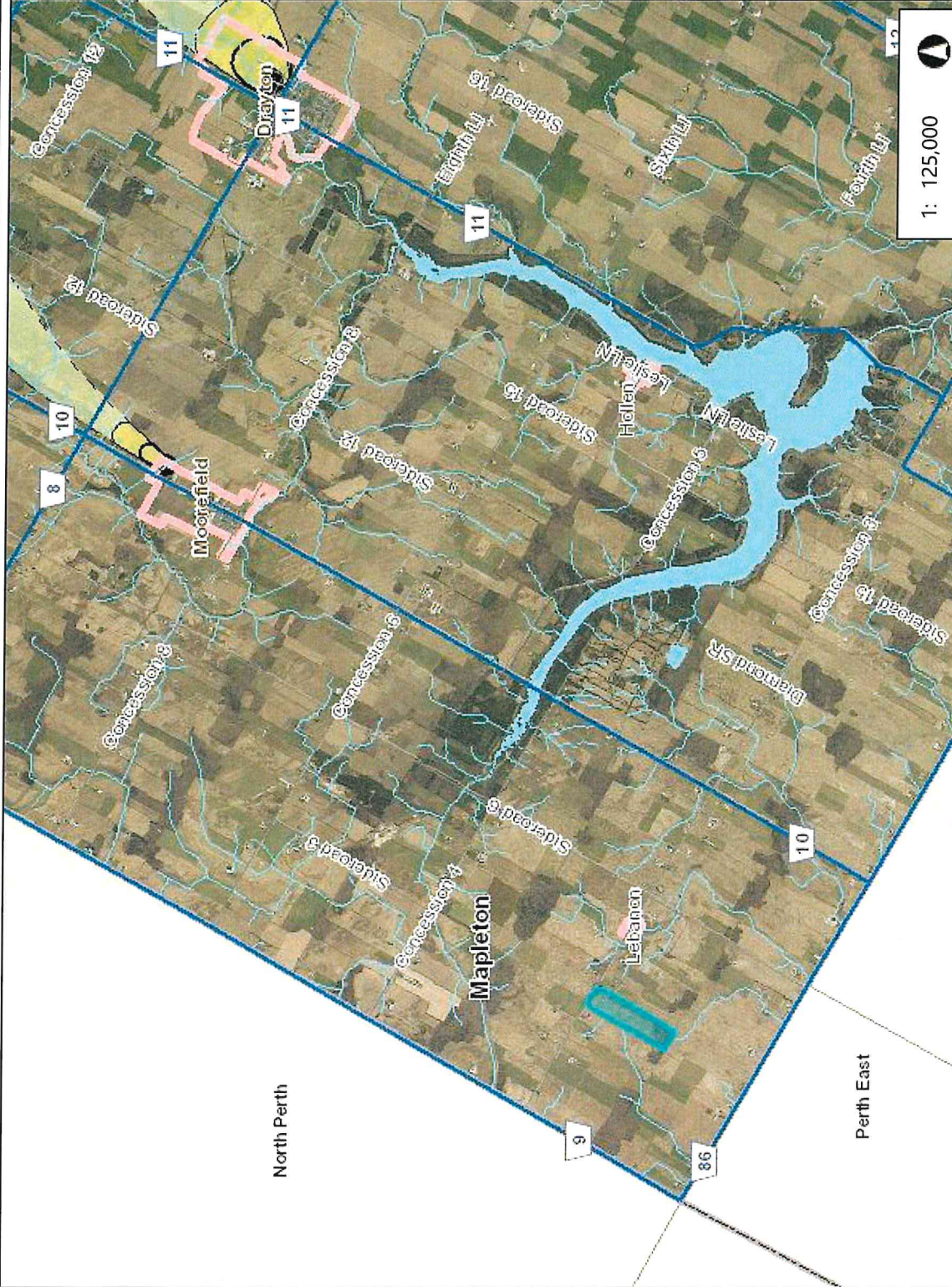
Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

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Explore Wellington

8590 Concession 3, Mapleton



1: 125,000

Legend

Roads - Small Scale

- Local Road
- County Road
- Highway

Waterbodies

Watercourses

Urban Centres and Hamlets

Municipalities

Ontario - Urban Centres

Ontario - Roads

- Ontario Highway
- Major Road
- Local Road

Ontario - Waterbodies

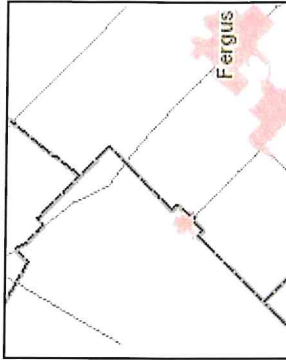
Ontario - Municipalities

Well Locations

Wellhead Protection Area Bou

Vulnerability Score

- 10
- 8
- 2, 4, 6 (A, B or C)
- 2, 4, 6 (D)



Notes

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

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2016.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

6.4 Kilometers

3.18

0

6.4

WGS 1984 Web Mercator Auxiliary Sphere
Includes material © 2016 of the Queen's Printer for Ontario. All rights reserved.

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
BUILDING REPORT BD2020-11

TO: Mayor Davidson and Members of Council
FROM: Patty Wright, Chief Building Official
RE: Report for September Month End and Year to Date (YTD)
DATE: October 13, 2020

RECOMMENDATION:

THAT Township of Mapleton Council receive Building Department Report BD2020-11 dated October 13, 2020 regarding September Month End and Year to Date (YTD).

BACKGROUND:

Attached you will find a report showing the following:

- Permits issued in September 2020
- Permits issued YTD in 2020
- Total value for permits issued for September 2020
- Total value for permits issued YTD 2020
- Fees collected in September 2020
- Fees collected in YTD 2020
- Comparable totals from previous years

PREVIOUS PERTINENT REPORTS: None.

DISCUSSION:

The 3-year average of fees collected by the Building Department for the month of September is \$46,091.80 therefore the current month is below the 3-year average. Year to date numbers range from \$359,099.54 to \$445,455.43 over the past 3 years and the average of fees collected to date from 2017-2019 is \$410,112.47. The current year to date is within the 3-year range and below the 3-year average.

CONSULTATION: None.

FINANCIAL IMPLICATIONS:

As this report is primarily for permit activity, financial implications are not addressed at this time.

SUMMARY: The building department has no concerns at this time.

COMMUNICATONS: None.

STRATEGIC PLAN:

Municipal Infrastructure: Building activity is indicative of demand for services within the town limits.

The Local Economy: Provides an indicator of the current building climate and what areas of the economy are growing.

Recreation: N/A

Municipal Administration: N/A

Financial Responsibility: The building department strives to support building in the Township while remaining a net zero cost to the tax base.

Prepared By:
Patty Wright, CBCO, CPSO, CMMIII
Chief Building Official

Reviewed By:
Manny Baron
CAO

Attachment A: Monthly Summary

TOWNSHIP OF MAPLETON

September 2020

Description	Permits	YTD	Value	Value YTD	Fees	Fees YTD
Single Family Dwelling	4	28	\$ 2,955,000.00	\$11,445,000.00	\$ 13,447.75	\$ 87,300.40
SFD Additions/Renovations	1	18	\$ 20,000.00	\$ 1,442,500.00	\$ 1,150.05	\$ 12,200.25
SFD Accessories	1	21	\$ 44,000.00	\$ 887,000.00	\$ 457.80	\$ 12,214.60
Decks	3	21	\$ 20,000.00	\$ 146,350.00	\$ 461.00	\$ 3,534.10
Agricultural	9	102	\$ 3,440,000.00	\$21,749,250.00	\$ 18,312.72	\$201,943.05
Agricultural Commercial		0		\$ -		\$ -
Agricultural Industrial		0		\$ -		\$ -
Septic Systems	3	33	\$ 65,000.00	\$ 701,500.00	\$ 1,500.00	\$ 15,250.00
Industrial	2	6	\$ 310,000.00	\$ 2,109,000.00	\$ 7,003.20	\$ 28,466.00
Institutional		1		\$ 613,800.00		\$ 682.00
Commercial	4	9	\$ 191,000.00	\$ 1,411,000.00	\$ 3,278.60	\$ 17,264.90
Cottages - New/Additions/Renovations		8		\$ 852,000.00		\$ 7,302.40
Designated Structures	1	9	\$ 3,000.00	\$ 133,500.00	\$ 125.00	\$ 1,025.00
Assembly Building		1		\$ 1,800,000.00		\$ 8,550.70
Demolition	2	11	\$ 3,000.00	\$ 76,500.00	\$ 300.00	\$ 1,650.00
Multi Units		0		\$ -		\$ -
TOTAL SEPTEMBER 2020	30		\$ 7,051,000.00		\$ 46,036.12	
TOTALS YEAR TO DATE 2020	268		\$43,367,400.00		\$ 397,383.40	
TOTAL SEPTEMBER 2019	26		\$ 3,010,000.00		\$ 30,920.30	
TOTALS YEAR TO DATE 2019	257		\$48,482,370.00		\$ 359,099.54	
TOTAL SEPTEMBER 2018	23		\$ 2,222,300.00		\$ 20,643.60	
TOTALS YEAR TO DATE 2018	287		\$69,502,081.00		\$ 446,064.03	

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
CAO CLERK'S DEPARTMENT REPORT CL2020-16

TO: Mayor Davidson and Members of Council
FROM: Ken DeHart, County Treasurer
RE: Aggregate Resource Property Value and Advocacy Report
DATE: October 13, 2020

RECOMMENDATION:

THAT Township of Mapleton Council receive Report CL2020-16 dated October 13, 2020 regarding Aggregate Resource Property Value and Advocacy;

AND FURTHER THAT Council direct staff to forward the attached resolution [Schedule A] to the specified Ministries, Municipalities, Associations, and local MPP's.

BACKGROUND:

Through the County's Assessment Base Management Policy and Program approved in 2016; Wellington County has made significant efforts to maintain, protect and enhance the quality of the assessment roll. This includes reviewing the accuracy of individual assessments and ensuring the equitable distribution of the tax burden. The County remains a strong advocate for the accurate and equitable valuation and property tax treatment of all properties, including gravel pit and aggregate resource properties in the County and throughout Ontario.

The County has been actively pursuing fair and accurate assessment valuations for gravel pits through two streams:

1. Assessment appeals heard by the Assessment Review Board
2. Advocacy through the province on a permanent policy solution

Assessment Appeals

The County has filed assessment appeals on all aggregate producing properties in its three southern-most municipalities, being Puslinch, Erin and Guelph/Eramosa for the 2017 to 2020 taxation years. The purpose of these appeals is to ensure that the current value assessment of these properties is captured through the existing legislation, and to deal with how those properties are classified for taxation purposes.

The effect of the current property tax valuation structure by the Municipal Property Assessment Corporation (“MPAC”) unfairly sees active gravel pits incurring less property tax than many single family homes and small businesses as a result of unduly low and inaccurate current value assessments. It also leads to properties that are located in the same areas and are similar to gravel pits receiving vastly different property valuations, which contradicts the principle of fairness and transparency underpinning our taxation system that similar properties should be treated and taxed equally.

Arbitrarily classifying gravel pits as among the lowest form of farmland (Class 5) sets an artificial cap on these producers’ property assessments and keeps their property taxes well below what they should be paying. In turn, residents and businesses are subsidizing the break that gravel producers are receiving.

In terms of next steps for these appeals, a settlement conference is scheduled to take place on September 16 and hearings are scheduled for the weeks of November 16 and 23.

Advocacy for a Permanent Policy Solution

The County has been working with its colleagues through the Top Aggregate Producing Municipalities of Ontario (TAPMO) to raise awareness of the assessments and the inequitable treatment of these properties and ask the government to review how these properties are assessed and treated from a property tax policy perspective through the MPAC review that is currently taking place.

Through this work, TAPMO endorsed the attached municipal resolution to be shared with TAPMO municipalities for consideration at local Councils. The resolution formally asks the province to review how these properties are assessed in light of the inequitable treatment in comparison to other residential and business properties in the municipality. Several municipalities across the province have approved and forwarded this resolution to the province and local MPPs.

To be clear, the County believes MPAC’s property valuation is incorrect even within the current legislation, however, the County is looking for further direction and possible legislative or regulatory changes that will eliminate future disputes. This kind of permanent policy change is in everyone’s best interest to resolve this issue once and for all.

Staff recommend that the Administration, Finance and Human Resources Committee support the resolution and pass it along to County Council for approval. This is also an opportunity for the County to remind its member municipalities to review and consider this resolution as well.

AMO Delegation Meeting

On August 18, 2020, in collaboration with the Top Aggregate Producing Municipalities of Ontario (TAPMO), County representatives met with Stan Cho, Parliamentary Assistant to the Minister of Finance, to discuss the need to improve how aggregate properties are assessed across Ontario under an equitable valuation system. The meeting was held during the Association of Municipalities of Ontario (AMO) conference. This is where municipal and provincial policymakers come together to discuss pressing issues facing both levels of government. Wellington County and other TAPMO members presented several policy-driven solutions to Mr. Cho that would make MPAC's property tax valuations accurate and equitable. There are many possible legislative, regulatory or policy changes that can achieve a permanent solution.

These include:

- Creating a separate class for aggregate producing properties (as was done for landfills in 2015);
- Directive (or regulation) from the Minister to MPAC regarding how to assess these types of properties to reflect their true market or industrial value;
- Remove the aggregate exemption from the *Assessment Act* (as was the situation prior to 2008).

This would enable municipalities to maintain stability in local taxation levels and meet the needs of their communities. Directing MPAC on how to assess these properties based on their true market value makes common sense and will result in stability and accuracy in the assessment process. The solution to remove the exemption of aggregate in the *Assessment Act* would allow MPAC to assess the full value of the property.

Summary:

Aggregate sites are important job creators and an increasingly critical element of public works that help to fuel steady economic growth across Ontario, especially as part of municipalities' post-pandemic recovery. Yet, under the current MPAC valuation formula, their current value assessment is inaccurate such that these sites generate significantly less revenue for municipalities and the Province than other possible uses for the same land. This costs Ontario municipalities millions of dollars in lost tax revenue every year and negatively impacts their abilities to deliver more fulsome services and programs to residents. The current system also generates less Education property taxes which shifts even more tax burden onto homeowners and small businesses. Municipalities are therefore eager to find a solution that is fair for all involved: the municipality, taxpayers, and aggregate producers.

COVID-19 has highlighted the urgency for a policy-driven, equitable approach.

Municipalities across Ontario are fighting to continue providing a high standard of services to our families and businesses who need them now more than ever. The lost tax revenue undermines our ability to enhance those services and make key infrastructure investments at a time when our residents are suffering. The County wants to be fair to aggregate producers while recognizing that they should be part of the solution in terms of helping families and businesses get back on their feet – the very people who are carrying the burden of the current MPAC system.

STRATEGIC PLAN:

Municipal Infrastructure: N/A

The Local Economy: N/A

Recreation: N/A

Municipal Administration: Supporting county initiatives

Financial Responsibility: Increased tax revenue

Prepared By:

Ken DeHart
County of Wellington Treasurer

Schedule A – Municipal Resolution

WHEREAS previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands; and

WHEREAS the Township of Mapleton Council supports a fair and equitable assessment system for all aggregate resource properties; and

WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Stone, Sand and Gravel Association, revised criteria for assessing aggregate resource properties; and

WHEREAS the Township of Mapleton Council has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties;

NOW THEREFORE BE IT RESOLVED:

- (a) That the Township of Mapleton Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties; and
- (b) That the Township of Mapleton Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values; and
- (c) That the Township of Mapleton Council hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value; and
- (d) That the Township of Mapleton Council direct the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

CAO CLERK'S REPORT CL2020-17

TO: Mayor Davidson and Members of Council
FROM: Manny Baron, CAO
RE: Mapleton Water/Wastewater Servicing
DATE: October 13th, 2020

RECOMMENDATION:

THAT CAO's Report CL2020-17, dated October 13, 2020 with regards to the Mapleton Water/Wastewater Servicing be received.

AND FURTHER THAT council direct staff to engage CIMA+ to address the water and wastewater system needs.

AND FURTHER THAT council direct staff to work with CIMA+ to move forward with the proposed project prioritization as described on page 29 of attached presentation.

BACKGROUND:

For several years Mapleton has been looking to improve the water/wastewater infrastructure. After careful consideration and analysis CIMA+ recommends we move forward with a short-term plan (2020-2025) which includes studies and a capital plan.

The studies will include:

- Water and Wastewater Condition Assessment and Inventory (\$100k)
- Mapleton Master Water & Wastewater Plan for growth areas (\$250K)

Capital projects will include:

- Drayton Elevated Tank (\$4.0M)
- New Drayton Pumping Station (\$3.5M)
- Increase Well Supply Capacity (\$2.0M)
- Mapleton WPCP Nitrification and Capacity Upgrades (\$4.5M)

This is very exciting as we anticipate fairly aggressive growth in Mapleton for years to come. Address these needs will allow us to welcome that growth without any hurdles.

CONSULTATION:

CIMA+

Attachments:

Mapleton WWW servicing presentation

COMMUNICATION:

We will continue to update council and members of the public with our progress as we move forward. For a project of this magnitude it is imperative the public is kept up to date as we move forward on improving our infrastructure.

STRATEGIC PLAN:

Municipal Infrastructure: Improving the local infrastructure for decades to come.

The Local Economy: Addressing the servicing needs will allow more residential and business growth.

Recreation: N/A

Municipal Administration: Careful project management will be needed

Financial Responsibility: Ensure the proper studies are completed to confirm proper financial oversight of the noted projects.

Prepared by
Manny Baron
CAO



Mapleton Water / Wastewater Servicing

Presentation to Council

Presented by
Tom Montgomery, P.Eng., Kelly Frensch, M.Eng., P.Eng.
September 22, 2020



Agenda

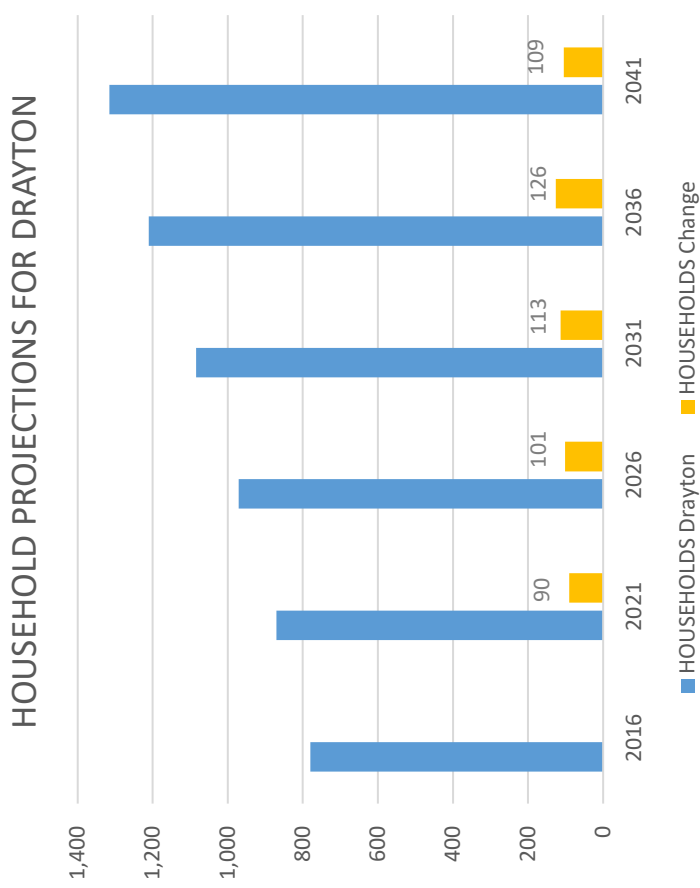
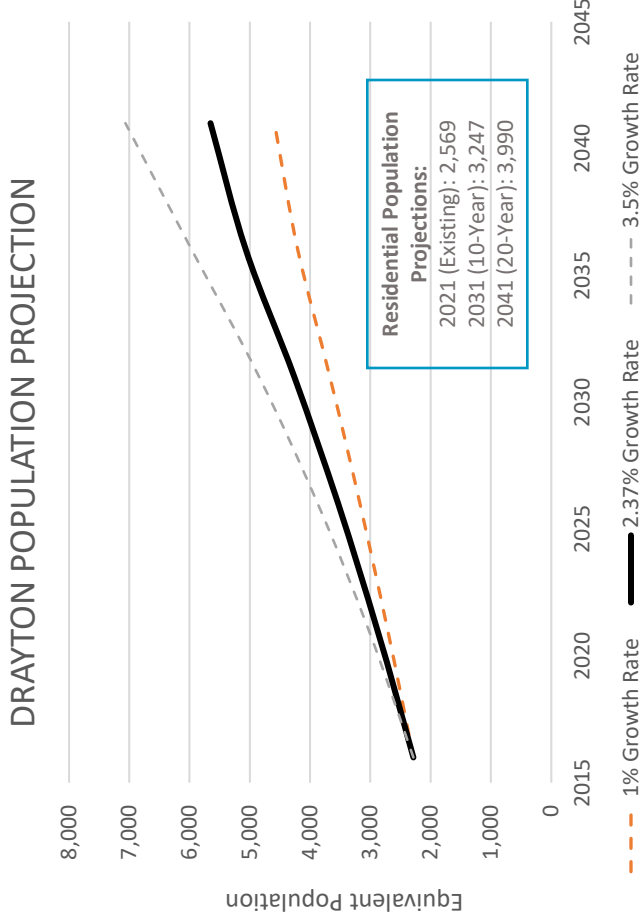
1. Population Growth & Water and Wastewater Projections
2. Existing Water & Wastewater Infrastructure
3. Short Term Initiatives
4. Ultimate Servicing Strategies
5. Preliminary Water & Wastewater Infrastructure Capital Budget



01

Population Growth & Water and Wastewater Projections

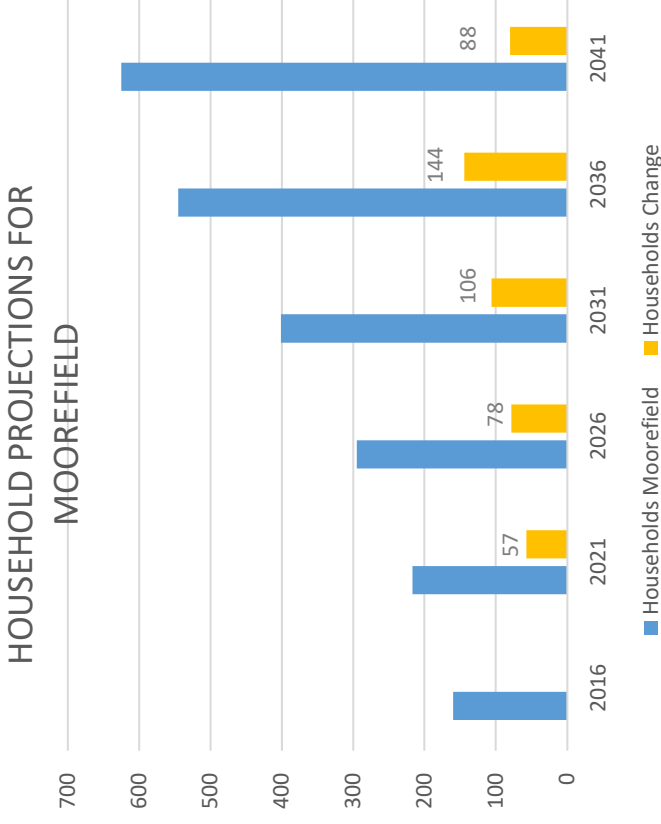
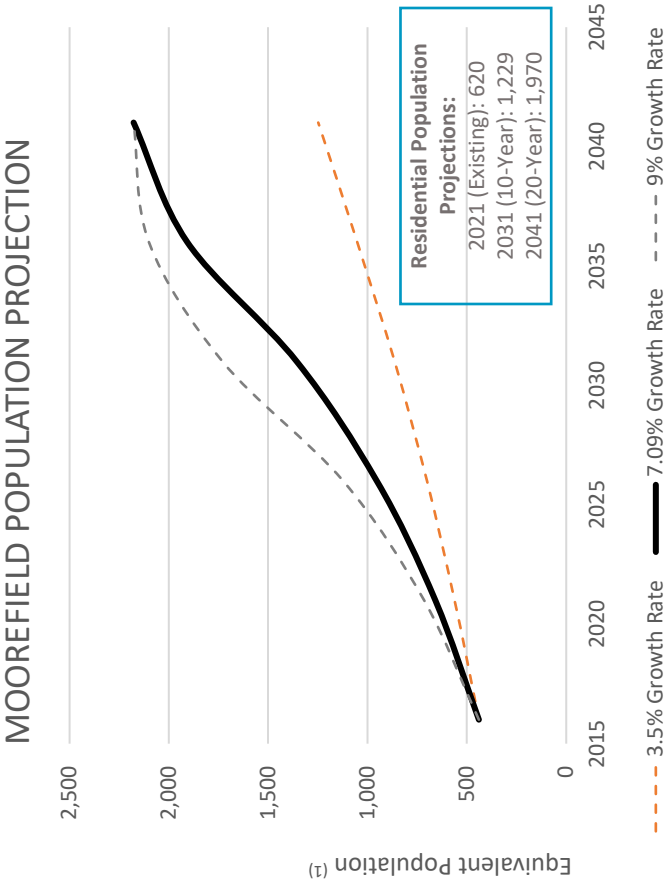
Population and Household Growth in Drayton



Notes:

- (1) Equivalent population includes allowance for employment growth in Drayton
- (2) 7.09% annual growth rate taken from Wellington County Official Plan
- (3) High and low growth projections are illustrative only

Population and Household Growth in Moorefield

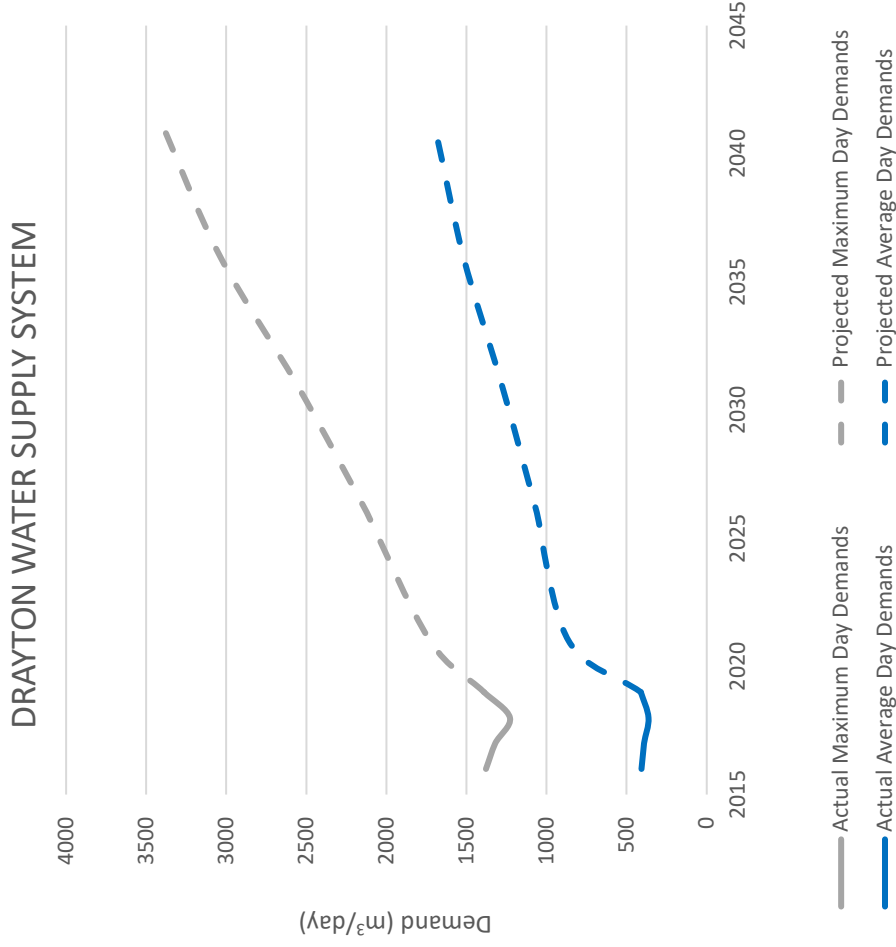


Notes:

- (1) Equivalent population includes allowance for employment growth in Moorefield
- (2) 7.09% annual growth rate taken from Wellington County Official Plan
- (3) High and low growth projections are illustrative only

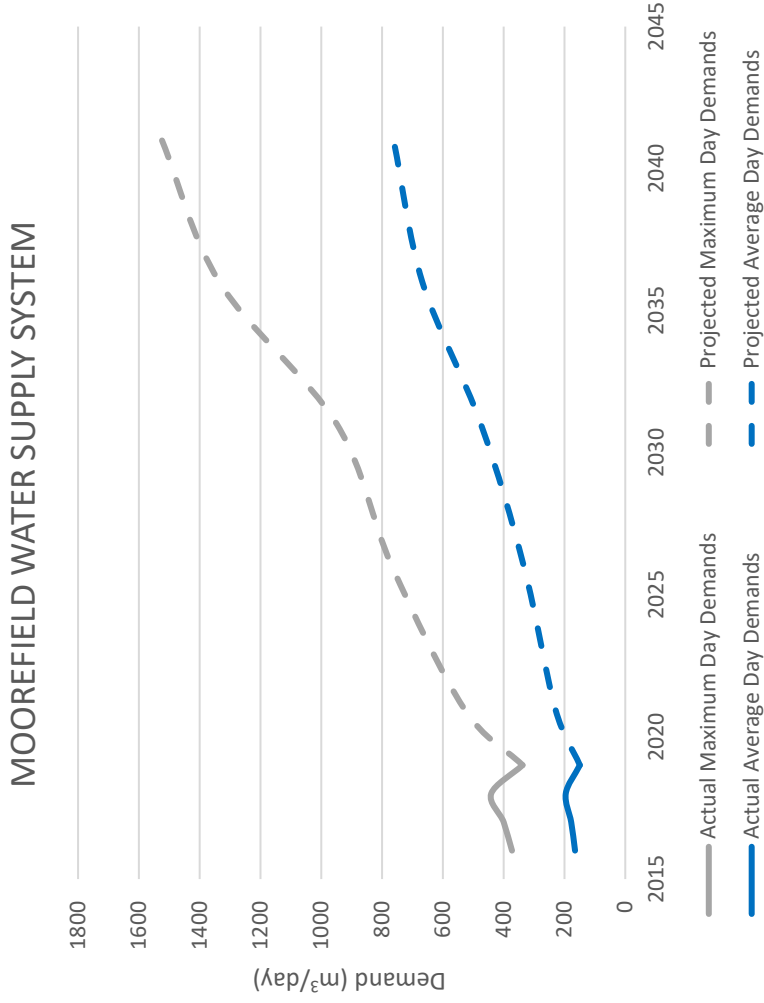
Drayton Water Projections

- Domestic drinking water demand projections based on population projections according to the Wellington County Official Plan, and a consumption rate of 300 L/cap/day.
- Projected water demands include an allowance of 16 m³/ha/day for industrial developed in the Drayton Water Servicing Needs study (Oct 2016).
- 20-Year Projected Demands:
 - Average Day: 1,696 m³/d
 - Maximum Day: 3,392 m³/d
 - Peak Hour: 5,088 m³/d

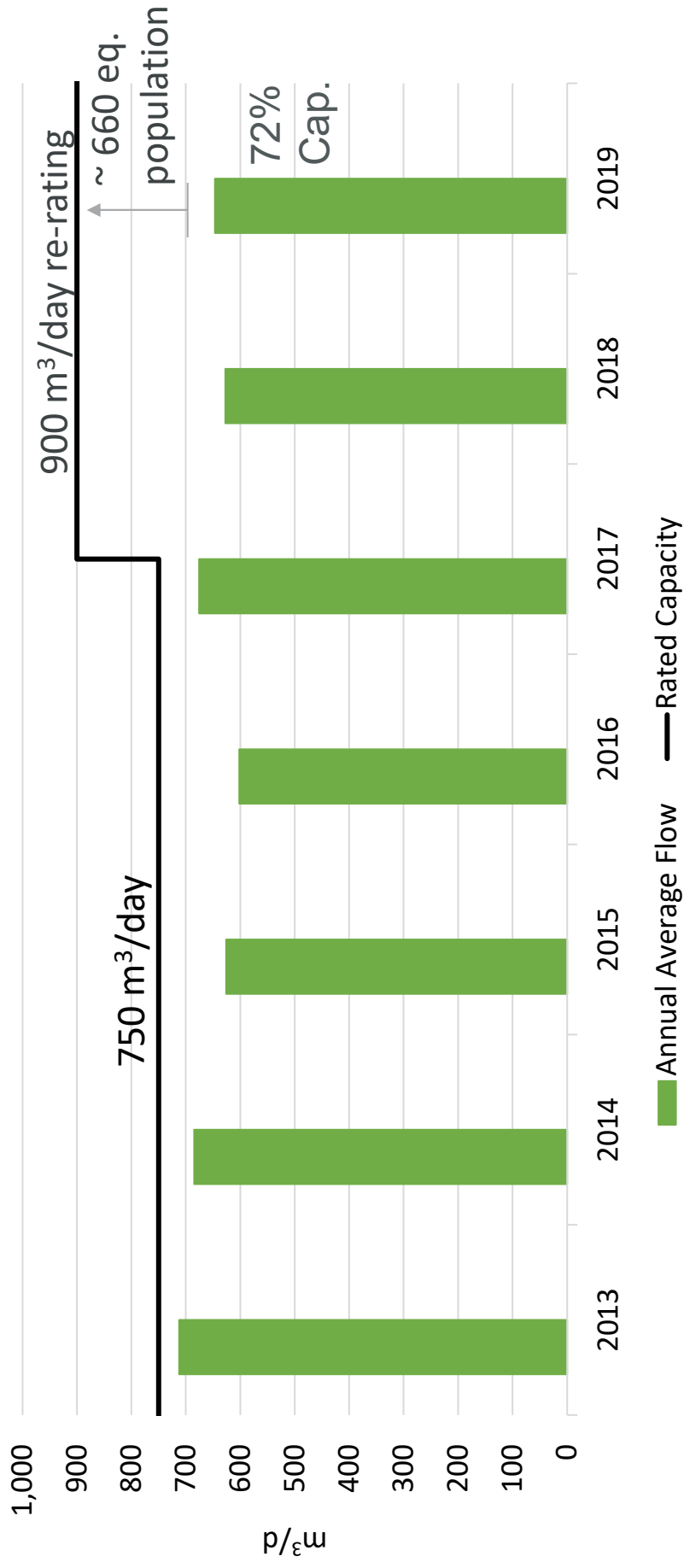


Moorefield Water Projections

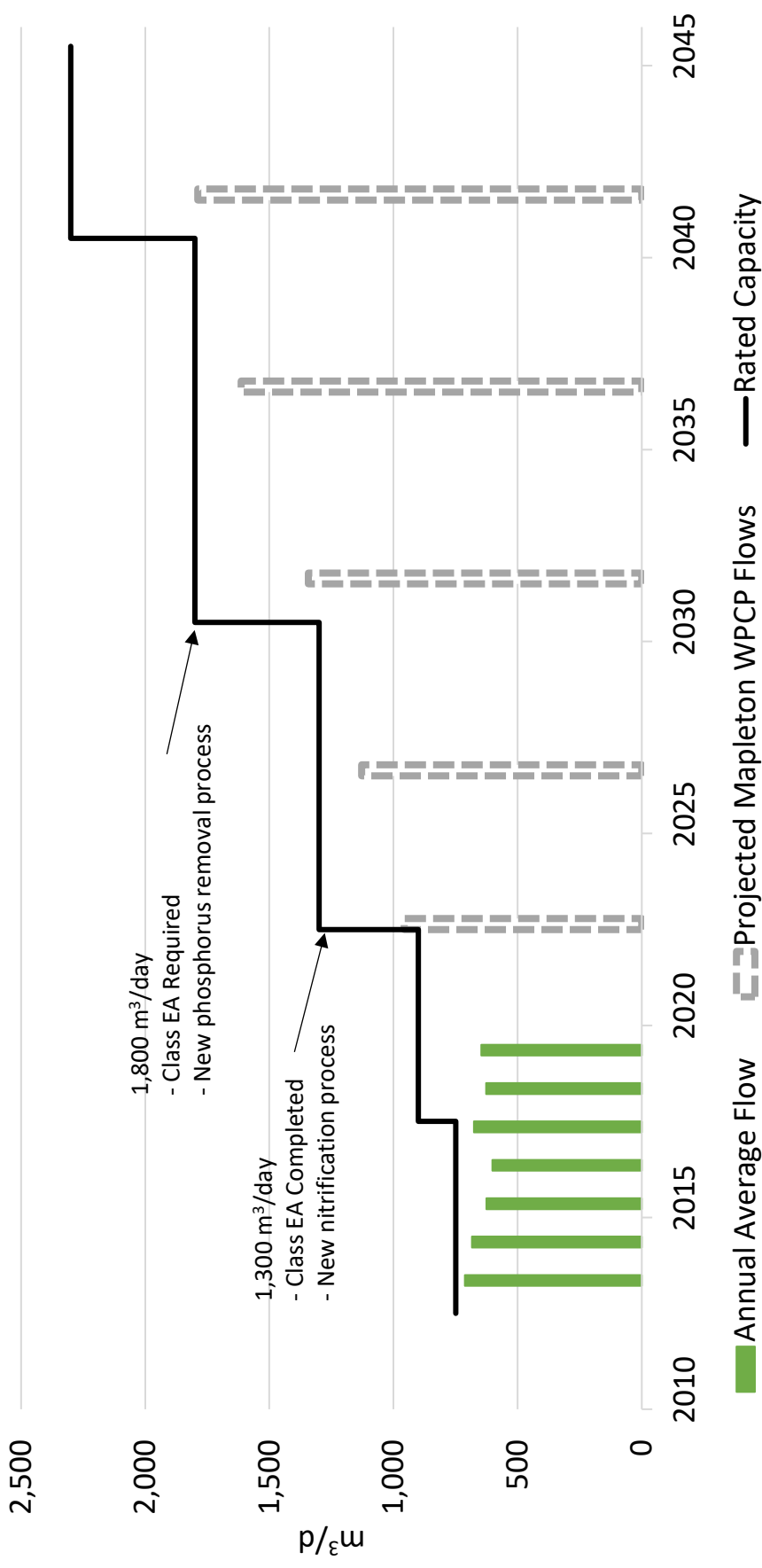
- Domestic drinking water demand projections based on population projections according to the Wellington County Official Plan, and a consumption rate of 350 L/cap/day.
- 20-Year Projected Demands:
 - Average Day: 689.5 m³/d
 - Maximum Day: 1,379 m³/d
 - Peak Hour: 2,586 m³/d



Current Wastewater Flows vs. Mapleton WPCP Rated Capacity



Wastewater Flows vs. Mapleton WPCP Rated Capacity

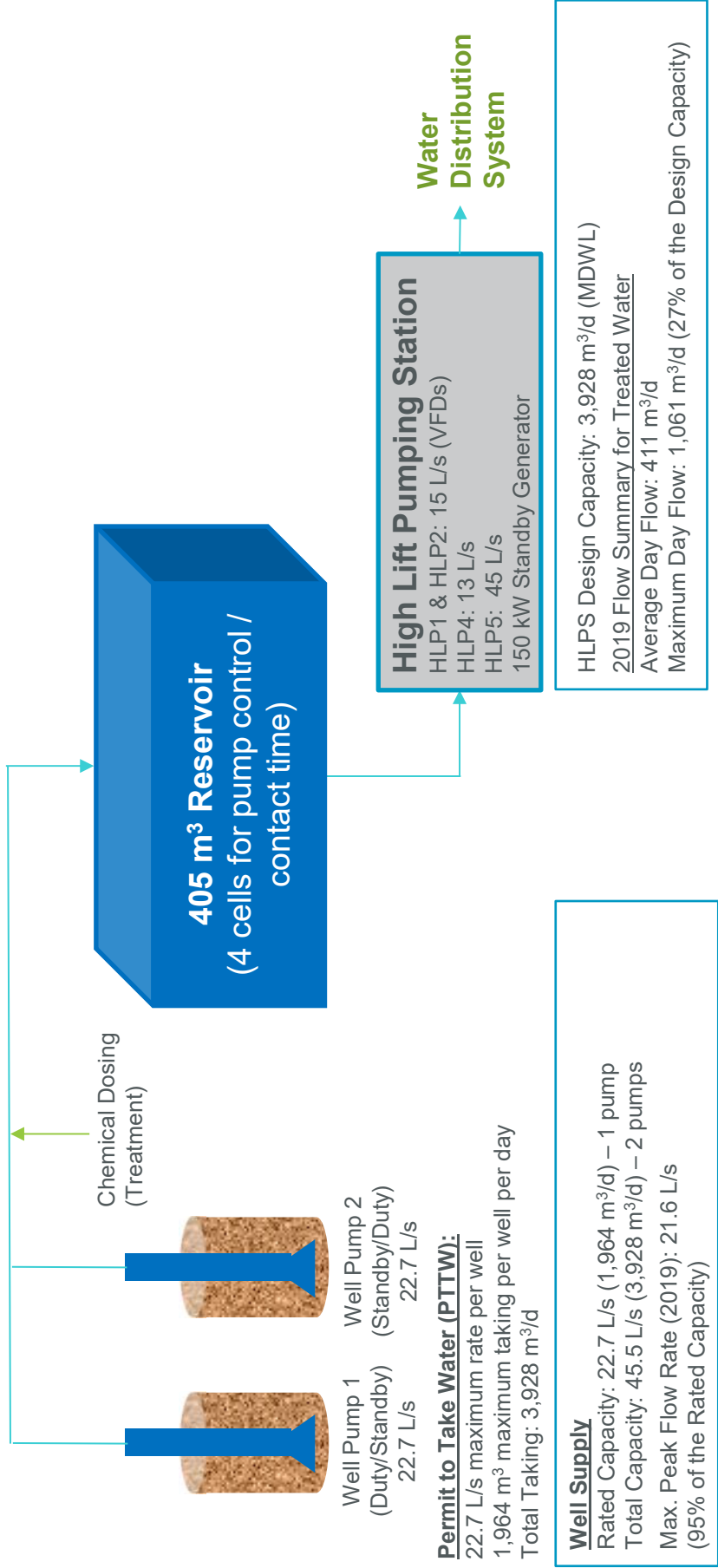


02

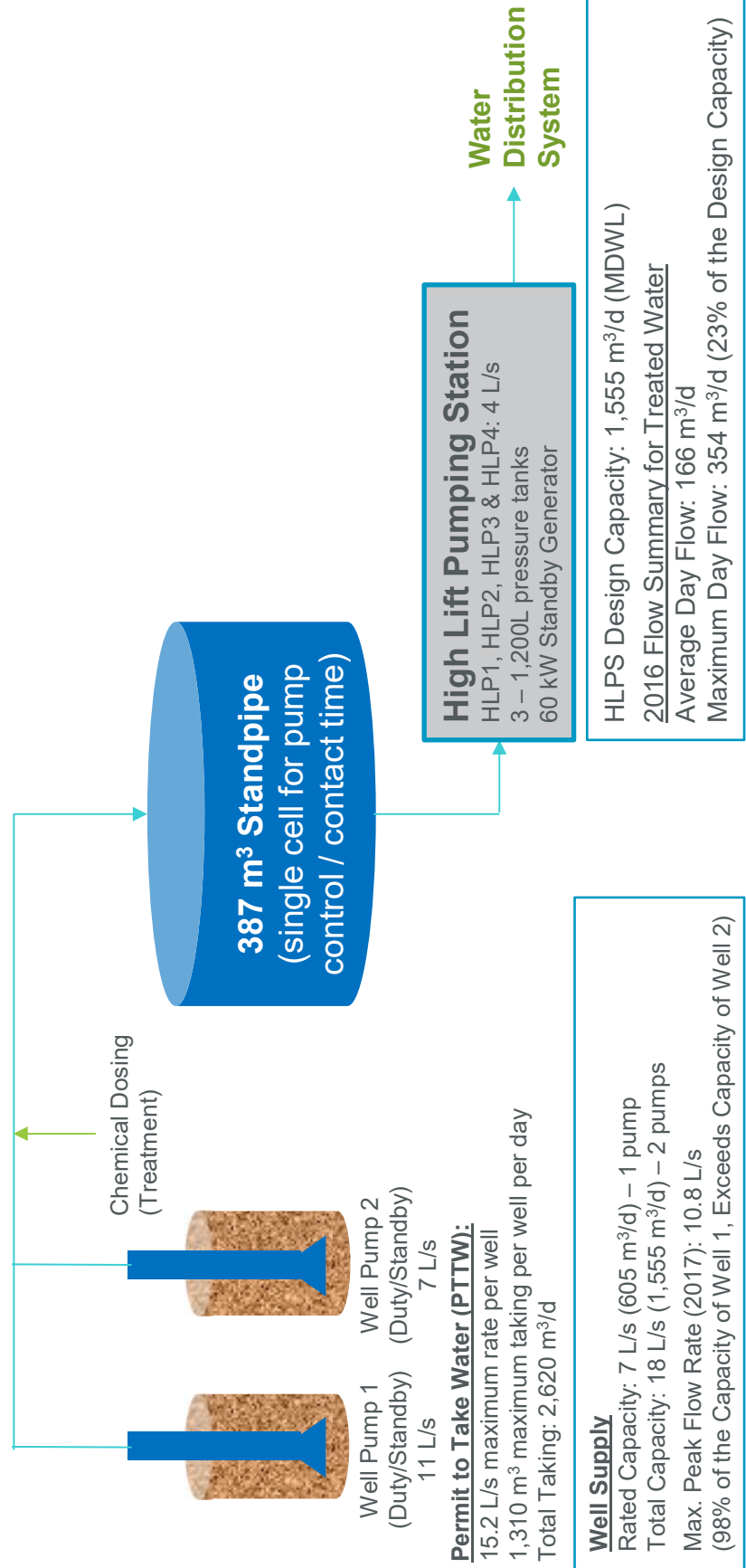
**Existing Water &
Wastewater
Infrastructure**



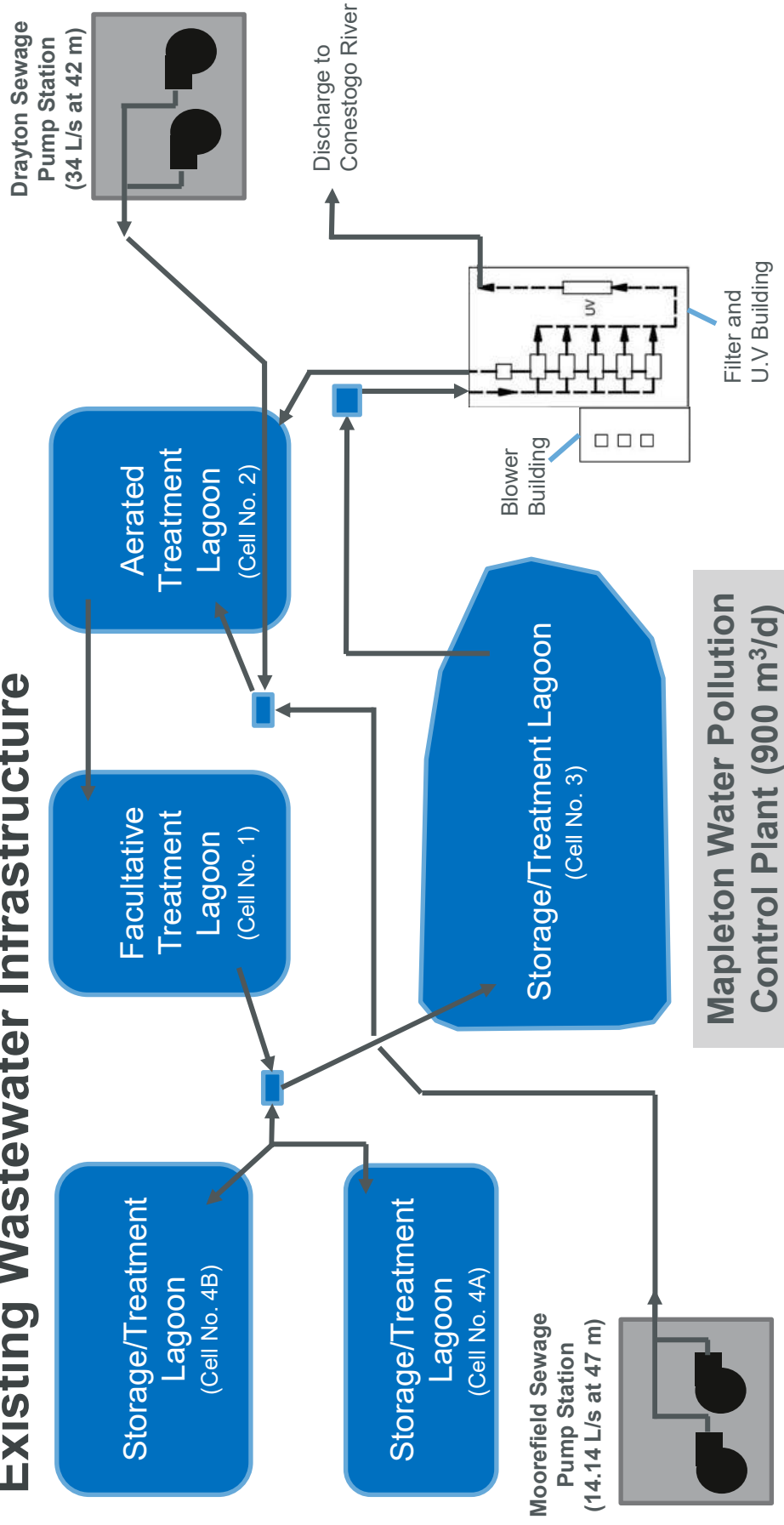
Existing Water Infrastructure - Drayton



Existing Water Infrastructure - Moorefield



Existing Wastewater Infrastructure



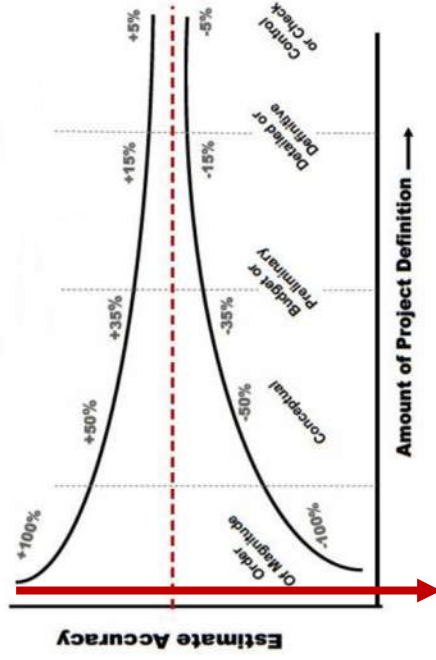
Mapleton Water Pollution Control Plant (900 m³/d)

03

Short Term Initiatives

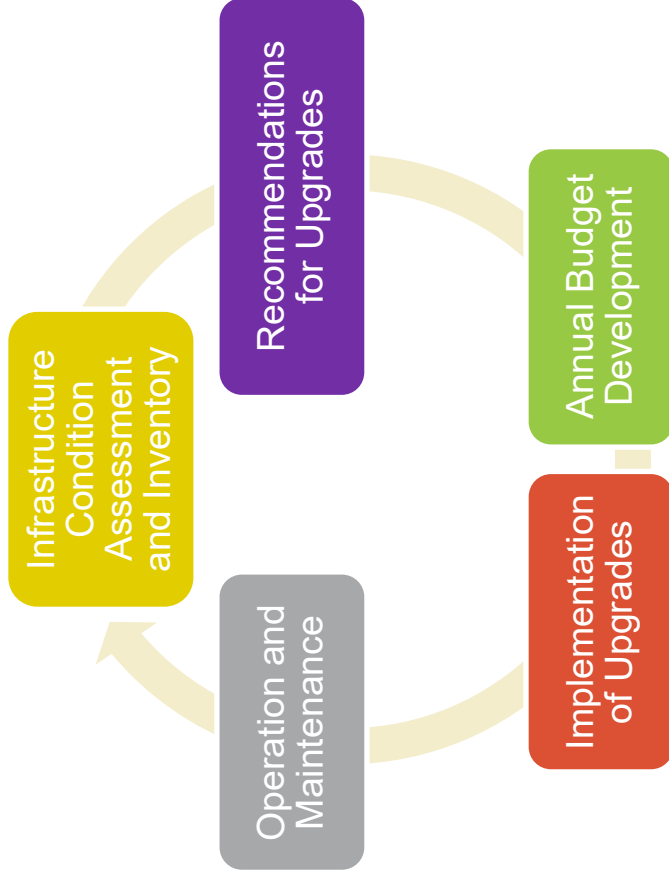
Asset Management

Asset Management Planning for Municipal Infrastructure Regulation O. Reg. 588/17
 Requires to be completed every 5 years for capital planning



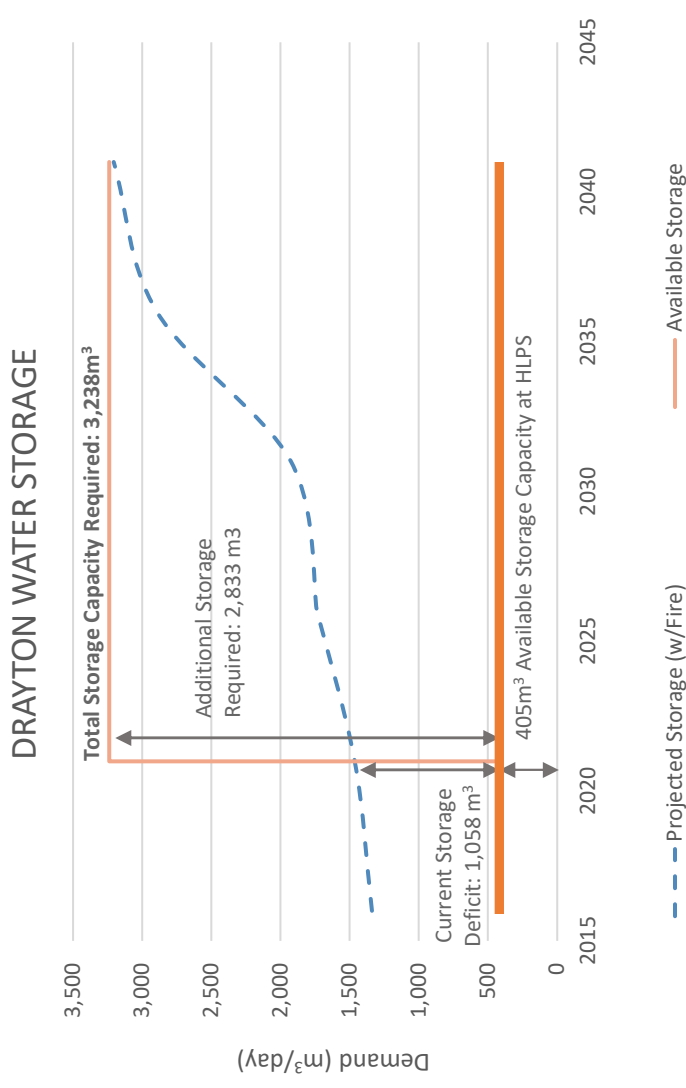
Project Definition (0% to 2%)

Association for the Advancement of Cost Engineering, International Recommended Practice No. 18R-97

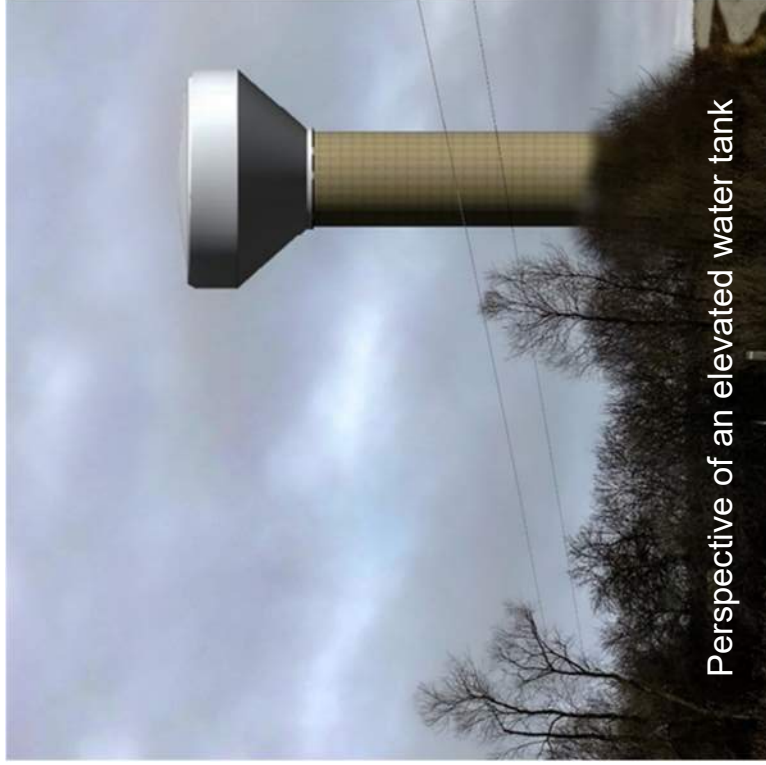


Drayton Water Storage

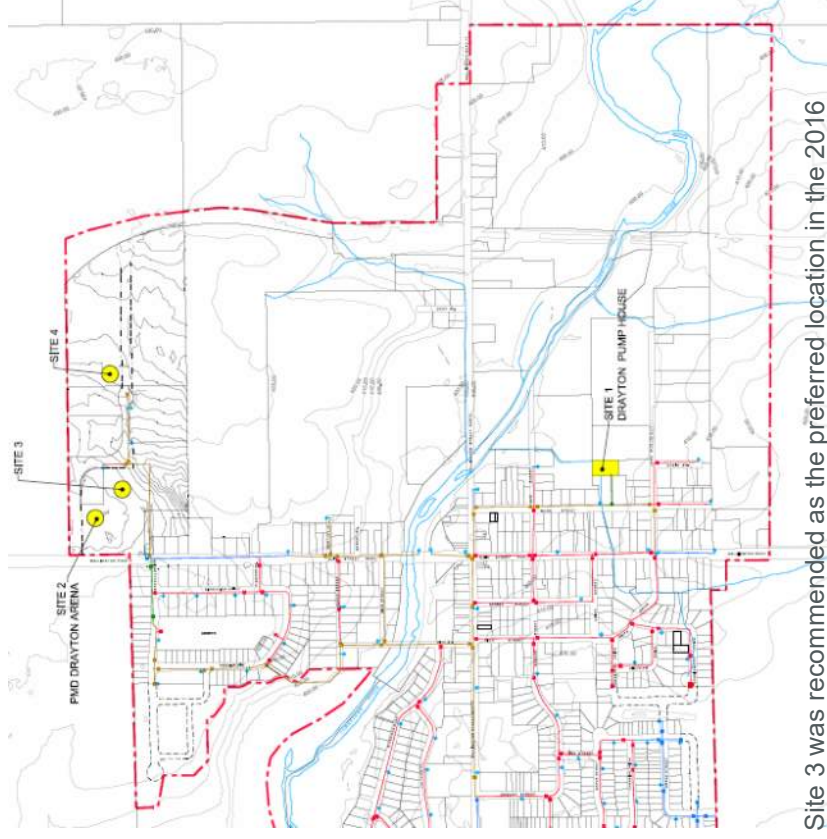
- There is currently a water storage deficit of 1,058 m³ in Drayton
- The minimum storage capacity required in Drayton to meet MECP design guidelines for equalization, fire and emergency storage over the 20-year design period is 3,238 m³
 - Equalization storage: 844 m³
 - Fire storage: 1,746 m³
 - Emergency storage: 648 m³
- To meet MECP design guidelines, an additional 2,833 m³ of storage capacity is required in Drayton.



Proposed Elevated Water Tank (Tower)



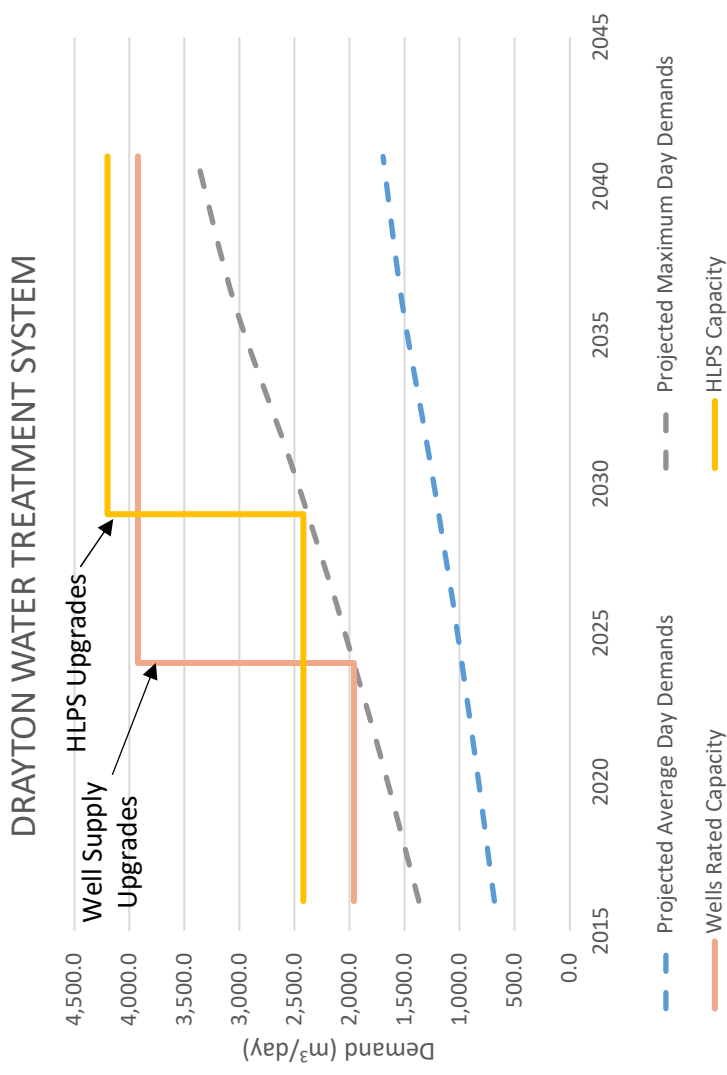
Perspective of an elevated water tank



Site 3 was recommended as the preferred location in the 2016 Class EA

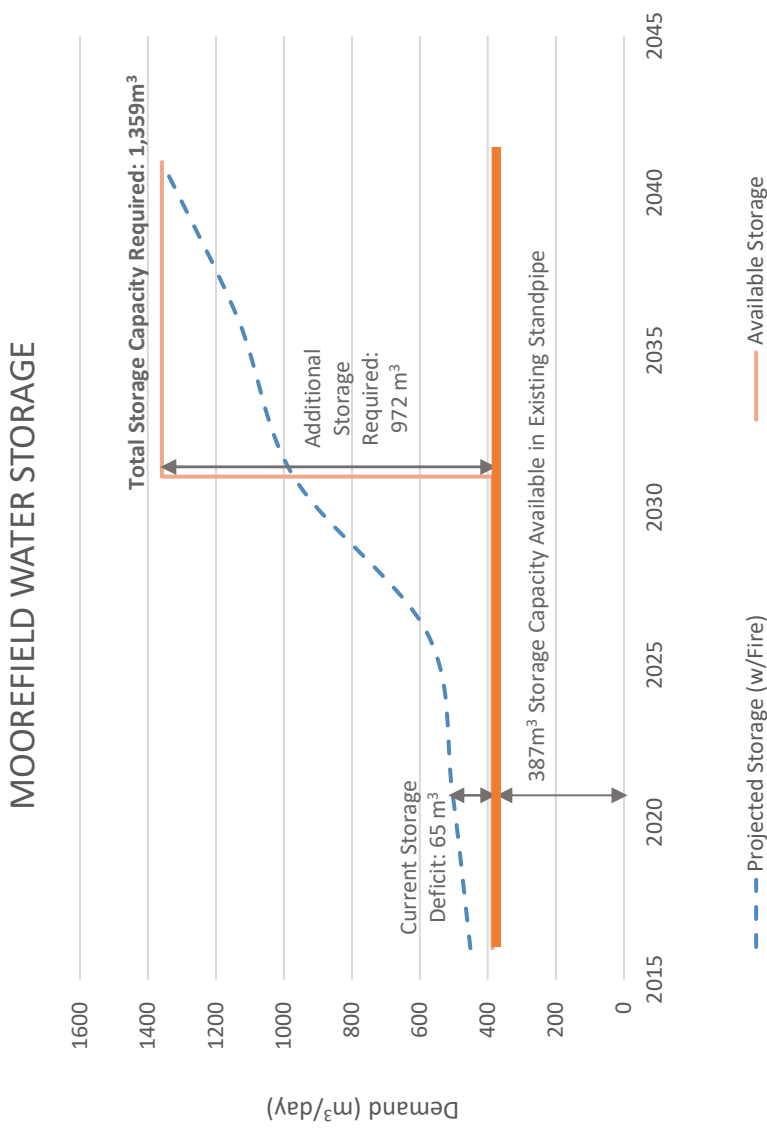
Drayton Drinking Water Supply System

- Projected maximum day demand reaches rated supply capacity by 2024 (based on only one duty well).
- Projected maximum day demand reaches HLPs rated capacity by 2029.
- Upgrades for well supply system and HLPs will be required prior to 2024 and 2029 respectively.
- Storage is required immediately to meet current demands.



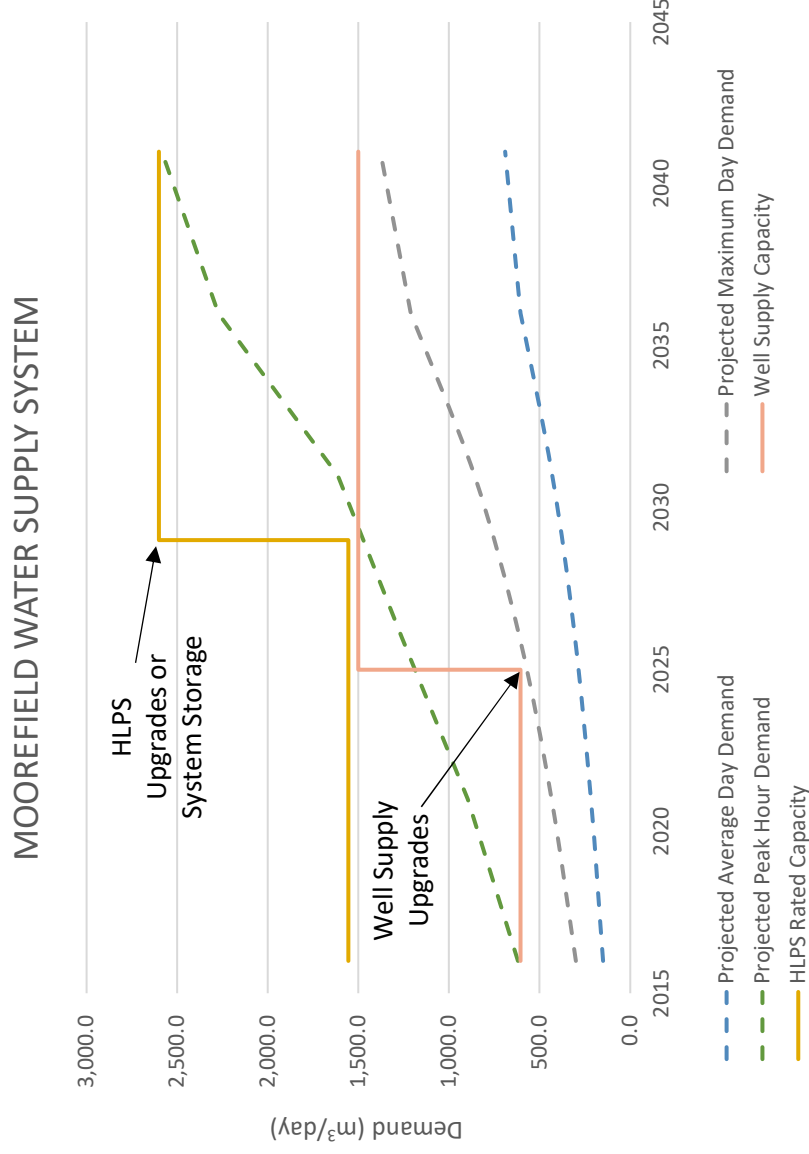
Moorefield Water Storage Requirements

- There is currently a water storage deficit of 65 m³ in Moorefield
- The minimum storage capacity required in Moorefield to meet MECAP design guidelines for equalization, fire and emergency storage over the 20-year design period is 1,359 m³
 - Equalization storage: 381 m³
 - Fire storage: 706 m³
 - Emergency storage: 272 m³
- To meet MECAP design guidelines, an additional 972 m³ of storage capacity is required in Moorefield.



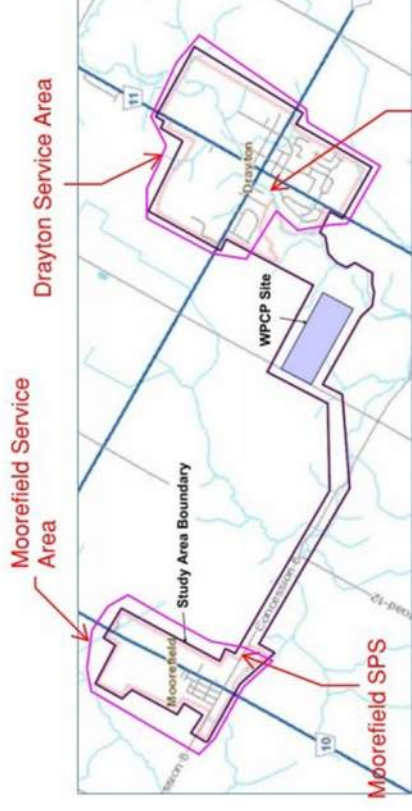
Moorefield Drinking Water Supply System

- Moorefield supply capacity upgrades in 2025
- HPLS upgrades if no system storage facility is provided by 2029.



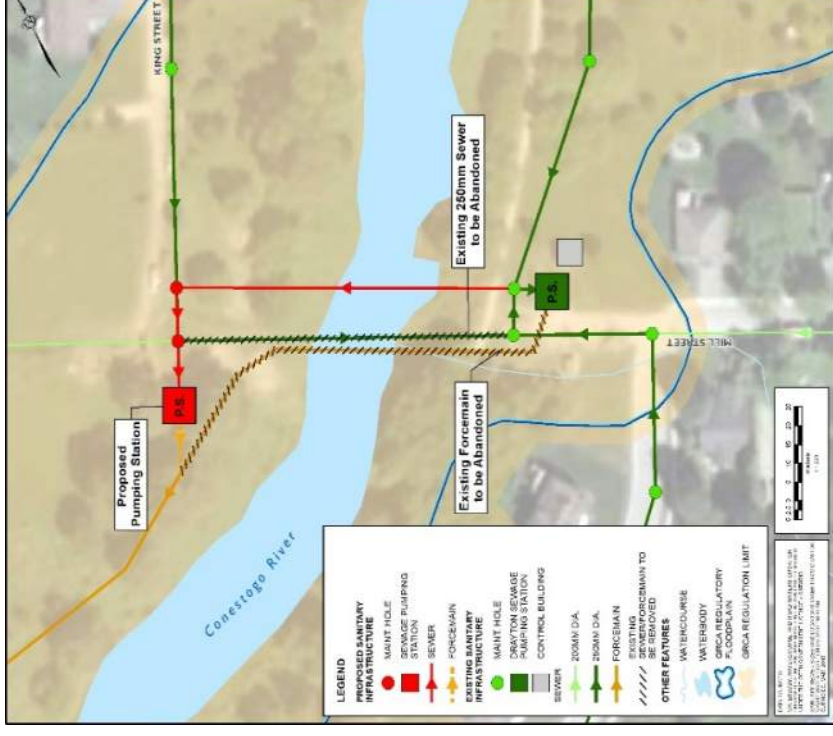
Existing Wastewater Service Areas

- Drayton Sewage Pumping Station
 - Firm rated capacity of the existing duplex SPS is 34 L/s
 - The station regularly operates with both its duty and standby pumps in service to meet peak flows (estimated at 45.7 L/s)
 - Several peak wet flow events have necessitated emergency pumping at the station with a pumper truck to prevent overflow of raw sewage into the Conestoga River watercourse
- Moorefield Sewage Pumping Station
 - Firm rated capacity of the existing SPS is 14.1 L/s
 - Additional capacity will be required to accommodate future growth
- Forcemains
 - Current conditions of forcemains from the each SPS to the WPCP is not known.



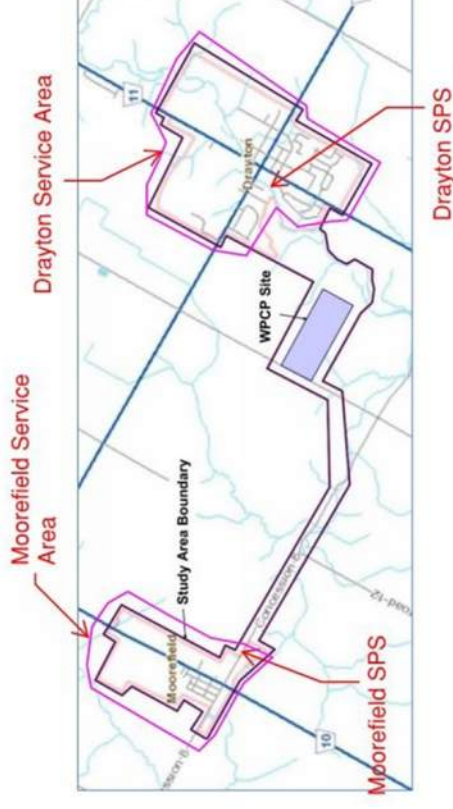
Drayton Sewage Pumping Station

- Construct new Drayton SPS across river from existing
- New wet well and building to accommodate ultimate buildout, equipment to be sized for 20-year design projections
- New SPS proposed to mitigate health and safety concerns for operations staff and environmental concerns
- New property would require Schedule B Class EA or Master Plan



Existing Wastewater Collection Systems

- Drayton Sanitary Collection System
 - only minor sewer upgrades required to meet ultimate buildout
- Moorefield Sanitary Collection System
 - low-pressure sewers are major barrier to future development



Mapleton WPCP

- Condition Assessment of Existing Mapleton WPCP Assets
- Lagoon Facultative Cell 1 Cleanout
- Difficulty meeting effluent Total Ammonia Nitrogen limits especially during Spring discharge period.
 - Implemented Standard Operating Procedure to mitigate risk



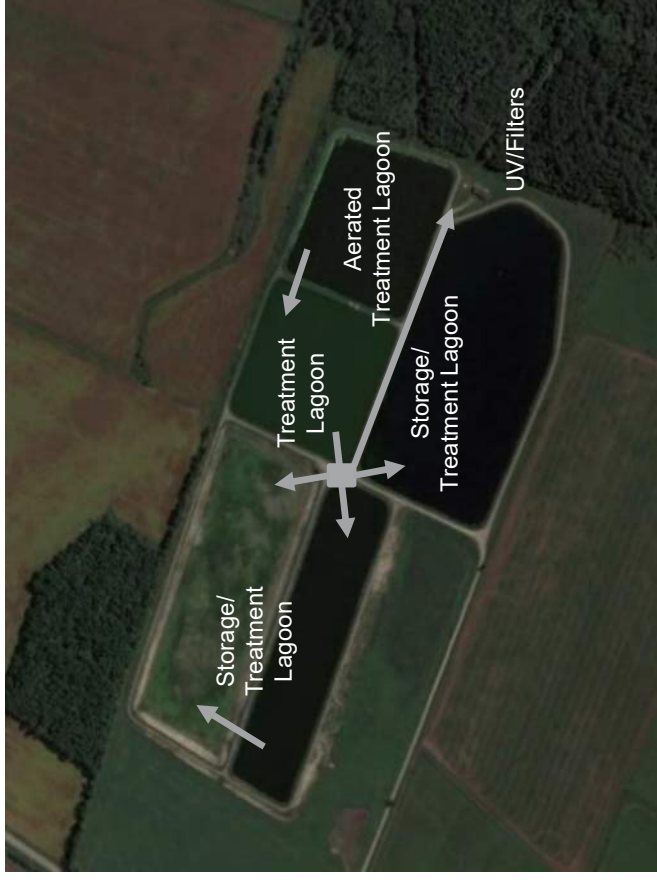
04

Ultimate Servicing Strategies



Mapleton WPCP

- Historic difficulty meeting effluent Total Ammonia Nitrogen limits especially during Spring discharge period
- Requires nitrification treatment upgrades and capacity expansion to meet population projections
- Design and Approvals for Ultimate Servicing Strategy
 - Dedicated Nitrification Process for flows up to 1,300 m³/day
 - Additional asset replacement (ex. aeration, filters, UV)
 - Beyond 1,300 m³/day need alternative technology for phosphorus removal



Moorefield Sanitary Servicing System

- Proposed implementation of a gravity collection system
- Detailed sanitary servicing study to assess connection of existing and future houses to gravity sewer
- Cost/Benefit of growth areas in the Township to be considered



05

**Preliminary Water &
Wastewater
Infrastructure Capital
Budget**



Proposed Project Prioritization

Studies (2020-2025)

1. **Water and Wastewater Condition Assessment and Inventory (\$100k)**
2. **Mapleton Master Water & Wastewater Plan (\$250k) for urban growth areas**
3. **Financial Plan Update (\$TBD)**

Capital Cost Estimate (2020 – 2025)*

1. **Drayton Elevated Tank (\$4M)**
2. **New Drayton SPS (\$3.5M) ⁽¹⁾**
3. **Increase well supply capacity (\$2.0M)**
4. **Mapleton WPCP Nitrification and Capacity Upgrades to 1,300 m³/day (\$4.5M)**

* Conceptual cost estimates. Timing could be dependent on funding

⁽¹⁾ Preliminary cost excludes property acquisition, geotechnical/hydrogeological/archaeological criteria, survey & legal

Water Infrastructure Planning

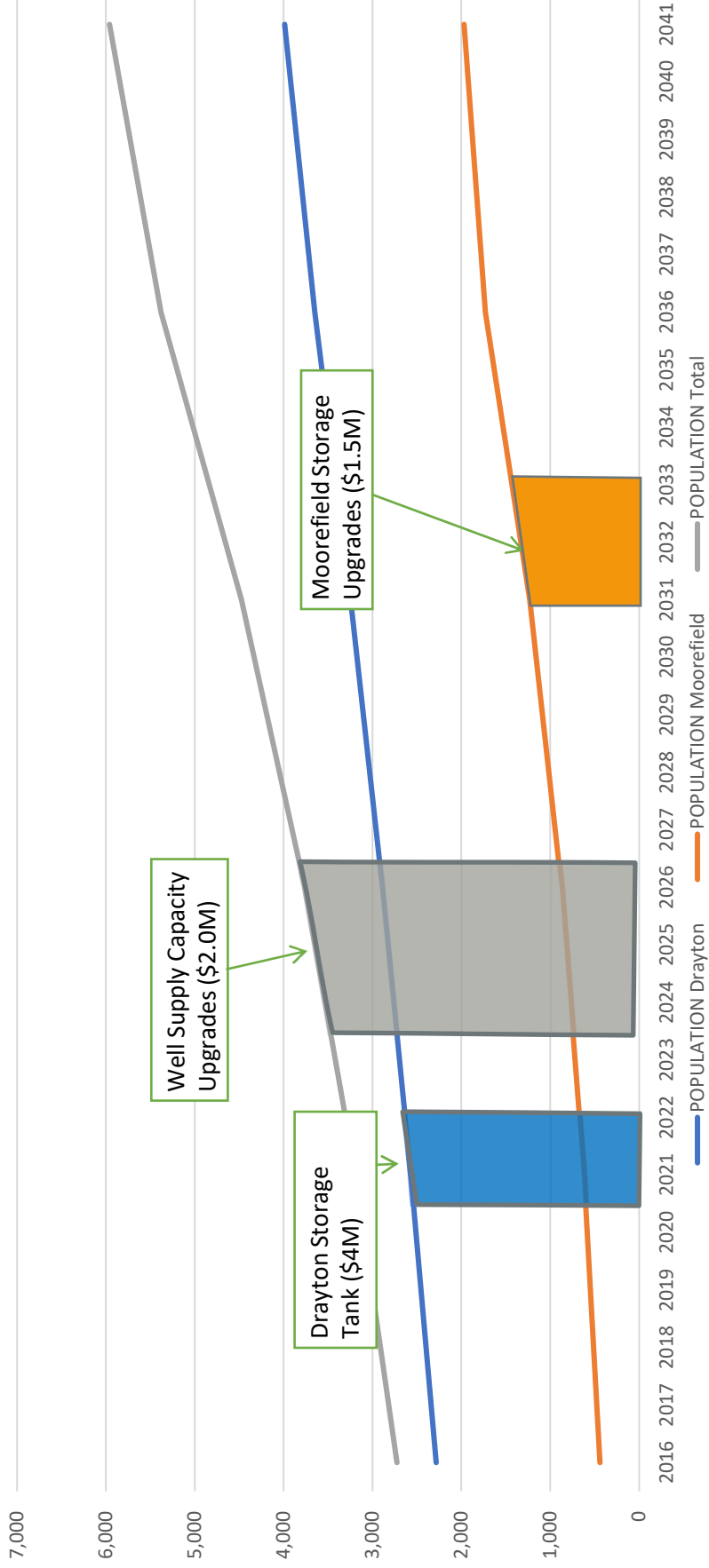
Planning Horizon	Population Increase ⁽¹⁾	Household Increase ⁽¹⁾	Water Capital Investment ⁽²⁾	Upgrades Required
2021 – 2025 (0-5 years)	571	179	\$4M \$2M	<ul style="list-style-type: none"> • Drayton Elevated Tank (budget previously accounted) • Well Supply capacity upgrades
2025 – 2030 (5-10 years)	716	219	TBD ⁽³⁾	<ul style="list-style-type: none"> • Water distribution system improvements (Drayton & Moorefield)
2031 – 2035 (10-15 years)	904	270	\$1.5M	<ul style="list-style-type: none"> • Moorefield Water Storage Facility

(1) Population projections based on County of Wellington Official Plan. Timeline of capital investments to be confirmed with census data when available.

(2) Conceptual cost estimates only

(3) Capital costs and timing for water distribution system improvements to be identified in the Master Servicing Plan.

Water Infrastructure Capital Works



Population projections based on County of Wellington Official Plan. Timeline of capital investments to be confirmed with census data when available.

Wastewater Infrastructure Planning

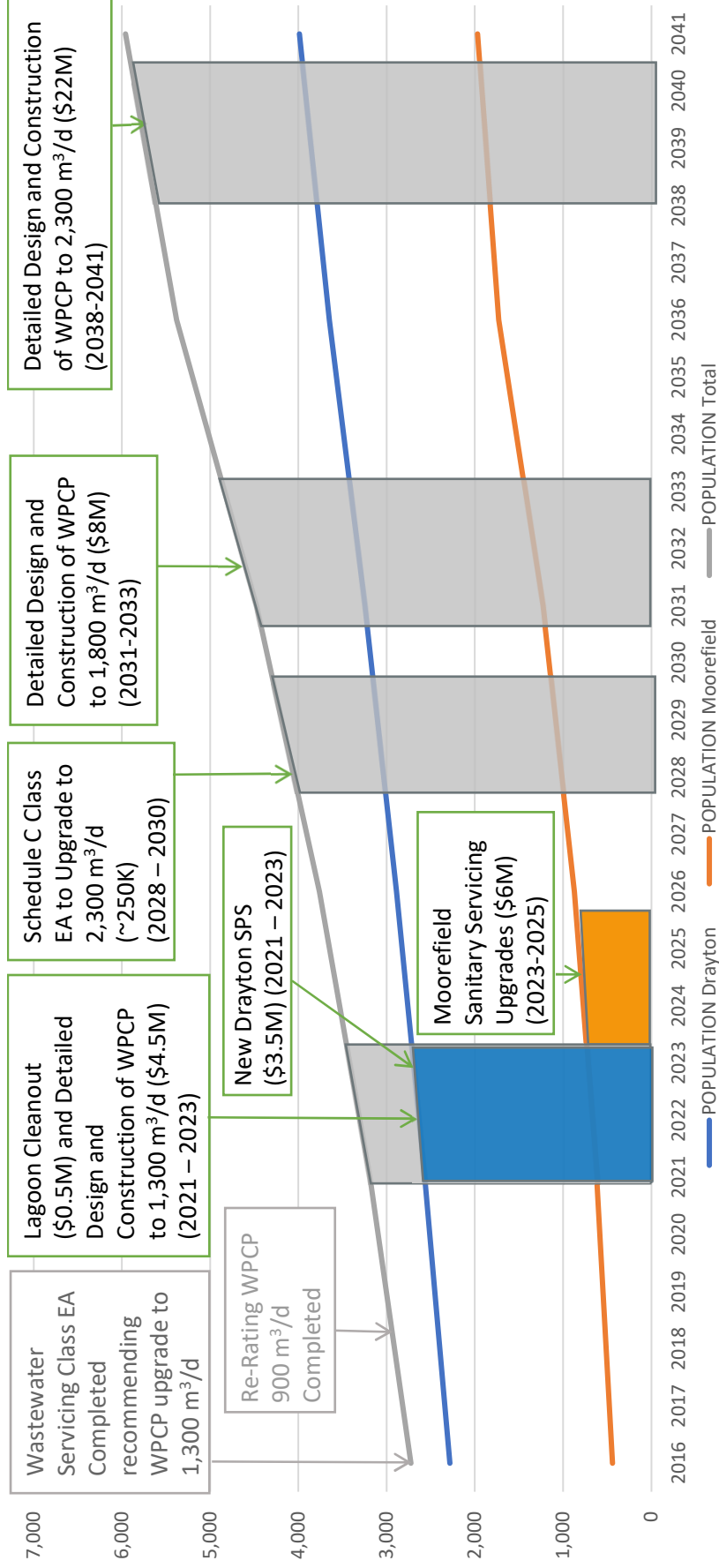
Planning Horizon	Population Increase ⁽¹⁾	Household Increase ⁽¹⁾	Wastewater Capital Investment ⁽²⁾	Upgrades Required
2021 – 2025 (0-5 years)	571	179	\$3.5M \$0.50M \$4.5M \$6M	<ul style="list-style-type: none"> • New Drayton SPS • Mapleton WPCP Lagoon Cleanout • Mapleton WPCP Nitrification and Capacity Upgrades⁽³⁾ • Moorefield Sanitary Servicing Upgrades⁽³⁾
2026 – 2030 (5-10 years)	716	219	\$0.25M	<ul style="list-style-type: none"> • Schedule C Class EA – Wastewater Servicing to 2,300 m³/d
2031 – 2035 (10-15 years)	904	270	\$8M	<ul style="list-style-type: none"> • Expanding Mapleton WPCP to 1,800 m³/d (Interim, requires new phosphorus removal process)
2036 – 2040 (15-20 years)	580	185	\$22M	<ul style="list-style-type: none"> • Expanding Mapleton WPCP to 2,300 m³/d (potential mechanical plant)

(1) Population projections based on County of Wellington Official Plan. Timeline of capital investments to be confirmed with census data when available.

(2) Conceptual Cost Estimates Only

(3) Timing to be confirmed based on Water and Wastewater Master Plan

Wastewater Infrastructure Planning



Population projections based on County of Wellington Official Plan. Timeline of capital investments to be confirmed with census data when available.

Next Steps

- **Engineering Authorization (Master Servicing Agreement)**

Phase 1 (2020-21)

1. Elevated Tank Detailed Design: \$1.85M
2. Condition Assessment and Inventory: \$100K
3. Water & Wastewater Master Plan: \$250K
4. Lagoon Clean-out: \$500K capital, \$35K engineering



Tom Montgomery, P.Eng., Partner / Regional Vice President, Ontario

Executive VP Infrastructure / Ontario & Western Canada

Tom.Montgomery@cima.ca

T 519 772-2299, 6201 M 519-505-6438

900-101 Frederick Street, Kitchener, ON N2R 6R2



DEPARTMENTAL REPORT

CAO/Clerks Department CL2020-18

To: Mayor Davidson and Council
Subject: Permitting a second Minor Variance Application within two years
Meeting: Regular Council Meeting - 13 Oct 2020
Department: CAO/Clerks Department
Staff Contact: Larry Wheeler, Clerk

RECOMMENDATION:

THAT Township of Mapleton Council receive Clerk's Report CL2020-18 dated October 13, 2020 regarding Council permitting a second Minor Variance Application within two years;

AND FURTHER THAT Council declare by resolution that such an application is permitted, in respect of a specific application, namely A2020-08 John & Marlene Horst at civic address 7433 Wellington Road 7.

BACKGROUND INFORMATION:

The Committee of Adjustment component of the Planning Act [Section 45 (1.3)] states that "no person shall apply for a minor variance from the provisions of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended."

The exception is subsection (1.4) which states "that (1.3) does not apply in respect of an application if the Council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application."

PREVIOUS PERTINENT REPORTS:

Minor Variance Application to Mapleton Committee of Adjustment: A2019-12

DISCUSSION:

On June 19, 2019 Mapleton's Committee of Adjustment considered Minor Variance Application A2019-12 in which the property owners requested relief from the maximum lot coverage for an accessory structure to construct a 5000 ft² detached garage. The Committee resolved to 'Defer' their decision to allow the applicant an opportunity to amend their application to a reduced sized garage.

On January 15, 2020 our Committee of Adjustment again considered MV Application A2019-12 in which the owners requested relief from the maximum lot coverage for an accessory structure to construct a 4000 ft² detached garage, while proposing to remove existing sheds on the property. The Committee resolved to 'Permit' the Minor Variance.

The landowners are now submitting a further Minor Variance Application because they "did not realise that the 414 ft² covered porch would be included in the calculation of the total square footage."

CONSULTATION:

The Building Department had representation at the Committee of Adjustment Hearing on both June 19, 2019 and January 15, 2020. After the second Hearing the construction drawings submitted to obtain a building permit included an additional 414 tf2 covered porch that was not depicted in the Minor Variance submission. Therefore, the Building Department issued a building permit based strictly on the Committee of Adjustment decision (for a 4,000 ft² building).

FINANCIAL IMPACT:

As per the Fees & Charges By-law: \$1850 for the second application has been paid.

SUMMARY:

Council is not required to resolve the legitimacy of the square footage request but is compelled to decide on whether to permit a second Minor Variance request within two years.

STRATEGIC COMMUNICATION:

Municipal Infrastructure: n/a

The Local Economy: Fostering desirable development

Recreation: n/a

Municipal Administration: Interrelationship between the Building Department and Committee of Adjustment

Financial Responsibility: n/a

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

ECONOMIC DEVELOPMENT REPORT ED2020-02

TO: Mayor Davidson and Members of Council

FROM: Aly Cripps, Economic Development & Marketing Coordinator

RE: Community Improvement Plan Update

DATE: October 13, 2020

RECOMMENDATION:

THAT Economic Development Report ED2020-02 dated October 13, 2020 regarding the Mapleton Community Improvement Plan (CIP) be received for information;

FURTHER THAT Council approve the recommendation to transfer funds from Capital Reserves to the 2020 Community Improvement Plan.

BACKGROUND:

On November 27, 2018 Council approved the application for the Community Improvement Plan to be released to the public. According to the CIP outline the CIP Approval Committee would consist of staff in positions of Economic Development, Building Department, Finance Department, and Public Works Department.

Township of Mapleton underwent the development of the CIP in 2016; the final draft was released in April 2017. This document was then updated in late 2019 to align with the Wellington County CIP.

On June 13, 2019 Council approved the transfer from capital reserves of \$20,000 from 2017 funds to the 2019 Community Improvement Plan. In 2018 a total of \$29,500 was granted to Mapleton businesses with an approximate \$250,000 invested by the applicants.

PREVIOUS PERTINENT REPORTS:

ED2018-11
ED2019-02

DISCUSSION:

CIP applications are received on a first come first serve basis throughout the year until the funds have all been dispersed.

The completed application is received by the Economic Development & Marketing Coordinator and reviewed by the Senior Management Team. Once the application is approved, the applicant is notified and once the work is complete the applicant will show proof of receipts and will then receive funds from the township.

Applications:

This year to date, we have approved five applications equaling the total amount of \$20,000, our entire 2020 budget. The applicants have all followed the process and

advice from the Economic Development & Marketing Coordinator and filled out all the forms correctly.

We also have four applications that have been received but cannot be processed due to budget constraints. We have also received intent from two more parties on applying for their upcoming work.

Approved Projects are as follows:

Site Location	Operating As	Project	Value
128 Wellington St. N. Drayton	Woodland Horizon	Signage	\$ 5000.00
33 Wellington St. S. Drayton	Drayton Entertainment	Accessibility	\$ 3000.00 ((\$5,000 from County CIP)
12 Wellington St. N. Drayton	A La Mode	Building Improvement	\$ 5000.00
10 Main St. N. Drayton	002768258 Ontario Inc.	Building Improvement	\$5000.00
10 Main St. N. Drayton	002768258 Ontario Inc.	Building Conversion and Expansion	\$2000.00
Total Township Investment			\$20,000.00
Total Business Investment			\$104,869.79

Transfer of Funds:

Since adopting the CIP in 2017 a budget line of \$ 20,000.00 annually had been associated to it. These funds had not been awarded previously for 2018 and were then transferred to Reserves at the end of the year. It is the recommendation from the Finance Department that we transfer \$ 20,000.00 from the 2018 Tax Rate Reserves to 2020 Community Improvement Plan to assist with the current applications on hold and for additional expected applications.

CONSULTATION:

Consulted with the original CIP of 2016/17 amended 2019
Stempski Kelly & Associates

FINANCIAL IMPLICATIONS:

Transfer of \$ 20,000.00 from reserves to the 2020 Community Improvement Plan.

SUMMARY:

The Community Improvement Plan will assist the local businesses with their investments. It will also communicate to other businesses looking for a new home that Mapleton Means Business. This year's pandemic has been especially hard on our local businesses, we want to ensure they receive all the help they can.

COMMUNICATION:

Once approved by Council notices will be given to the applicants, cheque requests initiated and press releases made to the local media.

Municipal Infrastructure:

The Local Economy: This increase will help our businesses afford needed updates to their buildings in a time where so many businesses are struggling.

Recreation:

Municipal Administration:

Financial Responsibility:

Prepared By:

Aly Cripps

Economic Development & Marketing Coordinator

Reviewed by:

Manny Baron

CAO

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
EMERGENCY MANAGEMENT REPORT EM2020-02

TO: Mayor Davidson and Members of Council

FROM: Hurania Melgar, Emergency Manager/CEMC

RE: Report on the Status of the Township's Emergency Management Programme

DATE: October 13, 2020

RECOMMENDATION:

THAT the Township of Mapleton Council receives Emergency Management Report EM2020-01 dated October 13 regarding the status of the Township's Emergency Management Programme for 2020.

AND FURTHER THAT Council of the Township of Mapleton accepts the annual status report of the Township's Emergency Management Programme for 2020;

BACKGROUND:

The following report outlines the municipal requirements set out in the Emergency Management and Civil Protection Act and how the municipality has fulfilled these requirements for 2020.

PREVIOUS PERTINENT REPORTS:

None

DISCUSSION:

Program Committee

The Township has an Emergency Management Programme Committee (Committee). The Committee met virtually on May 14, 2020 to review the Township's Emergency Management Programme including its Hazard Identification and Risk Assessment, Emergency Response Plan, training needs, proposed annual exercise and Public Education. The minutes from the Committee meeting are attached.

Emergency Response Plan:

A report and by-law to adopt a new Emergency Response Plan was presented to Council for consideration at the September 8 Council meeting. Council has adopted the new Emergency Response Plan. A copy of the Township's new

Emergency Response Plan will be submitted to the Office of the Fire Marshall and Emergency Management.

Training:

The required prescribed training for 2020 has not changed from 2018 and 2019. Members of the Township's Municipal Emergency Control Group, both primary and alternates have satisfied the training requirements for this year.

Given the CoViD-19 Pandemic this year, additional training was very limited. EM Staff have been training Control Group members and staff on a new EOC software tool scheduled to go live later this month. A virtual scribe training session took place on September 17.

Annual Emergency Management Exercise:

MECG members must participate in an annual exercise, which evaluates the Municipality's Emergency Response Plan and procedures. For 2020, municipalities are exempt from this requirement of Regulation 380/04 of the Emergency Management and Civil Protection.

It is recommended that municipalities complete an After Action Report for the Municipality's CoViD 19 response. Emergency Management staff will work with the Township to complete this report.

Public Education

During the CoViD response, EM staff worked with our Communications staff and Member Municipal staff to provided targeted education material to residents. Messages were delivered on all platforms including the Wellington Advertiser, local radio stations, our websites and social media. Staff worked closely with WDG Public Health to coordinate messages being delivered. EM staff connected with 211 and provided specific targeted messages around the services that 211 could offer to residents during the height of the CoViD-19 response.

Emergency Preparedness week was May 3 to 9. During the week, information was made available through the County of Wellington's Social Media page.

Winter Driving Safety information was made available at Car/Tire businesses throughout Wellington County and also on Highway 6 billboard signage between Guelph and Fergus.

The County page in the Wellington Advertiser and the County of Wellington's social media accounts regularly contain emergency preparedness information.

Flood preparedness messaging was made available to Mapleton residents during the month of March through social media and the County page in the Wellington Advertiser.

Revised 2020 “Be Better Prepared” Guides were distributed throughout the County in the Wellington Advertiser during the month of June.

As in 2019, in 2020, EM Public Education included the “Do one thing” promotion. Emergency Preparedness messages available in libraries when open, The Wellington Advertiser, the County’s social media, and local radio stations. The following is the list of targeted education plan by month.

January – Make a Plan

February - 211

March – Floods

April – Sheltering

May – Emergency Preparedness Week

June – Tornadoes

July – 72 Hour Kit

August – Unique Family Needs

September – Be Informed

October – Power Outages

November – Winter Weather

December – Winter Weather

Critical Infrastructure

EM staff are in the process of updating the Critical Infrastructure for the Township. Changes will be incorporated into the Common Operating Picture mapping.

CONSULTATION: Township of Mapleton Emergency Management Programme Committee.

FINANCIAL IMPLICATIONS:

None

SUMMARY:

The Township has satisfied the requirements of the Emergency Management and Civil Protection Act, and Ontario Regulation 380/04 for 2020.

COMMUNICATION:

The CEMC will complete the Provincial(OFMEM) compliance documentation for the Township’s 2020 through the online compliance process.

Prepared By:

Reviewed By:

A handwritten signature in black ink, appearing to read "Hurania Melgar". The signature is stylized with a large initial "H" and "M".

Hurania Melgar
Emergency Manager/CEMC

Manny Baron
CAO

Attachments:

1. Mapleton Emergency Management Program Committee Minutes – May 14, 2020
2. Memo from Chief of Emergency Management Ontario



**Mapleton EM Program Committee Meeting Minutes -
Virtual
May 14, 2020 10:00am (10:00hrs)**

Present:

Manny Baron, CAO
Barb Schellenberger, Clerk
John Morrison, Director of Finance
Gregg Davidson, Mayor
Stephen Dewar, Chief of Guelph Wellington Paramedic Services
Heather Lawson, Emergency Management Programme Coordinator
Linda Dickson, Emergency Manager/CEMC
Sam Mattina, Director of Public Works
Stephen Thomas, Wellington OPP
Christopher Beveridge, WDGPH
Mike Martin, Mayors Alternate
Aly Cripps, Social Media Coordinator
Colin Murphy, WDGPH
Paul Richardson, Wellington OPP
Rick Richardson, Fire Chief

1. Adoption of Minutes: March 27, 2019

Moved: Manny Baron

Seconded: Gregg Davidson

That the minutes from March 27, 2019 are approved as circulated.

Carried.

2. Business Arising from Minutes:

Dashboard

Running list of items from minutes and exercises. Shows what projects are currently in progress, as well as which ones are complete.

Flood Mapping - process with Mapleton and the Region of Waterloo. GRCA was working on a dam breach exercise prior to CoVID19. LIDAR mapping was completed for the North part of the Grand Watershed. To see more information on the mapping you can view through the COP mapping system.

Alert Ready

The Alert Ready Program in Ontario allows the Provincial Emergency Operations Centre (PEOC) to issue Broadcast Immediate (BI) alerts to the public. These alerts are issued when there is an immediate threat to life or property and provide the public with protective actions to take. You can find the procedures for Alert Ready in Appendix 15 of the Emergency Operation Procedures.



CEMC and Alternate CEMC can initiate the alert to the province if needed.

Municipal 511

Committee requested more training when available.

3. 2020 Work Plans

Essential – Committee reviewed plan, no changes noted.

Enhanced Work Plan – Committee reviewed plan, no changes noted.

4. HIRA review and approval

Committee would like the following hazards re-evaluated:

- Snowstorms (should it be higher?)
- Spectrum Feed Mills should be #4 Priority
- Ice storms #5 priority
- Drought
- Drinking Water should be #3 Priority
- Pandemic added to list
- Dam Failures

EM Programme Coordinator will run hazards through new tool and send the list out to committee once complete.

Moved by: Linda Dickson

Seconded by: Gregg Davidson

**That the HIRA be approved as revised.
Carried.**

5. Emergency Response Plan Review

Currently in draft form, but is complete.

The following sections have been updated:

- Emergency Information section done with EIO's
- Financial Section done with Treasurers
- Social Services Section done with Red Cross and Social Services
- Debris Management Section done with SWS



Note this is a public document, EM manager currently working on a way to present the plan to Committees and Council.

6. Exercises

2019 Exercise After Action Report

Committee reviewed. No changes noted.

2020 Exercise exemption

EM Manager is moving forward with filling out exemption form for province.

7. Public Education Plan for 2020

Continue to promote the message of being 72 hours prepared. Emergency preparedness messages will go in the Wellington Advertiser throughout 2020 as well as the County's social media pages.

Emergency preparedness week is May 5-11, 2019. Due to CoVID19, EPW events were cancelled this year, colouring pages and activity sheets were made available during that week for families to print.

There will be a focus on one message each month this year; however, if there is something occurring in the County additional messages will be put out.

Monthly Messages:

January – Making a Plan

February – 211

March – Flooding

April – Sheltering

May – Emergency Preparedness Week

June – Tornadoes/ Severe summer weather

July- 72 hour kit

August – Unique Family Needs

September – Be Informed

October – Power Outages

November – Winter Weather

December – Winter Weather



8. **Training Plan for 2020 - 2025**

Training plan completed every 5 years.

Control Group training sent out to members along with a form to fill out once they have completed training.

Provincial courses done in classroom style, currently no virtual option. (Note IMS 100 course can be done online)

Elected officials course – Run every 4 years, can run more if needed

Scribe training – EM Programme Coordinator will reach out to municipality to see if there is interest from staff, will be done virtually

First responders specific training (Interoperability training) – A course ran in February.

Flood Notification Training - was done in February with the GRCA

Critical Incident Stress Management Training: No training created at this moment, currently working with fire for plan.

Municipal511 - Training can be done with staff as needed.

Common Operation Picture (COP) - training always available, will have to be done virtually

eCIS Software training – 1.5 hour training session with control group members, done by web conference. CEMC's have started to complete training.

Committee reviewed the training plan for 2020 – 2025.

9. **Critical Infrastructure:**

EM staff to reach out to municipalities to confirm contact information is correct in CI tables.

The COP has been updated with all current Critical Infrastructure information.

10. **Emergency Operation Centres**

Primary EOC was updated in January. Secondary EOC to be updated when able.

11. **New Business**

Emergency Evacuations during CoVID-19

Committee discussed procedures.

EOC Software Update

The County has purchased an EOC software program. It allows control group members to meet virtually as well as start an incident and communicate with all control group members through the software. CEMC's and Alternates to be trained first and then the rest of the control group members will be trained.



Updated Flood Response Plan

Reviewed maps that have been added to the end of the document. Roles/ responsibility have been changed within the plan. Note the plan is not a public document.

12. Adjournment 11:30am

Office of the
Fire Marshal and
Emergency Management

25 Morton Shulman Avenue
Toronto ON M3M 0B1
Tel: 647-329-1200

Bureau du
commissaire des incendies et
de la gestion des situations d'urgence

25, rue Morton Shulman
Toronto ON M7A 1Y6
Tél.: 647-329-1200

MEMORANDUM TO: Ministry Emergency Management Coordinators (MEMC)
Community Emergency Management Coordinators (CEMC)

FROM: Teepu Khawja
Assistant Deputy Minister & Chief, Emergency Management
Ontario (EMO)

DATE: September 4, 2020

SUBJECT: Amendment to Ontario Regulation 380/04 under the
Emergency Management and Civil Protection Act (EMCPA)

I am writing today to confirm an amendment to Ontario Regulation 380/04 under the Emergency Management and Civil Protection Act (EMCPA) which exempts the requirement for ministries and municipalities to conduct an annual emergency exercise in 2020. This amendment takes into consideration the emergency response activities that you, your Ministry Action Groups and Municipal Emergency Control Groups have engaged in this year as a result of the COVID-19 pandemic.

We will continue working with you to ensure your programs meet the other EMCPA requirements for 2020. In the meantime, COVID-19 has provided a unique opportunity to examine current emergency plans and programs and take actions to enhance and improve them for the future. I would encourage each of you to conduct a formal After Action Review to consider the lessons learned from your response to the pandemic and use these lessons to evaluate, develop and evolve your emergency management programs, while continuing to ensure the safety of the people of Ontario.

If you have any questions or concerns about this amendment, or if you require assistance in planning your After Action Review, please contact Chris Pittens at Chris.Pittens@ontario.ca (for municipalities) or Trevor Sinker at Trevor.Sinker@ontario.ca (for ministries).

Sincerely,



Teepu Khawja
Assistant Deputy Minister & Chief, Emergency Management Ontario
Office of the Fire Marshal and Emergency Management

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

FINANCE REPORT FIN2020-19

TO: Mayor Davidson and Members of Council

FROM: John Morrison – Director of Finance

RE: Application for Tile Loan – Form 6

DATE: October 13, 2020

RECOMMENDATION:

THAT Township of Mapleton Council receive Finance Report FIN2020-19 dated October 13, 2020 regarding Application for Tile Loan – Form 6;

AND FURTHER THAT Township of Mapleton Council approve the Application for Tile Loan - Form 6 for property located at Part Lots 1 & 2, Concession 12, former Township of Peel in the amount of \$35,600 provided that funds are available from the Province.

BACKGROUND:

In Ontario, the Tile Loan Program, authorized by the Tile Drainage Act, provides loans to agricultural property owners to help them finance tile drainage projects. Landowners in Mapleton Township planning to install a tile drainage system on their agricultural land are eligible for a tile loan under this program.

Pursuant to the Tile Drainage Act, by-law 2007-008 was enacted to aid in the construction of drainage works and to borrow on the credit of the Corporation. The by-law sets out the terms and conditions for the amounts so borrowed as provided in the Act payable to the Minister of Finance.

Before any tile installation begins, a loan application must be completed and submitted for approval.

PREVIOUS PERTINENT REPORTS:

None

DISCUSSION:

None

CONSULTATION:

Consultation was had with Township of Mapleton Drainage Superintendent, Jim Grose, regarding the intake of the application form.

FINANCIAL IMPLICATIONS:

The funds for tile drain loans are provided from the Province of Ontario, and administered through each respective municipality. Annual repayment amounts are added to the applicant's property taxes and collected in the same manner as property taxes. Applicants pay a \$100.00 application fee at time of application submission and are subject to a \$150.00 fee for the installation inspections completed by the Drainage Superintendent.

SUMMARY:

Township staff administer the landowner's request for funding for a project on their lands.

COMMUNICATION:

The owner of the land will be notified of Council's decision.

STRATEGIC PLAN:

Municipal Infrastructure: n/a

The Local Economy: n/a

Recreation: n/a

Municipal Administration: n/a

Financial Responsibility: The Township must ensure that it has a valid borrowing bylaw under the Tile Drainage Act and that it is aware of the details of the current provincial Tile Loan Program policies. The municipal council must review each application for loan and approve or reject it.

Prepared By:

John Morrison
Director of Finance

Reviewed By

Manny Baron
C.A.O.

Attachments:

1. Application for Tile Loan – Frey



Ministry of Agriculture,
Food and Rural Affairs

Application for Tile Loan – Form 6
Tile Drainage Act, R.S.O. 1990, c. T.8, s. 3

To the council of the township of Mapleton ON

Property Ownership

If property is owned in partnership, all partners must be listed. If property is owned by a corporation, list the corporation's name and the name and corporate position of the authorized officer. Only the owner(s) of the property may apply for the loan.

Ownership Type Partnership Darren + Connie Frey

Applicant Mailing Address and Primary Contact Information

Last Name <u>Frey</u>		First Name <u>Darren</u>		Middle Initial
Unit Number <u>7946</u>	Street/Road Number <u>12th Line</u>	Street/Road Name		PO Box <u>RR#2</u>
City/Town <u>Alma</u>		Province <u>ON</u>		Postal Code <u>N0B1A0</u>
Telephone Number <u>519 638 5003 ext.</u>	Cellphone Number (optional) <u>519-584-1354</u>	Email Address (optional)		

Location of Land to be Drained

Lot or Part Lot <u>Part Lot 1+2</u>	Concession <u>12</u>	Geographic Township <u>Mapleton</u>		
Parcel Roll Number <u>2332 000 00415800</u>				
Civic Address				
Unit Number	Street/Road Number <u>7946</u>	Street/Road Name <u>12th Line</u>		PO Box <u>RR#2</u>
City/Town <u>Alma</u>		Province <u>ON</u>		Postal Code <u>N0B1A0</u>

Description of Drainage System

Please attach a sketch of the location of the land you are planning to drain. A mapping tool is available at: www.ontario.ca/drainage

Approximate Length of Pipe Material <u>16720</u>	(ft/m)	Area to be Drained <u>38</u> (acres)
Proposed Outlet <u>Creek + River</u>	Anticipated Date of Commencement <u>Nov 1 2020</u>	Anticipated Date of Completion <u>Nov 30 2020</u>

Estimated Total Cost of Drainage System

Material	<u>15600.00</u>
Installation	<u>32350.00</u>
Inspection Fee	<u>150.00</u>
Other	
Total Cost	<u>\$47500</u>

Amount of Loan Requested* \$35600

* Must be a multiple of \$100 not exceeding 75% of total cost of drainage work.

Terms of Agreement

In making this application for a loan, I understand and agree to the following:

- a) The granting of the loan is conditional upon all work being conducted in accordance with the *Agricultural Tile Drainage Installation Act*;
- b) The approval or refusal of the application is at the discretion of council whose decision is final;
- c) I will be advised in writing of council's decision regarding the application;
- d) Should the loan application be approved, an inspector of drainage will complete an Inspection and Completion Certificate and submit it to council;
- e) Council shall levy and collect for the term of ten years, over and above all other rates upon the land in respect of which the loan is made, a special equal annual rate sufficient to discharge the principal and interest of the loan;
- f) The *Tile Drainage Act* sets out procedural matters which pertain to this application for a loan; and
- g) The sum of all loans issued to me, as an individual, or in my role in a partnership or corporation in this and any other municipality does not exceed \$50,000 for the period of April 1st to March 31st.

Signature of Owner(s)/Primary Contact

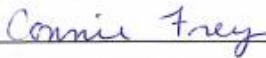
Date (yyyy/mm/dd)



2020/10/06

Signature of Owner(s)/Primary Contact

Date (yyyy/mm/dd)



2020/10/06

Notice of Collection of Personal Information

Any personal information collected on this form is collected under the authority of the *Tile Drainage Act*, R.S.O. 1990, c. T.8 and will be used for the purposes of administering the Act. Questions concerning the collection of personal information should be directed to:

where the form is addressed to a municipality (*municipality to complete*)

and where the form is addressed to a territory without municipal organization, the Drainage Coordinator, Ministry of Agriculture, Food and Rural Affairs, 1 Stone Rd W, Guelph ON N1G 4Y2, 519 826-3552.



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-065

Being a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between 2711150 Ontario Inc. and The Corporation of the Township of Mapleton.

WHEREAS 2711150 Ontario Inc. is the registered owner of lands described as:

PART LOT 17, CONCESSION 11, MARYBOROUGH, PARTS 6 & 7, PLAN 61R21600; TOWNSHIP OF MAPLETON; and is desirous of developing the subject lands;

AND WHEREAS the property has been made subject to Site Plan Control by By-law 2013-079;

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

1. The Township of Mapleton shall enter into a Site Plan Agreement with 2711150 Ontario Inc. in the form, or substantially the same form as the Draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk are hereby authorized and directed to execute the Site Plan Agreement between 2711150 Ontario Inc. and The Corporation of the Township of Mapleton on behalf of the Corporation;
3. And the Clerk be hereby directed to cause notice of the said Agreement to be registered on the title to the lands.

READ a first, second and third time and finally passed this 13th day of October 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

STANDARD SITE PLAN AGREEMENT

THIS AGREEMENT made this day of October 2020

BETWEEN:

2711150 ONTARIO INC.
hereinafter called the "Owner"

OF THE FIRST PART

-and-

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
hereinafter called the "Township"

OF THE SECOND PART

WHEREAS the Owner represents that it is the owner of the lands described in Schedule "A" to this Agreement (the "Lands");

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*;

AND WHEREAS these plans can be reviewed at the Offices of the Clerk of The Corporation of the Township of Mapleton, 7275 Sideroad 16, east of Drayton, Ontario.

NOW THEREFORE THIS AGREEMENT WITNESSETH that for Two (\$2.00) Dollars paid by each of the parties to the other, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans"). The Plans shall include, but not necessarily be limited to, those Plans attached hereto as Schedule "B".
2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the Plans shall be in such detail and shall provide for any or all of the following, as determined by the Township:
 - (a) the elevation of the property prior to and after development of the proposed use;
 - (b) the proposed exterior building design of all buildings and the use of all remaining open lands on the site;
 - (c) all yards and off-street parking spaces in accordance with the Township's By-laws;
 - (d) detailed Landscape Plans indicating planting and any outdoor structures;
 - (e) the proposed width, location, grades and elevation of all proposed roads, entrances, accesses and walkways (both private and public);
 - (f) the location of all outdoor garbage and recycling containers and details for supporting concrete pad and enclosures having a height of 1.8 metres. Further, the Owner agrees to locate and construct the supporting concrete pad and enclosure in accordance with the approved plan and details prior to the occupancy of the proposed development;

- (g) storm and sanitary drainage plans for the Lands and the buildings;
 - (h) the location of fire routes;
 - (i) the location and type of overhead floodlights for all parking areas to ensure deflection of lights away from adjacent properties;
 - (j) subject to the *Public Transportation and Highway Improvement Act, R.S.O. 1990*, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs, and where access is proposed onto a County of Wellington Road, the approval of the County of Wellington shall be obtained with respect to the location and design of access onto the County Road;
 - (k) off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles and the surfacing of such area and driveways;
 - (l) walkways, including the surfacing thereof, and all other means of pedestrian access;
 - (m) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
4. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
 5. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 (f) of this Agreement.
 6. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or the County of Wellington.
 7. The Owner agrees that there shall be no on-site storage of snow and that snow shall be removed from the parking lot area for the Lands unless clearly shown on the drawings.
 8. The provisions set out in Schedule "C" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "C" shall prevail.
 9. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
 10. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
 11. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.

12. (a) In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township, the Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Five Million (\$5,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.
- (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the "security") in a form satisfactory to the Clerk and in an amount determined by the Clerk, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township and or Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township and or Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Clerk for each phase and shall not be further reduced until the Township or Township Engineer has approved the works at the end of the said one (1) year period.
13. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
- a) *provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.*
- b) *complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner's sole expense.*
- c) *Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.*
- Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner's expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes*
14. The Owner is to confirm conformation to the terms of agreement prior to the Township releasing the security.
15. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required

to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.

16. This Agreement shall be registered against title to the Lands at the Owner's expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township, the Township, upon request and at the Owner's expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
17. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
18. The Owner shall obtain from all mortgagees, chargees and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
19. The covenants, agreements, conditions and understandings set out herein and in Schedules "C" hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
20. Nothing in this Agreement constitutes a waiver of the Owner's duty to comply with any By-law of the Township or any other law.

IN WITNESS WHEREOF the parties have executed this Agreement.

SIGNED, SEALED AND DELIVERED	)	2711150 ONTARIO INC.
)	
in the presence of)	
)	
_____)	_____
Witness Signature	)	Name:
)	
_____)	_____
Witness Signature	)	Name:
)	
	)	I/We have the authority to bind
	)	the Corporation
)	
	)	THE CORPORATION OF THE
	)	TOWNSHIP OF MAPLETON
)	
)	_____
	)	Gregg Davidson
	)	Mayor
)	
)	_____
	)	Larry Wheeler
	)	Clerk
)	
	)	We have the authority to bind
	)	the Corporation.

SCHEDULE "A"

Description of Lands

PIN 71469-0391 (LT)

PART LOT 17, CONCESSION 11,
MARYBOROUGH, PARTS 6 & 7, PLAN
61R21600; TOWNSHIP OF MAPLETON

SCHEDULE "B"

Description of the Plans

Drawing Name: Site Plan (Drawing SP1)
Last Revision: Revision 4 dated July 8, 2020
Drawing prepared by: Tacoma Engineers

Drawing Name: Site Grading, Servicing and Erosion & Sediment
Control Plan (Drawing C2.1)
Last Revision: Revision 3 dated July 8, 2020
Drawing prepared by: MTE Engineers

Drawing Name: Construction Notes & Detail (Drawing C2.2)
Last Revision: Revision 3, dated July 8, 2020
Drawing prepared by: MTE Engineers

SCHEDULE "C"

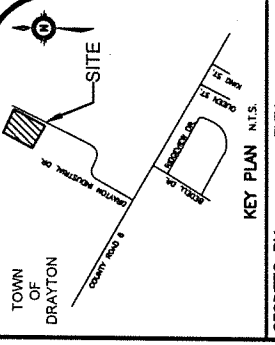
Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

- The required Fire Route as per Building Code must be maintained in consultation with Mapleton Fire & Rescue (Minimum 6 metres wide fire route with a minimum turn radius of 12 metres, complete with signage to indicate 'No Parking - Fire Route')
- Parking, as per the Township's Zoning By-law is required prior to occupancy.
- Exterior lighting as per Township Zoning By-law Section 6.9
- Loading area to comply with Township Zoning By-law Section 6.16
- On completion of project and before release of security, as-built drawings are to be submitted (digitally and one hard copy set).
- On-site works include the following

ITEM	ESTIMATE
Stormwater, Erosion Control, Site Grading	90,408.00
Sanitary Sewer	5,378.50
Water Service	4,900.00
Landscaping / Parking Area	290,045.00
Total	\$390,731.50
Security Required (50%)	\$195,000.00

\$195,000 will be collected at the time of building permit issuance as security for on-site surface works.



KEY PLAN N.T.S.

GEODETIC BM ELEV. = **426.747m**

SITE BENCHMARK ELEV. = **426.747m**
 TYP. NUT OF EXISTING FIRE HYDRANT SOUTH EAST OF
 DRAYTON INDUSTRIAL DRIVE, AS SHOWN ON DNG C2.1.

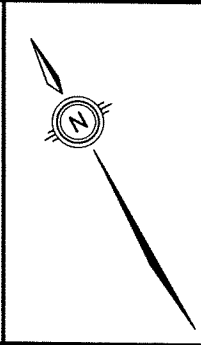
NOTE TO CONTRACTOR :

DO NOT SCALE DRAWINGS.

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

PERMISSION TO GRADE ON EXTERNAL LANDS WILL BE REQUIRED FROM DRAYTON INDUSTRIAL DRIVE.

THE OWNER/ARCHITECT/CONTRACTOR IS ADVISED THAT M.T.E. CONSULTANTS INC. CANNOT CERTIFY ANY COMPONENT OF THIS PLAN AS BEING ACCURATE UNLESS THE CONTRACTOR NOTIFIES M.T.E. CONSULTANTS INC. PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ARRANGE FOR INSPECTION.



REVISIONS

NO.	REVISION	DATE
1.	ISSUED FOR CLIENT REVIEW	01/11/2020
2.	ISSUED FOR PERMITS	02/03/2021
3.	ISSUED FOR PERMITS	02/03/2021
4.	ISSUED FOR PERMITS	02/03/2021
5.	ISSUED FOR PERMITS	02/03/2021
6.	ISSUED FOR PERMITS	02/03/2021
7.	ISSUED FOR PERMITS	02/03/2021
8.	ISSUED FOR PERMITS	02/03/2021

MTE
 Engineers, Scientists, Surveyors
 519-271-7952

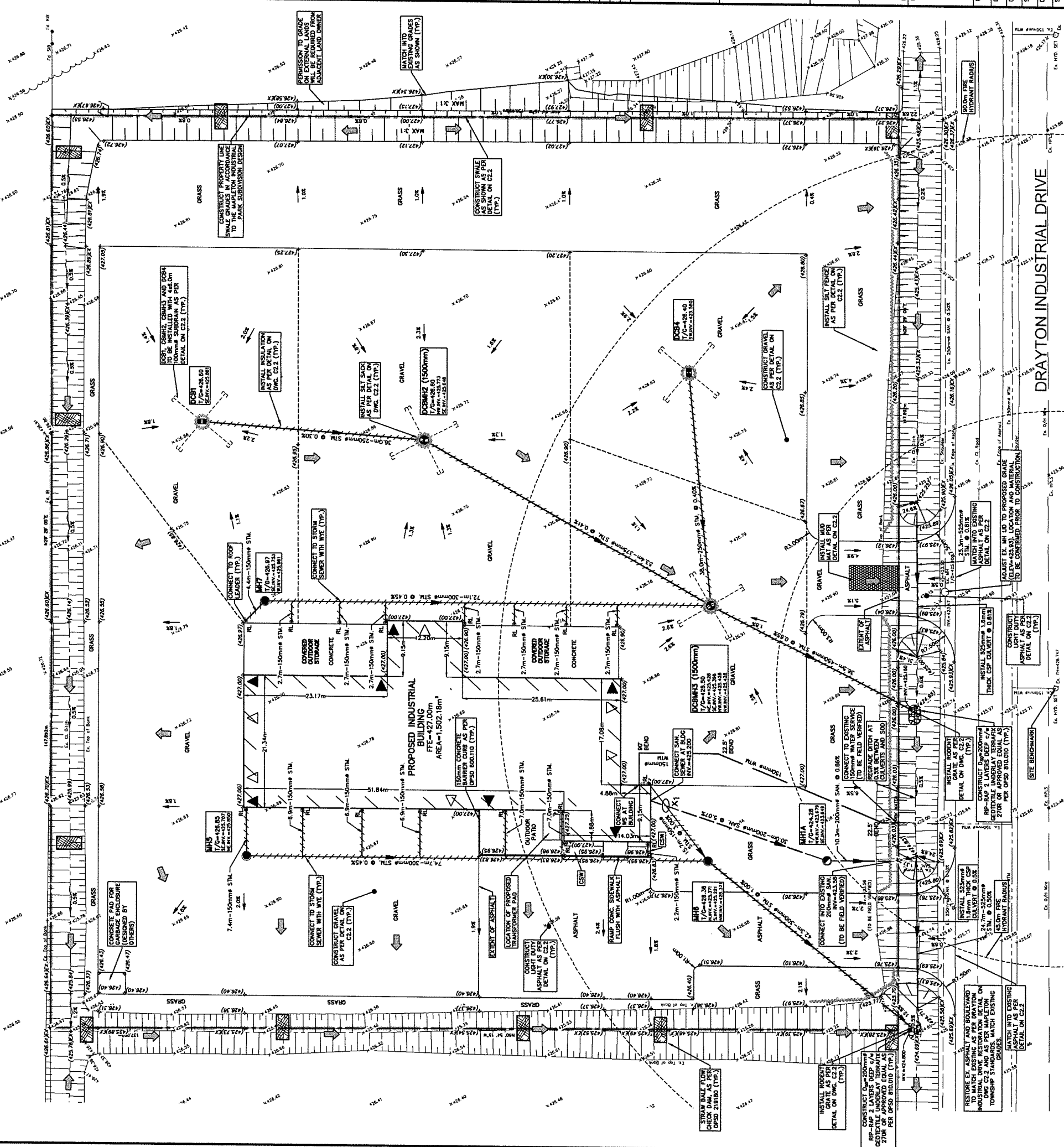
PROFESSIONAL ENGINEER
J.M. DICK
 100127399
 JUL 9, 2020
 ONTARIO

TACOMA ENGINEERS INC.
 176 SPEEDVALE AVENUE WEST
 GUELPH, ONTARIO

CLIENT
NEW PRO-MAR CONSTRUCTION BUILDING
 107 & 7, INDUSTRIAL DRIVE
 DRAYTON, ONTARIO

PROJECT
SITE GRADING, SERVICING, AND EROSION & SEDIMENT CONTROL PLAN

Project No. 47371-100
 Design By CXS
 Drawn By CXS
 Surveyed By MTE OLS
 Date Apr.07/20
 Scale 1:300
 Sheet 1 of 2



LEGEND OF EXISTING FEATURES

- SITE BOUNDARY
- EXISTING SPOT ELEVATIONS
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING EMBANKMENT (SLOPE AS NOTED)

LEGEND OF PROPOSED FEATURES

- PROPOSED SPOT ELEVATIONS
 EX - MAINTAIN EXISTING
 FFE - FINISHED FLOOR ELEVATION
 FFE - FINISHED FLOOR ELEVATION
- DIRECTION OF DRAINAGE/SWALE
- DRAINAGE SPLIT (RISE)
- EMBANKMENT (SLOPE AS NOTED)
- SANITARY SEWER
 MH 1.5m-200mm SAN @ 1.5%
- STORM SEWER
 MH 2.1m-300mm STM @ 1.3%
- WATERMAIN
 200mm STM
- SHALLOW PIPE INSULATION (SEE DETAIL)
- PROPOSED BUILDING
- OVERHEAD DOOR
- MAN DOOR
- CONCRETE CURB
- PROPOSED ROOF LUGGER
- RP PIP (SILENCE AS NOTED) (SEE DETAIL)
- SEDIMENT CONTROL FENCE (SEE DETAIL)
- SILT SACK (SEE DETAIL)
- CONSTRUCTION ACCESS (SEE DETAIL)
- OVERLAND FLOW ROUTE (MAJOR STORM)
- STRAW BALE FLOW CHECK DAM (DNG 218.10)

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-066

Being a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between Noah Weber, John M Weber, Salome Weber and The Corporation of the Township of Mapleton.

WHEREAS Noah Weber, John M Weber, Salome Weber are the registered owners of lands described as:

CONCESSION 3 E PART LOT 2, MARYBOROUGH, TOWNSHIP OF MAPLETON;
and are desirous of developing the subject lands;

AND WHEREAS the property has been made subject to Site Plan Control by By-law 2013-079;

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

1. The Township of Mapleton shall enter into a Site Plan Agreement with Noah Weber, John M Weber, Salome Weber in the form, or substantially the same form as the Draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk are hereby authorized and directed to execute the Site Plan Agreement between Noah Weber, John M Weber, Salome Weber and The Corporation of the Township of Mapleton on behalf of the Corporation;
3. And the Clerk be hereby directed to cause notice of the said Agreement to be registered on the title to the lands.

READ a first, second and third time and finally passed this 13th day of October 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

STANDARD SITE PLAN AGREEMENT

THIS AGREEMENT made this day of October, 2020.

BETWEEN:

NOAH WEBER, JOHN M WEBER, SALOME WEBER
hereinafter called the "Owner"

OF THE FIRST PART

-and-

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
hereinafter called the "Township"

OF THE SECOND PART

WHEREAS the Owner represents that it is the owner of the lands described in Schedule "A" to this Agreement (the "Lands"), subject to a Mortgage in favour of Scotiabank;

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS these plans can be reviewed at the Offices of the Clerk of The Corporation of the Township of Mapleton, 7275 Sideroad 16, east of Drayton, Ontario.

NOW THEREFORE THIS AGREEMENT WITNESSETH that for Two (\$2.00) Dollars paid by each of the parties to the other, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans"). The Plans shall include, but not necessarily be limited to, those Plans attached hereto as Schedule "B".
2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the Plans shall be in such detail and shall provide for any or all of the following, as determined by the Township:
 - (a) the elevation of the property prior to and after development of the proposed use;
 - (b) the proposed exterior building design of all buildings and the use of all remaining open lands on the site;
 - (c) all yards and off-street parking spaces in accordance with the Township's By-laws;
 - (d) detailed Landscape Plans indicating planting and any outdoor structures;
 - (e) the proposed width, location, grades and elevation of all proposed roads, entrances, accesses and walkways (both private and public);
 - (f) the location of all outdoor garbage and recycling containers and details for supporting concrete pad and enclosures having a height of 1.8 metres. Further, the Owner agrees to locate and construct the supporting concrete pad and enclosure in accordance with the approved plan and details prior to the occupancy of the proposed development;

- (g) storm and sanitary drainage plans for the Lands and the buildings;
 - (h) the location of fire routes;
 - (i) the location and type of overhead floodlights for all parking areas to ensure deflection of lights away from adjacent properties;
 - (j) subject to the *Public Transportation and Highway Improvement Act, R.S.O. 1990*, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs, and where access is proposed onto a County of Wellington Road, the approval of the County of Wellington shall be obtained with respect to the location and design of access onto the County Road;
 - (k) off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles and the surfacing of such area and driveways;
 - (l) walkways, including the surfacing thereof, and all other means of pedestrian access;
 - (m) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
4. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
 5. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 (f) of this Agreement.
 6. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or the County of Wellington.
 7. The Owner agrees that there shall be no on-site storage of snow and that snow shall be removed from the parking lot area for the Lands unless clearly shown on the drawings.
 8. The provisions set out in Schedule "C" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "C" shall prevail.
 9. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
 10. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
 11. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.

12. (a) In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township, the Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Five Million (\$5,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.
 - (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the "security") in a form satisfactory to the Clerk and in an amount determined by the Clerk, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township and or Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township and or Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Clerk for each phase and shall not be further reduced until the Township or Township Engineer has approved the works at the end of the said one (1) year period.
13. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
 - a) *provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.*
 - b) *complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner's sole expense.*
 - c) *Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.*

Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner's expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes
 14. The Owner is to confirm conformation to the terms of agreement prior to the Township releasing the security.
 15. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required

SCHEDULE "A"

Description of Lands

PIN 71479-0029 (LT)

PT LT 2 CON 3 MARYBOROUGH AS IN DN9901; TOWNSHIP OF MAPLETON

SCHEDULE "B"

Description of the Plans

Drawing Name: Site Plan (Drawing SP1)
Last Revision: Original from ZBA2016-03
Description: Exterior incl buildings, well, ground cover, MDS,
tree buffer, fence, driveway. [scale: 1" = 50']
Drawing prepared by: Hand drawn by owner

Drawing Name: Site Plan (Drawing SP2)
Last Revision: September 14, 2020
Description: SP1 updated in red to include replacement shop
(including MDS), fire access & turning route,
snow storage, location of underground water pit.
Drawing prepared by: Hand drawn by owner, updated by Clerk

SCHEDULE "C"

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

- The required Fire Route as per the Ontario Building Code (OBC) must be constructed and maintained in consultation with the Mapleton Fire & Rescue Department: minimum 6 metres wide fire route with a minimum turn radius of 12 metres, complete with signage to indicate "No Parking - Fire Route."
- Fire Reservoir (78,000 U.S. gallons) required as per OBC Division B, Part 3, Section 3.2.5.7, and further will be marked and signed and with approved connection in consultation with the Mapleton Fire Chief.
- Accessible Parking required as per Zoning By-law (6.25.7): 1 barrier free space, type A.
- As per point (3.c) seven parking spaces, sized 9.5' x 18'.
- On completion of the project and before release of security, as-built drawings are to be submitted (digitally and one hard copy set).
- As per point (3.f) garbage is to be stored inside.
- As per point (3.k) vehicular loading and unloading is performed outside.
- As per point (7.) on-site snow storage shall be located as illustrated on drawing SP2.
- Septic system to comply with OBC.
- As per point (3.i) all exterior lighting shall not disturb surrounding properties.
- On-site works include the following

ITEM	ESTIMATE
Grading	\$1000.00
Other physical improvements	\$1000.00
Replacement of building razed by fire	
Total	\$2,000.00
Security Required (Minimum)	\$2,000.00

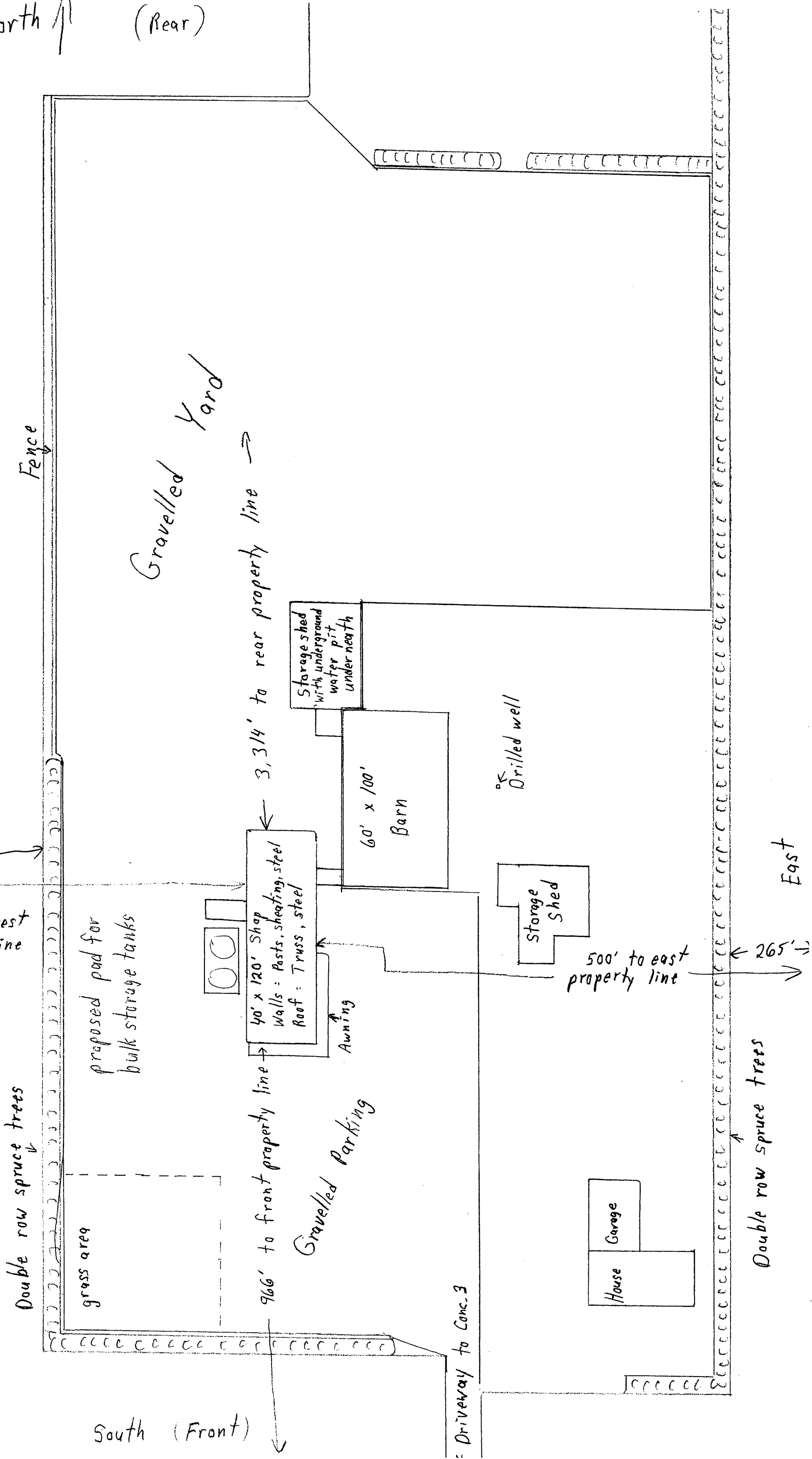
\$2,000 will be collected at the time of building permit as a security for on-site surface works.

North (Rear)

scale
1" = 50'

West

East



South (Front)

Driveway to Conc. 3

North (Rear)

scale
1" = 50'

West

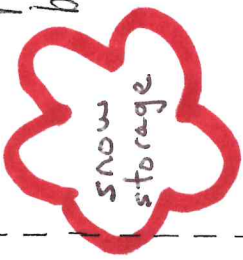
335'

450' to west property line

Double row spruce trees

grass area

proposed pad for bulk storage tanks



966' to front property line

Gravelled Parking

40' x 120' Shop Building razed to ground by fire

Awning

FIRE ROUTE

Driveway to Conc. 3

South (Front)

Fence

20'

120'

Proposed new Industrial Building

160'

120'

Gravelled Yard

3,314' to rear property line

Storage shed with underground water pit underneath



60' x 100' Barn

Drilled well

Storage Shed

500' to east property line

House Garage

Double row spruce trees

East

265'

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-067

Being a by-law to authorize the Mayor and Clerk to execute a Site Plan Agreement between Carol Wideman, Ruthann Wideman [aka Country Sisters] and The Corporation of the Township of Mapleton.

WHEREAS Carol Wideman and Ruthann Wideman are the registered owners of lands described as:

CONCESSION 1 E PART LOT 15, MARYBOROUGH, RP 60R1760 Part 2, TOWNSHIP OF MAPLETON; and are desirous of developing the subject lands;

AND WHEREAS the property has been made subject to Site Plan Control by By-law 2013-079;

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

1. The Township of Mapleton shall enter into a Site Plan Agreement with Carol Wideman and Ruthann Wideman in the form, or substantially the same form as the Draft Agreement attached hereto as Schedule 1.
2. The Mayor and the Clerk are hereby authorized and directed to execute the Site Plan Agreement between Carol Wideman and Ruthann Wideman and The Corporation of the Township of Mapleton on behalf of the Corporation;
3. And the Clerk be hereby directed to cause notice of the said Agreement to be registered on the title to the lands.

READ a first, second and third time and finally passed this 13th day of October 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

STANDARD SITE PLAN AGREEMENT

THIS AGREEMENT made this day of October, 2020.

BETWEEN:

WIDEMAN, CAROL AND RUTHANN
hereinafter called the "Owner"

OF THE FIRST PART

-and-

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
hereinafter called the "Township"

OF THE SECOND PART

WHEREAS the Owner represents that it is the owner of the lands described in Schedule "A" to this Agreement (the "Lands"), subject to a Mortgage in favour of the Toronto-Dominion Bank;

AND WHEREAS the Township has enacted a Site Plan Control Area By-law pursuant to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, which By-law affects the Lands;

AND WHEREAS this Agreement is being entered into by the parties hereto as a condition to the approval of the plans and drawings submitted by the Owner pursuant to Section 41 of the *Planning Act*.

AND WHEREAS these plans can be reviewed at the Offices of the Clerk of The Corporation of the Township of Mapleton, 7275 Sideroad 16, east of Drayton, Ontario.

NOW THEREFORE THIS AGREEMENT WITNESSETH that for Two (\$2.00) Dollars paid by each of the parties to the other, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the Township approving the plans and drawings for the development of the Lands, the Owner covenants and agrees with the Township to provide, to the satisfaction of and at no expense to the Township, the following:

1. Plans showing the location of all buildings and structures to be erected on the Lands and showing the location of all facilities and works to be provided in conjunction therewith including, without limitation, all facilities and works required under Section 3 below (the "Plans"). The Plans shall include, but not necessarily be limited to, those Plans attached hereto as Schedule "B".
2. Construct all buildings, structures, facilities and works in accordance with the Plans.
3. The Owner agrees that the Plans shall be in such detail and shall provide for any or all of the following, as determined by the Township:
 - (a) the elevation of the property prior to and after development of the proposed use;
 - (b) the proposed exterior building design of all buildings and the use of all remaining open lands on the site;
 - (c) all yards and off-street parking spaces in accordance with the Township's by-laws;
 - (d) detailed Landscape Plans indicating planting and any outdoor structures;
 - (e) the proposed width, location, grades and elevation of all proposed roads, entrances, accesses and walkways (both private and public);
 - (f) the location of all outdoor garbage and recycling containers and details for supporting concrete pad and enclosures having a height of 1.8 metres.

- Further, the Owner agrees to locate and construct the supporting concrete pad and enclosure in accordance with the approved plan and details prior to the occupancy of the proposed development;
- (g) storm and sanitary drainage plans for the Lands and the buildings;
 - (h) the location of fire routes;
 - (i) the location and type of overhead floodlights for all parking areas to ensure deflection of lights away from adjacent properties;
 - (j) subject to the *Public Transportation and Highway Improvement Act, R.S.O. 1990*, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs, and where access is proposed onto a County of Wellington Road, the approval of the County of Wellington shall be obtained with respect to the location and design of access onto the County Road;
 - (k) off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles and the surfacing of such area and driveways;
 - (l) walkways, including the surfacing thereof, and all other means of pedestrian access;
 - (m) walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands.
4. The Owner agrees that the building or buildings shall be erected and the project shall be completed in accordance with the Plans and all applicable laws, including without limitation, the exterior building design, site, elevation, landscape-buffering and layout plans as approved by the Township, subject only to such changes as are approved, in writing, by the Township. The Township reserves the right to waive or rescind any term or condition contained in this Agreement provided that such condition is waived or rescinded by Resolution of Council.
 5. The Owner agrees that there shall be no outside storage on the Lands other than as provided in Paragraph 3 (f) of this Agreement.
 6. The Owner agrees that all surface and roof drainage will be controlled on the Lands and taken to an outlet with catch basins, where necessary, in a manner approved by the Township and/or the County of Wellington.
 7. The Owner agrees that there shall be no on-site storage of snow and that snow shall be removed from the parking lot area for the Lands unless clearly shown on the drawings.
 8. The provisions set out in Schedule "C" to this Agreement are site specific requirements that relate to the Lands and, to the extent that there is any inconsistency or conflict between the two sets of provisions, the terms of Schedule "C" shall prevail.
 9. The Owner agrees to dedicate to the Township, free and clear of all encumbrances, all easements and lands required by the Township for the construction, maintenance and improvement of any existing or newly required watercourses, ditches, land drainage works and sanitary sewage facilities on the Lands and, on request by the Township, to deliver the properly executed documents in registrable form to the Township in order to complete the dedication to the Township and to pay all costs incurred by the Township in respect to the aforementioned dedications.
 10. The Owner shall, where required by Township and/or County of Wellington resolution, dedicate to the Township and/or to the County widening of highways that abut on the Lands at no cost to the Township and/or County, free and clear of all encumbrances.
 11. The Owner hereby releases and indemnifies the Township, and, where applicable, the County of Wellington, its servants, agents and contractors from any and all liability and associated costs, claims or demands in respect of the proper maintenance and operation of the matters and facilities required by virtue of this Agreement.

12. (a) In the event works are to be performed by the Owner, its servants or its agents on lands owned by or to be conveyed to the Township, the Owner shall supply the Township with a comprehensive liability insurance policy in form satisfactory to the Township, holding the Township harmless for claims for damages, injury or otherwise in connection with the work done by the Owner, its servants or agents in or adjacent to the lands to be developed under this Agreement in the amount of Five Million (\$5,000,000.00) Dollars inclusive. The Township is to be named as an insured in the said policy.
 - (b) The Owner shall, upon the earlier of (a) commencing any works on the Lands, or (b) applying for a building permit, supply the Township with cash or a Letter of Credit (the “security”) in a form satisfactory to the Clerk and in an amount determined by the Clerk, sufficiently guaranteeing the satisfactory completion of the site works on Township property described in or contemplated by this Agreement and further guaranteeing the workmanship and materials and the repair of all damage to works or facilities required by this Agreement for a period of one (1) year from the date that such works are constructed receive written approval from the Township and or Township Engineer. The security must further guarantee payment to the Township of all inspection or other costs that the Township may incur as a result of this Agreement. When the work is completed to the satisfaction of the Township and or Township Engineer, the Letter of Credit may be reduced to an amount equal to Ten (10%) per cent of the original amount determined by the Clerk for each phase and shall not be further reduced until the Township or Township Engineer has approved the works at the end of the said one (1) year period.
13. In the event works are to be performed by the Owner, its servants or its agents on lands other than lands owned by the Township, the Owner shall:
 - a) *provide the Township with, prior to the execution of this Agreement by the Township, a letter of credit or other satisfactory security in an amount equal to 50% of the cost of works and facilities relating to storm drainage, surface treatment of parking areas, landscaping, buffer strips, fencing, grading, curbing and similar physical improvement works.*
 - b) *complete the said works and facilities within a period of one (1) year from the date of issuance of a building permit, or within one (1) year of the execution of this agreement by the Township if no building permit is required by the development provided for herein, and provide satisfactory proof of completion of the said works including survey, engineering, architectural (including landscape architect where required), or another professional certification, at the owner’s sole expense.*
 - c) *Upon failure of the owner to complete the said works and facilities within the said one year period, the Township may draw on the said letter of credit or other satisfactory security, such amount or amounts as may be required to pay for the work done or to be done pursuant to the provisions of this section and the Township and/or its authorized agents are hereby authorized to enter upon the lands to perform the said works and facilities.*

Section 427 of the Municipal Act, S.O. 2001, c. 25, as amended, applies to this Agreement and in the event the Owner fails to perform the works and facilities required to be done herein, such works and facilities may be done by the Township at the Owner’s expense and the Township may recover the expense in doing so by action or the same may be recovered in like manner as municipal taxes
 14. The Owner is to confirm conformation to the terms of agreement prior to the Township releasing the security.
 15. The Owner is responsible for dust control of all dust resulting from the development, whenever necessary. To eliminate dust, the owner may be required

to apply dust suppressants, covering stock piles of top soil with tarps or applying ground cover to the areas that have been stripped and left undeveloped at the direction of the Township.

- 16. This Agreement shall be registered against title to the Lands at the Owner’s expense. It is understood and agreed that, after this Agreement has been registered against title, it shall not be released by the Township. After all terms and conditions of this Agreement have been complied with to the satisfaction of the Township, the Township, upon request and at the Owner’s expense, shall issue a Certificate of Compliance certifying compliance with this Agreement to the date of the Certificate.
- 17. The Owner hereby grants to the Township, its servants, agents and contractors a license to enter onto the Lands and into structures for the purpose of inspecting the works and the Lands or for any other purpose pursuant to the rights of the Township under this Agreement.
- 18. The Owner shall obtain from all mortgagees, chargees and other persons having an interest in the Lands a postponement of their respective interests to this Agreement in a form satisfactory to the Township and said postponement(s) shall be registered against title to the Lands at the expense of the Owner so that this Agreement shall have priority over all other interests registered against the Lands. The Owner acknowledges and agrees that the site plan approval in respect of the Lands shall be conditional upon obtaining the above postponement documents and registering them against title to the Lands.
- 19. The covenants, agreements, conditions and understandings set out herein and in Schedules “C” hereto, which form part of this Agreement, shall run with the Lands and shall enure to the benefit of and be binding upon the parties hereto and their heirs, executors, administrators, successors and assigns, as the case may be.
- 20. Nothing in this Agreement constitutes a waiver of the Owner’s duty to comply with any By-law of the Township or any other law.

IN WITNESS WHEREOF the parties have executed this Agreement.

SIGNED, SEALED AND DELIVERED	)	OWNER’S NAME
)	
in the presence of)	
)	
_____)	_____
Witness Signature	)	Name: Carol Wideman
)	
_____)	_____
Witness Signature	)	Name: Ruthann Wideman
)	
	)	THE CORPORATION OF THE
	)	TOWNSHIP OF MAPLETON
)	
)	_____
	)	Gregg Davidson
	)	Mayor
)	
)	_____
	)	Larry Wheeler
	)	Clerk
)	
	)	We have the authority to bind
	)	the Corporation.

SCHEDULE “A”

Description of Lands

PIN 71482-0059 (LT)

PT LT 15 CON 1 MARYBOROUGH PT 2 60R1760; MAPLETON

SCHEDULE “B”

Description of the Plans

Drawing Name: Country Sisters Site Plan
Last Revision: Dated September 16, 2020
Drawing prepared by: GB Architect Inc.

Drawing Name: Reservoir Plan & Section S1&S2
Last Revision: Dated September 7, 2020
Drawing prepared by: Harry Bye. Professional Engineer

Drawing Name: Structural Drawings hard copy in
Last Revision: Building Dept
Drawing prepared by: Dated June 1, 2020
Waddell Engineering Ltd

SCHEDULE “C”

Site Specific Requirements

The provisions set out in this Schedule are site specific requirements that relate to the Lands. This Schedule shall be read in conjunction with the provisions of the main body of this Agreement, but to the extent that there is any inconsistency or conflict between the two sets of provisions, the following terms of this Schedule shall prevail.

- Fire Reservoir required as per OBC Division B, Part 3, Section 3.2.5.7, and further will be marked and signed in consultation with the Fire Chief.
- All buildings must meet the applicable article(s) in the OBC for fire department access. Division B 3.2.5.4 - 3.2.5.6
- The site plan should be amended to have the existing curb removed and replaced to accommodate the drainage from the parking lot and the grading of the gravel shoulder on WR86. If required, we can set the grades for the curb to match WR86. Driveways on WR86 to be established in consultation with Wellington County Engineering.
- Asphalt buffer installed adjacent to Sideroad 15 for the entire length of the gravel access. Asphalt buffer should consist of a 1.0m wide asphalt strip installed between the edge of the existing roadway and the proposed gravel area.

Note: \$50,000 currently being held by the Township as security for the Deferral Agreement will transfer over to site plan security, and be released upon completion of site works.

SUCTION HYDRANT, STYLE, FITTINGS AND OVERALL CONFIGURATION TO BE DETERMINED BY FIRE DEPARTMENT ONLY

SNOW STORAGE IS NOT PERMITTED ON OR WITHIN 50' FROM EACH EDGE OF TANK

FIRE DEPARTMENT TO APPROVE TANK LOCATION WITHIN SITE TO ENSURE ADEQUATE TRUCK ACCESS

6" DIA. VENT COMPLETE WITH GOOSE NECK.
12" GRANULAR "A"
3" SM INSULATION

20M AT 12" O/C TO BE ON BOTTOM OF REBAR MAT WITH 2" CLEAR COVER TO BOTTOM - PRIMARY REINFORCING SPANNING 8'-6"

36"x36" 15M "L" BARS - 12" O/C, ENTIRE PERIMETER, CONNECTING WALL AND SUSPENDED SLAB.

8" THICK WALL WITH 15M REBAR AT 12" ON CENTER EACH WAY

8"x30" 15M "L" BARS - 12" O/C, ENTIRE PERIMETER, CONNECTING FLOOR AND WALL.

14" PVC WATER STOP
2"x2" KEYWAY

PROVIDE BENTONITE WATER STOP GASKET AROUND PIPE

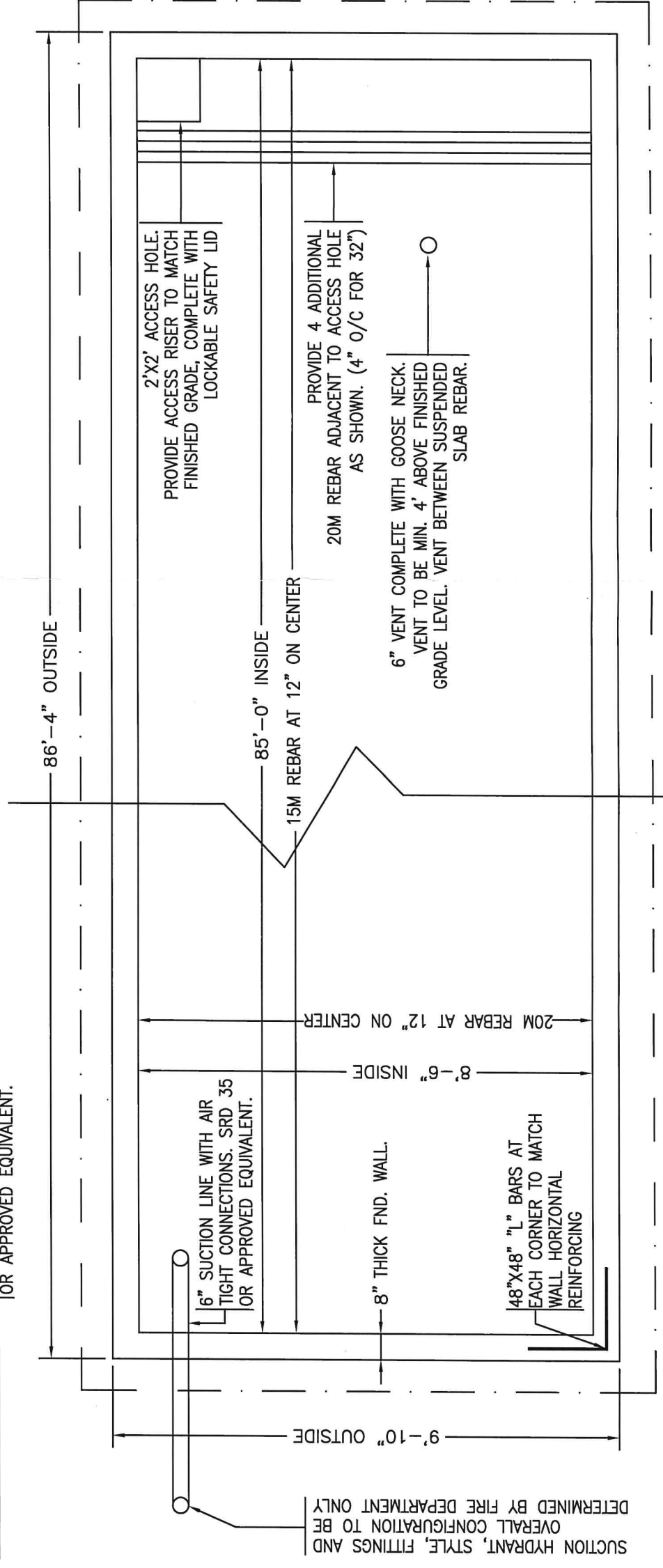
6" SUCTION LINE WITH AIR TIGHT CONNECTIONS. SRD 35 OR APPROVED EQUIVALENT.

CONCRETE NOTES:
FLOOR SLAB: 32C2
WALLS: 25 MPA F2
SUSPENDED SLAB: 32C2

8" THICK CONCRETE FLOOR WITH 15M AT 24" ON CENTER, EACH WAY + 2" TUFF STAND FIBER MESH OR APPROVED EQUAL

15M AT 12" O/C TO BE ON TOP OF REBAR MAT. SECONDARY REINFORCING

RESERVOIR SECTION

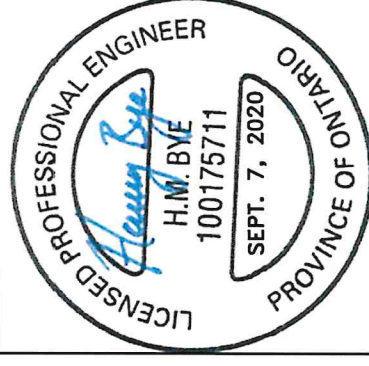


SUCTION HYDRANT, STYLE, FITTINGS AND OVERALL CONFIGURATION TO BE DETERMINED BY FIRE DEPARTMENT ONLY

RESERVOIR PLAN

RESERVOIR VOLUME = 85'-0" X 8'-6" X 7'-0" = 5057.5 CUBIC FEET = 143.2 CUBIC METER = 37,832.7 LIQUID U.S. GALLONS

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STAMP FOR STRUCTURAL ONLY

STRUCTURAL ENGINEER INSPECTION REQUIREMENTS

No.	REVIEW
1	COMPLETED EXCAVATION PRIOR TO POURING CONCRETE BASE
2	COMPLETED WALL REBAR TYPING PRIOR TO POURING CONCRETE WALLS
3	COMPLETED SUSPENDED SLAB REBAR PRIOR TO POURING CONCRETE TOP

DRAWING RELEASE:

DATE:	ISSUE:
SEPT. 7 2020	ISSUED FOR PERMIT AND CONSTRUCTION

CONSTRUCTION BY:



1020 Old Scout Place,
Waterloo, Ontario
519-864-2642

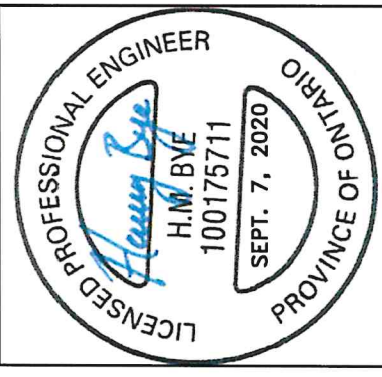
DESIGN BY:
Harry Bye
395 Church Street North
Mount Forest, Ontario N0G-2L0
Tel. 519-321-9775 Fax. 519-323-4993

PROJECT LOCATION -

COUNTRY SISTERS
6368 Sideroad 15,
Listowel, Ontario
N4W-3G8

DRAWING -	RESERVOIR PLAN AND SECTION
3/8" = 1'-0"	DWG# S-1
SEP 7, 2020	0

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3	COMPLETED SUSPENDED SLAB REBAR PRIOR TO POURING CONCRETE TOP

DRAWING RELEASE:

DATE: SEPT. 7 2020

ISSUE: ISSUED FOR PERMIT AND CONSTRUCTION

CONSTRUCTION BY:



1020 Old Scout Place, Waterloo, Ontario 519-664-2642

DESIGN BY: Harry Bye
395 Church Street North
Mount Forest, Ontario N0G-2L0
Tel. 519-321-9775 Fax. 519-323-4993

PROJECT LOCATION -
COUNTRY SISTERS
6368 Sideroad 15,
Listowel, Ontario
N4W-3G8

DRAWING - STRUCTURAL NOTES
REV. 0
DATE: SEPT 7, 2020
PAGE: S-2

GENERAL NOTES

CONCRETE/REBAR SPECIFICATIONS

- ALL CONCRETE MUST MEET REQUIREMENTS AS PER CSA 23.1, 23.2, 23.3.
- ALL REBAR TO BE GRADE 400.
- REBAR SPLICE LENGTH:
600 mm (24") FOR 15M BARS
750 mm (34") FOR 20M BARS
- REBAR CONCRETE COVER: MIN 2"
- ALL REBAR BEND DIAMETERS SHALL CONFORM TO CAN/CSA-A23.1. REBAR BENDING SHALL NOT COMPROMISE THE REBAR IN ANYWAY.

SOIL/SUBGRADE SPECIFICATIONS

- PREPARE THE AREA FOR THE PROPOSED STRUCTURE BY REMOVING ALL TOPSOIL & ORGANIC MATERIAL FROM THE AREA OF THE RESERVOIR FOUNDATION.
- IF ANY "SOFT AREAS" OR SOIL THAT IS NOT NATIVE IS ENCOUNTERED DURING EXCAVATION IT IS TO BE SUB EXCAVATED, REMOVED, FILLED WITH GRANULARS AND COMPACTED.

DESIGN PARAMETERS

- SOIL:
K_a = 0.50
CONCRETE-SOIL FRICTION COEFFICIENT = 0.4
UNIT WEIGHT OF SOIL = 20 kN/M³
MIN. SLS BEARING CAPACITY = 3000 p.s.f / 144 kPa
- SURCHARGE LOADING:
HORIZONTAL SURCHARGE LOAD CAUSED BY TRUCK BELOW GRADE = 5.0 kPa
- CLIMATIC DATA
LISTOWEL ONTARIO
S = Is[S_{ssx}(CbxCsxCa)+Sr]
Is ULS = 1.0
Ss = 2.6 kPa
Sr = 0.4 kPa
Cb = 0.8
Cs = 1.0
Ca = 1.0
S = 1.0x[2.6x(0.8x1.0x1.0)+0.4]
S = 2.48 kPa (51.8 psf) Basic Case
- DEAD LOADING:
12" "A" GRAVEL: 6.0 kPa
- LIVE LOADING:
LIVE LOADING: 4.8 kPa + RUBBER TIRE VEHICLE WEIGHTING LESS THAN 4500 KG (10,000 LBS) = 45 KN
NOTE LIVE LOAD AND SNOW LOAD NOT ACTING SIMULTANEOUSLY

TANK OPERATING SPECIFICATIONS (STRUCTURAL)

- ALWAYS ENSURE RESERVOIR IS FULL OF WATER. MECHANICAL ENGINEER TO DESIGN FLOAT SYSTEM OR OUTLET OVERFLOW.
- ALWAYS ENSURE OUTSIDE WATER TABLE ELEVATION IS LOWER THAN INSIDE WATER ELEVATION. FAILURE TO DO SO WILL RESULT IN HYDROSTATIC FORCES THAT HAVE NOT BEEN DESIGNED FOR ON THE RESERVOIR FLOOR.



COUNTY OF WELLINGTON

KIM COURTS
DEPUTY CLERK
T 519.837.2600 x 2930
F 519.837.1909
E kimc@wellington.ca

74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

September 25, 2020

Sent via email: aknight@get.on.ca
Lisa.campion@erin.ca
kokane@centrewellington.ca
LWheeler@mapleton.ca
annilene@town.minto.on.ca
kwallace@wellington-north.com

Wellington County
Member Municipality Clerks
Amanda Knight, Township of Guelph/Eramosa
Lisa Campion, Town of Erin
Kerri O'Kane, Township of Centre Wellington
Larry Wheeler, Township of Mapleton
Annilene McRobb, Town of Minto
Karren Wallace, Township of Wellington North

Good afternoon,

At its meeting held on May 28, 2020, Wellington County Council approved the following recommendation from the Social Services Committee:

That the County of Wellington pass a by-law pursuant to Section 110 of the Municipal Act, 2001 authorizing a municipal capital facilities agreement; and

That the County of Wellington pass a by-law pursuant to Section 110 of the Municipal Act, 2001, authorizing the partial exemption of non-profit and cooperative provider owned Social Housing premises from municipal and education property taxes effective January 1, 2021; and

That written notice of the by-law be provided to the Ministers of Finance, Education and Housing, the Municipal Property Assessment Corporation, all local Municipal offices, the City of Guelph, the Upper Grand District School Board, and the Wellington Catholic District School Board; and

That the 2021 Housing Services budget and ten-year plan be adjusted to reflect the cost reduction resulting from the property tax exemption; and

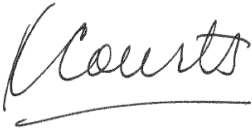
That the County portion of the savings resulting from the education portion of the property tax exemption be reinvested in future capital repairs of housing stock through the Housing Capital Reserve; and

That the City's portion of the savings from the education portion of the property tax exemption be communicated to them so that they may make recommendations for its use.

Please find enclosed the Property Tax Exemption for Non-Profit and Cooperative Social Housing Facilities report.

Should you have any questions, please contact Ken DeHart, County Treasurer at 519.837.2600 Ext. 2920 or kend@wellington.ca.

Respectfully,

A handwritten signature in cursive script that reads "Courts". The signature is written in black ink and is underlined with a single horizontal stroke.

Kim Courts
Deputy Clerk



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Social Services Committee
From: Ken DeHart, County Treasurer
Date: Wednesday, May 13, 2020
Subject: **Property Tax Exemption for Non-Profit and Cooperative Social Housing Facilities**

Background:

In 2017, the County passed a by-law exempting all County owned social and affordable housing properties from municipal and education property taxes.

In addition to County owned facilities, the County provides funding to non-profit and cooperative housing providers for 1,090 social housing units at 27 properties. Non-profit and cooperative providers are currently required to pay municipal and education property taxes. These providers receive property tax and other subsidies to support their operations as required under agreements transferred to the County from the federal and provincial governments at devolution, and provincial legislation.

Federal Providers

Non-profit and cooperative housing providers classified as “federal” or “federal/municipal” providers have a mortgage through Canada Mortgage Housing Corporation (CMHC) and have individual funding agreements between the provider and the federal government. These agreements were transferred to municipalities approximately 20 years ago, and the last of these agreements expired in 2019. Each agreement specified the required subsidies to be supplied to the provider.

As the agreements ended, the Housing Division renegotiated agreements with providers interested in continuing a relationship with the County for future subsidies that include two parts: a property tax subsidy and a rent geared to income subsidy. The property tax subsidy applies to the portion of the property that are RGI units.

Provincial Providers

Non-profit and cooperative housing providers classified as “provincial” providers were funded by the provincial government pre-devolution and upon devolution came to the municipalities. Subsidies to these providers are based on a formula specified in Ontario Regulation 369/11 of the *Housing Services Act*. The funding formula for provincial providers requires a subsidy for the full amount of the property taxes, not just the portion of units that are RGI units.

Exemption By-law

The County’s by-law number 4548-03, which provides for municipal housing facilities, requires that an income test be completed to assess the eligibility of a potential tenant for a social or affordable housing unit. Most non-profit and cooperative owned housing properties have a combination of both rent geared to income (RGI) and market rent units and they do not do an income test for market rent units. Therefore, market rent units offered by non-profit and cooperative housing providers are not eligible for property tax exemption under the County’s current bylaw. This report therefore proposes

partial exemption based on the number of RGI units at each property. This would result in the continuance of a partial subsidy for property taxes for provincial providers. The Housing Division will work with these providers to assess their interest in working to meet the criteria for their market rent units to be designated as affordable units, which would enable a full exemption and no subsidy to be paid to these providers.

Benefits of Property Tax Exemption:

Wellington and Guelph currently subsidize over \$2.5 million in municipal and education property taxes paid by non-profit and cooperative housing providers. Of this amount, just under \$2.1 million is for RGI units. Of the \$2.1 million for RGI units, just under \$1.9 million is for municipal purposes and approximately \$185,000 is for Provincial education purposes. By partially exempting non-profit and cooperative providers from property tax, Wellington and Guelph will save the education portion of the taxes which may be invested in future capital repairs of housing stock.

A summary of the impact of a partial exemption of property taxes for RGI units owned by non-profit and cooperative social housing providers in Wellington and Guelph is provided below:

SOCIAL AND AFFORDABLE HOUSING PROPERTY TAXES - TOTAL						
Breakdown By Municipality						
	City	County	Municipality	Education	Total	
City of Guelph	\$ 1,774,472	N/A	N/A	177,347	1C	1D
Member Municipalities						
Guelph Eramosa		9,597	4,051	1,317		14,965
Erin		10,824	5,184	1,485		17,493
Centre Wellington		10,517	5,484	1,443		17,444
Mapleton		7,326	5,651	1,005		13,982
Minto		6,761	6,345	928		14,034
Wellington North		14,924	12,128	2,048		29,100
	\$ 1,774,472	\$ 59,949	\$ 38,844	\$ 185,573		\$ 2,058,837

Process to Provide a Tax Exemption for All Non-Profit and Coop Provider RGI Units:

In order to obtain a property tax exemption for all non-profit and cooperative social housing units within the service manager delivery area, by-laws under Section 2 of the Municipal Housing Facilities By-Law Number 4548-03 must be passed authorizing the County as the Consolidated Municipal Services Manager (CMSM) to enter into municipal capital facility agreements with each of the providers.

Once the municipal capital facility agreements have been completed, an additional by-law under Section 13 of the Municipal Housing Facility By-Law Number 4548-03 must be passed to allow for the property tax exemption to be granted to the facilities.

Once the appropriate by-laws have been passed notification must be provided to the Ministers of Finance, Education and Housing, the Municipal Property Assessment Corporation, the Clerk of the City of Guelph, the Clerk at each member municipality, as well as the appropriate school boards.

Any portion of a building that is rental space not used for social housing purposes will not qualify for exemption and will continue to be subject to property taxation.

The planned timeline is:

- Committee and Council review of report and draft by-laws (May 2020);
- Formal communication with City of Guelph and County member municipalities (June 2020);
- Execution of agreements with non-profit and cooperative housing providers to be effective January 1, 2021;
- Submission of bylaws and agreements to MPAC for review (June 2020); and
- Property tax exemptions take effect and property tax subsidies are removed from the County budget (January 1, 2021).

Financial Implications:

In providing a partial exemption for property taxes for all non-profit and cooperative social housing units, just under \$2.1 million in property tax expense will be removed from the 2021 Budget. Of this amount, slightly less than \$1.9 million is for municipal purposes and is a wash except as described below. A total of \$185,500 that would have been provided to the Province in education revenue can instead be used to provide for future capital repairs of housing stock.

Net County taxpayer savings in education tax are estimated to be \$75,115 (made up of education tax savings, less the amount of City paid County taxes, plus the amount of County paid City taxes), while savings to City taxpayers is estimated to be \$110,458 (same formula).

County

Total County Education Tax Savings	\$ 8,226
Less: City Paid Portion of Municipal Taxes	(11,858)
Add: County Paid Portion of City Taxes	78,746
Net County savings to be put towards capital repair of housing stock	\$ 75,115

City

Total City Education Tax Savings	\$ 177,347
Less: County Paid Portion of City Taxes	(78,746)
Add: City Paid Portion of County Taxes	11,858
Net City savings to be put towards capital repair of housing stock	\$ 110,458

Three of the County’s member municipalities will experience a reduction in their property tax assessment base as indicated in the schedule below. However, this savings would be reflected in a reduction to the County portion of the tax bill, which would be shared amongst taxpayers in all seven of the County’s member municipalities. Overall, taxpayers within Wellington County are better off after the exemption is provided.

	Centre		Guelph-			Wellington			Total
	Wellington	Erin	Eramosa	Mapleton	Minto	Puslinch	North		
County Tax Levy	\$ 28,651,253	\$ 14,718,163	\$ 16,100,960	\$ 10,119,295	\$ 5,948,773	\$ 14,685,427	\$ 9,517,929	\$ 99,741,800	
	29%	15%	16%	10%	6%	15%	10%		
Education Tax Savings	\$ 2,363	\$ 1,214	\$ 1,328	\$ 835	\$ 491	\$ 1,211	\$ 785	\$ 8,226	
Less: City Paid Portion of Municipal Taxes	(3,406)	(1,750)	(1,914)	(1,203)	(707)	(1,746)	(1,132)	(11,858)	
Add: County Paid Portion of City Taxes	22,620	11,620	12,712	7,989	4,697	11,594	7,514	78,746	
Local Assessment Base Change	5,674	548	2,219	(1,711)	(4,028)	5,719	(8,422)	0	
Net Impact	\$ 27,251	\$ 11,632	\$ 14,345	\$ 5,910	\$ 452	\$ 16,779	\$ (1,254)	\$ 75,115	

Recommendation:

That the County of Wellington pass a by-law pursuant to Section 110 of the Municipal Act, 2001 authorizing a municipal capital facilities agreement; and

That the County of Wellington pass a by-law pursuant to Section 110 of the Municipal Act, 2001, authorizing the partial exemption of non-profit and cooperative provider owned Social Housing premises from municipal and education property taxes effective January 1, 2021; and

That written notice of the by-law be provided to the Ministers of Finance, Education and Housing, the Municipal Property Assessment Corporation, all local Municipal offices, the City of Guelph, the Upper Grand District School Board, and the Wellington Catholic District School Board; and

That the 2021 Housing Services budget and ten-year plan be adjusted to reflect the cost reduction resulting from the property tax exemption; and

That the County portion of the savings resulting from the education portion of the property tax exemption be reinvested in future capital repairs of housing stock through the Housing Capital Reserve; and

That the City's portion of the savings from the education portion of the property tax exemption be communicated to them so that they may make recommendations for its use.

Respectfully submitted,



Ken DeHart, CPA, CGA
County Treasurer



THE CORPORATION OF THE COUNTY OF WELLINGTON

BY-LAW 5665-20

A By-law to provide property tax exemption for municipal and school purposes pursuant to Section 110 of the *Municipal Act S.O. 2001, c.25* for municipal capital facilities for affordable housing projects located at various properties owned by Non-Profit and Co-operative Housing Service Providers.

WHEREAS subsection 110(1) of the *Municipal Act*, S.O. 2001, c. 25, as amended, provides that the council of a municipality may enter into agreements for the provision of municipal capital facilities with any person; and

WHEREAS paragraph 18 of section 2 of Ontario Regulation 603/06, as amended, prescribe municipal housing project facilities as eligible municipal capital facilities; and

WHEREAS the County's Municipal Housing Facilities By-Law Number 4548-03 provides that the County may enter into municipal housing project facility agreements and that the County may exempt from taxation for municipal and school purpose land or a portion of it on which the municipal housing project facilities are or will be located; and

WHEREAS Council has entered into or will enter into an agreement for the provision of municipal capital facilities ("the Agreement") with each of the Service Providers identified in Schedule A (each referred to as " the Service Provider") for their various properties also listed in Schedule A ("the Premises") to be utilized as municipal affordable housing projects; and

WHEREAS the portion of the Premises identified in Schedule A are to be primarily used for affordable housing ("the Eligible Premises"); and

WHEREAS Section 110(6) of the *Municipal Act* permits a municipality to exempt from taxation for municipal and school purposes land or a portion of it on which municipal capital facilities are located, subject to the notice provisions, limitations and requirements set out in the *Municipal Act*; and

WHEREAS Council is desirous of exempting the Eligible Premises from taxation for municipal and school purposes;

NOW THEREFORE the Corporation of the County of Wellington enacts as follows:

1. The portion of the lands and municipal capital facilities of the properties primarily used for affordable housing as described in Schedule A being the Eligible Premises shall be exempt from taxation for municipal and school purposes while this by-law is in force and so long as the Eligible Premises are used as a municipal capital facility, namely as affordable housing.

2. The tax exemptions referred to herein shall be effective from the latter of the date the Agreement is entered into with each Service Provider and January 1, 2021.
3. That upon passing of this by-law, the Clerk shall give written notice of the contents hereof to:
 - a) the Ministers of Finance and Education for the Province of Ontario;
 - b) the Municipal Property Assessment Corporation;
 - c) the clerk of any other municipality that would, but for this by-law, have had the authority to levy rates on the assessment for the land exempted by this by-law; and
 - d) the secretary of any school board if the area of jurisdiction of the board includes the land exempted by the by-law
4. This by-law shall come into effect upon its passing.
5. This by-law shall be deemed to be repealed with respect to each and every Service Provider who is in breach of the following provisions:
 - a) If the Service Provider ceases to occupy the buildings on the Eligible Premises without having assigned the Agreement to a person approved by the County of Wellington in accordance with the Agreement;
 - b) If the Service Provider, or its successor in law ceases to use the Eligible Premises for the purpose of affordable housing in accordance with By-law Number 4548-03 and its Agreement with the County of Wellington;
 - c) If the Agreement is terminated for any reason whatsoever.
8. This by-law may be cited as Non-Profit and Co-operative Municipal Capital Facility Tax Exemption By-Law 2020.

READ A FIRST, SECOND AND THIRD TIME AND PASSED MAY 28, 2020



Handwritten signature of Kelly Linton in black ink.

KELLY LINTON - WARDEN

Handwritten signature of Donna Bryce in black ink.

DONNA BRYCE – COUNTY CLERK

Revised - SCHEDULE A to By-law # 5665-20

**Property Tax Exemption: Housing Service Providers
Non-Profit and Co-op Housing Properties
Service Manager: Wellington (County) Housing Corporation**

PROPERTY DESCRIPTIONS - CITY OF GUELPH LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 08 020 001 068 00	Abbeyfield Houses Society of Guelph	147 Norfolk Street	6	6	RT
23 08 020 016 002 76	Guelph Non Profit Housing Corp	394 Auden Road	61	48	MT
23 08 020 016 003 40	Guelph Non Profit Housing Corp	470 Auden Road	48	38	MT
23 08 060 009 029 50	Guelph Non Profit Housing Corp	7 Christopher Court	102	82	MT
23 08 040 017 671 10	Guelph Non Profit Housing Corp	142-150 Imperial Road	96	76	MT
23 08 040 017 781 50	Guelph Non Profit Housing Corp	75 Flaherty	50	40	MT
23 08 010 002 040 20	Guelph Non Profit Housing Corp	85 Neeve	68	62	MT
23 08 040 017 229 10	Guelph Non Profit Housing Corp	246 Westwood	49	35	MT/CT
23 08 010 008 338 00	Guelph Non Profit Housing Corp	780 York Road	38	37	MT
23 08 060 008 260 00	Matrix Housing Corp	216 College	31	31	MT
23 08 060 008 267 00	Matrix Housing Corp	264 College	43	43	MT
23 08 020 002 097 00	Matrix Housing Corp	141 Woolwich	70	70	MT/CT
23 08 040 003 213 00	Matrix Housing Corp	560-562 Woolwich	20	20	MT
23 08 040 008 102 00	Royal City Housing Co-operative	33 North Street	28	25	RT
23 08 050 015 023 00	Upbuilding! Non Profit Homes	50-60 Fife Road	70	52	MT
Total Units City of Guelph			780	665	

PROPERTY DESCRIPTIONS - COUNTY OF WELLINGTON LOCATIONS

Roll #	Name	Address	Total # units	Affordable Units *	Tax Class
23 16 000 009 072 59	Erin Township Non Profit Housing Corp	15 Spruce Street, Hillsburgh	29	14	MT
23 26 000 014 200 01	Grand River Non Profit Housing Corp	41 Cuthbert Street, Elora	25	15	MT
23 32 000 007 063 15	Gerousia Inc.	81 Wood Street, Drayton	32	10	MT
Total Units Wellington County			86	39	

TOTAL AFFORDABLE UNITS	704
-------------------------------	------------

* Affordable Units are "Eligible Premises" for property tax exemption *



FOR IMMEDIATE RELEASE
September 25, 2020

MPP Pettapiece advocates for long-term care beds in Perth-Wellington

(Queen’s Park) – In a statement in the Ontario legislature this week, Perth-Wellington MPP Randy Pettapiece once again voiced his support for local long-term care homes—including the need for new beds and more dedicated staff. His remarks were as follows:

“In June I spoke about the people working so hard in our long-term-care homes. I thanked them for rising to the enormous challenge of COVID-19.

“More challenges are still ahead of us. Many more of us will need long-term care. We’ll need more staff: PSWs, nurses, administrators, activity coordinators, volunteers and many others. We’ll need modern, accessible buildings, because these buildings are the residents’ home. We’ll need them in the cities, in small towns and in the country, and all of them will need to be prepared for future pandemics.

“For all these reasons, our government is focused on the future of long-term care. We gave the go-ahead to projects like the new West Perth Village Seniors’ Community. New beds are also coming to Knollcrest, Royal Terrace and Strathcona. But there’s so much more to do.

“I want to thank the long-term-care operators who have put in applications for new beds in Perth–Wellington. I have met with many of them and written letters of support. Make no mistake: As MPP, I support every single one. I’ve said that many times, and I’ll keep on saying it.

“Working with all long-term-care operators—for-profit, not-for-profit, and municipal homes—we can meet this moment. We can build the future of long-term care in Perth–Wellington and across Ontario.”

For the full video of MPP Pettapiece’s statement in the Ontario legislature:
<https://www.youtube.com/watch?v=55whewcfydY&t=4s>

-30-

Randy Pettapiece, MPP | 519-272-0660 | www.pettapiece.ca

Solicitor General

Office of the Solicitor General
25 Grosvenor Street, 18th Floor
Toronto ON M7A 1Y6
Tel: 416 325-0408
MCSCS.Feedback@Ontario.ca

Solliciteur général

Bureau de la solliciteure générale
25, rue Grosvenor, 18^e étage
Toronto ON M7A 1Y6
Tél.: 416 325-0408
MCSCS.Feedback@Ontario.ca



132-2020-3484
By email

October 2, 2020

Dear Head of Council:

The Ministry of the Solicitor General is committed to keeping communities across Ontario safe, supported and protected. I would like to take this opportunity to share some information with your municipality regarding the anti-racism initiatives of my ministry and the Anti-Racism Directorate (ARD), the regulatory work being done to bring the *Community Safety and Policing Act, 2019*, into force, new police oversight measures, police training as it relates to de-escalation, mental health and diverse communities, mental health and addictions initiatives and investments, Community Safety and Well-Being (CSWB) Planning and police-hospital transition protocol.

Anti-Racism

Our government has zero tolerance for hate, racism or discrimination in all its forms. We share a responsibility to speak out and act against racism and hate and build a stronger society. Our government is committed to addressing racism and building a stronger, more inclusive province for us all.

I am proud to be the minister responsible for Ontario's Anti-Racism Directorate (ARD), which leads strategic initiatives to advance anti-racism work across government with a plan that is grounded in evidence and research. Through the ARD, the government continues to invest in community-led research, public education and awareness initiatives. This includes investments to the Canadian Mental Health Association (CMHA) Ontario to undertake research that seeks to identify key mental health issues impacting survivors of victims of homicide violence in Ontario.

Community Safety and Policing Act, 2019

Our government is also committed to addressing racism at a systemic level through the regulatory framework under the *Anti-Racism Act, 2017*, and through the work we are doing to bring the *Community Safety and Policing Act, 2019*, into force. As we work to develop regulations under the *Community Safety and Policing Act, 2019*, we will continue to engage racialized groups, including Black, South Asian, First Nation, Inuit and Métis organizations. We are committed to ensuring that Ontario's communities are well supported and protected by law enforcement and that all interactions between members of the public and police personnel are conducted without bias or discrimination, and in a manner that promotes public confidence and keeps our communities safe.

The *Community Safety and Policing Act, 2019*, which is part of the *Comprehensive Ontario Police Services Act, 2019*, provides policing and police oversight legislation. Once in force, the *Community Safety and Policing Act, 2019*, will address a number of recommendations made by Justice Michael H. Tulloch, including:

- Mandatory training for all police service board members, the Inspector General, inspectors, police officers and special constables on human rights, systemic racism as well as training that promotes the diverse, multiracial and multicultural character of Ontario society and the rights and cultures of First Nation, Inuit and Métis Peoples;
- The requirement for each municipality that maintains a municipal board to prepare and publish a diversity plan to ensure members of the board are representative of the diversity of the population of the municipality;
- Not releasing the names of officials and witnesses in SIU investigations;
- Ensuring information made available to the public about an SIU investigation helps them understand the decision made by the SIU director; and
- Ensuring the SIU continues to publish investigative reports on its website.

New Measures for Police Oversight

Inspector General of Policing

The *Community Safety and Policing Act, 2019*, will establish an Inspector General (IG) of Policing who will be required to monitor and conduct inspections related to compliance with the Act and regulations. The IG will work with policing entities to ensure consistent application of policing across the province by measuring compliance with prescribed standards.

Key functions of the IG include:

- Consulting with, advising, monitoring and conducting inspections of police service boards, Ontario Provincial Police (OPP) detachment boards, First Nation OPP boards, OPP Advisory Council, chiefs of police, special constable employers, police services and other policing providers regarding compliance with the Act and regulations.
- Receiving and investigating, if warranted, public complaints about members of police service boards, OPP detachment boards, First Nation OPP boards and the OPP Advisory Council regarding misconduct and policing complaints regarding the provision of adequate and effective policing, failure to comply with the Act and regulations, and policies and procedures.
- Reporting inspection findings, issuing directions to remedy or prevent non-compliance with the Act and imposing measures if the direction is not complied with, or, reprimanding, suspending or removing a board member if board member misconduct is identified.
- Conducting analysis regarding compliance with the Act and regulations.
- Reporting on the activities of the IG annually, including inspections conducted, complaints dealt with, directions issued and measures imposed; and compliance with the Act and regulations.

The Act also gives the IG and its inspectors the right to access closed police service board meetings.

Law Enforcement Complaints Agency

The *Community Safety and Policing Act, 2019* will continue the office of the Independent Police Review Director as the Law Enforcement Complaints Agency (LECA), headed by the Complaints Director.

The LECA will receive and screen complaints from the public about the conduct of police officers. In addition, the LECA will have the authority to initiate an investigation in the absence of a public complaint if, in the Complaints Director's opinion, it is in the public interest to do so.

The Complaints Director may also undertake reviews of issues of a systemic nature that have been the subject of public complaints or investigations, or that may contribute or otherwise be related to misconduct.

The Special Investigations Unit

The *Special Investigations Unit Act, 2019*, (SIU Act), once in force, will set out a new legal framework for the SIU. The SIU Act will focus and clarify the mandate of the SIU to better ensure more timely, efficient, reasonable and transparent investigations. Key changes contained in the Act will focus the SIU's investigative resources where they are needed most – on criminal activity.

The Ministry of the Attorney General will continue to consult with law enforcement, community organizations and advocates to ensure their input is incorporated into the development of regulations under the SIU Act.

Police Training

Training is developed and delivered in a manner that reinforces principles of fairness, equity and compliance with the Ontario *Human Rights Code* and *Canadian Charter of Rights and Freedoms*.

All Basic Constable Training (BCT) recruits undergo diversity-focused training designed to improve their ability to engage with the public and respond to victims of crime. This training focuses on improving recruits' understanding of the experiences of, and systemic barriers faced by, diverse communities, including racialized, Indigenous, First Nations and Metis, and Lesbian, Gay, Bisexual, Transgender, Queer and/or Questioning and Two-Spirited (LGBTQ2S) people.

Diversity and anti-racism training includes:

- Human rights framework for policing;
- Equity and inclusion;
- Harassment and discrimination;

- Defining police professional;
- Collection of Identifying Information in Certain Circumstances regulation;
- History of profiling in policing and the impact of racial profiling on the community;
- Profiling practices and the mindset behind it;
- Stereotyping;
- Bias free policing – racial profiling vs. criminal profiling;
- Hate crimes and bias incidents of a non-criminal nature; and
- Practical skills scenario that reinforces academic learning on hate crimes.

Training on Indigenous issues includes:

- Indigenous culture;
- Residential schools;
- Land claims and treaties;
- First Nations Policing;
- Cultural appropriation;
- Cultural practices; and
- Practical skills scenario that reinforces academic learning on Indigenous issues.

The Serving with Pride organization attends each intake to deliver a presentation to all recruits entitled “LGBTQ2S 101” which covers a number of issues related to the LGBTQ2S communities including historical events, current and appropriate terminology, gender expression, gender identity and other topics.

In addition to the standalone sessions, the above noted issues are interwoven and reinforced throughout the BCT program. For example, recruits are taught to respond to victims in a trauma-informed manner for all victims of crime acknowledging potentially vulnerable groups.

De-escalation and Mental Health Crisis Response Training

The Ontario Police College’s current de-escalation training emphasizes communication techniques such as establishing rapport, threat management and conflict resolution and mediation.

The training specifically addresses scenarios in which police interact with people in crisis with a goal of resolving conflicts in a manner that protects the safety of the public, the person in crisis and police officers. Officers must also undertake follow-up training every 12 months. Police services are also encouraged to have policies and procedures in place as set out in the “Use of Force” Guideline. This includes procedures for impact weapons, aerosol weapons, conducted energy weapons, firearms and use of force reporting.

Training on the BCT program is reviewed and updated to reflect the most current information after every BCT intake.

Once in force, the *Community Safety and Policing Act, 2019*, will require all police officers, special constables and board members to successfully complete training related to human rights, systemic racism and the rights and cultures of Indigenous Peoples. This training will also be required for the new Inspector General of Policing, its inspectors, the Complaints Director at LECA and LECA investigators. This is part of the government's commitment to ensure that all interactions are conducted without bias or discrimination, and in a manner that promotes public confidence and keeps communities safe.

Mental Health and Addictions Initiatives and Investments

Dedicated Funding for Mental Health and Addictions Programs

Ontario's community mental health services include:

- assertive community treatment teams, case management, crisis intervention, early psychosis intervention, eating disorders programs, vocational programs, supportive housing and consumer/survivor initiatives, peer supports and other programs; and
- initiatives to keep people with serious mental health issues out of the criminal justice system which include, but are not limited to, court support and diversion, crisis intervention and safe beds.

In July 2018, Ontario announced its commitment to invest \$3.8 billion over 10 years, with the support of the Government of Canada, to develop and implement a comprehensive and connected mental health and addictions strategy. This includes \$174 million for mental health and addictions programs in 2019-20. As part of the \$174 million commitment of funds to support mental health and addictions in 2019-20, my ministry partnered with the Ministry of Health to announce \$18.3 million in new funding to support those affected by mental health and addictions challenges in the justice sector.

Specifically, in 2019-20, the Ministry of Health provided funding for an integrated set of mobile crisis services that assist in the de-escalation and stabilization of persons in crisis and their connection to community programming and supports to address their physical and mental well-being over the longer term, in order to prevent further crises. Five teams were implemented in 2019-20 with \$6.95 million of the \$174 million in new, annualized funding to develop and enhance mobile crisis services. Mobile crisis services partner police with community mental health organizations to respond to persons in mental health and addictions (MHA) crises and determine if the crisis:

- can be de-escalated and resolved at the scene;
- warrants further psychiatric attention at hospital emergency rooms; or
- requires short-term community stabilization and reintegration.

Part of the \$18.3 million in new funding also includes \$2.5 million for various programs run by the ministry, one of which includes de-escalation training.

Ministry of the Solicitor General Grant Programs

Apart from the dedicated funding for mental health and addictions programs highlighted above, the ministry also offers a number of grant programs that are primarily available to police services, working in collaboration with municipal and community partners, to support local Community Safety and Well-Being (CSWB) initiatives, including mental health-related programs. For example, under the 2019-20 to 2021-22 Community Safety and Policing Grant local and provincial priorities funding streams, the ministry is providing funding to 27 police services/boards for projects involving an integrated response between police and a mental health worker to respond to situations of crisis (e.g., Mobile Crisis Response Teams).

Community Safety and Well-Being Planning

The ministry developed the *Community Safety and Well-Being Planning Framework: A Shared Commitment in Ontario* booklet, which includes the CSWB Planning Framework and a toolkit of practical guidance documents to assist municipalities, First Nations and their community partners as they engage in the CSWB planning process. The Framework encourages communities to work with various partners across sectors to proactively identify and address local priority risks in the community before they escalate and result in situations of crisis (e.g., crime, victimization or suicide). This involves reducing the number of incidents that require enforcement by shifting to more proactive, preventative programs and strategies that improve the social determinants of health (e.g., education, housing, mental health).

In support of this work, effective January 1, 2019, the government mandated municipalities lead the development of CSWB plans which identify and address local priority risks to safety and well-being, working in partnership with police services/boards and various other sectors, including health/mental health, education, community/social services and children/youth services.

Complementary to the Framework, a Situation Table is one type of multi-sectoral risk intervention model that is being implemented across our province.

The ministry also offers the Risk-driven Tracking Database (RTD), which allows for the collection of risk-based data and helps to inform the CSWB planning process, free of charge to communities across Ontario that are engaged in multi-sectoral risk intervention models, such as Situation Tables. As of June 2020, 60 sites have been on-boarded to the RTD and any communities who are interested in being on-boarded to the RTD is encouraged to contact the ministry.

Police-Hospital Transition Protocol

Additionally, to improve front-line response to persons experiencing a mental health or addictions-related crisis, my ministry partnered with the Ministry of Health to support the Provincial Human Services and Justice Coordinating Committee and CMHA of Ontario to develop a framework for local police emergency room transition protocols for persons apprehended under the *Mental Health Act*.

On June 3, 2019, the Ministry of the Solicitor General and the Ministry of Health jointly endorsed the release of [Improving Police-Hospital Transitions: A Framework for Ontario](#), as well as the supporting toolkit, *Tools for Developing Police-Hospital Transition Protocols in Ontario*. The purpose of the framework and toolkit is to assist police services and hospitals with developing joint emergency department transition protocols, which are responsive to unique local needs, in order to ensure the seamless transfer of care for persons in a mental health or addictions crisis brought to a hospital by police officers.

I hope you find this information useful and I appreciate your municipality's support during this time of uncertainty.

Sincerely,



Sylvia Jones
Solicitor General
Minister Responsible for Anti-Racism

c: Chief Administrative Officers

Municipal Clerks



Fall 2020
3rd Quarter

CRIME 
STOPPERS
GUELPH WELLINGTON
1-800-222-TIPS (8477)

The INFORMANT

CSGW AWARDS RECIPIENT

Crime Stoppers Guelph Wellington is extremely proud to be recognized at the provincial level for our efforts in 2019.

In the 100,001-299,999 population category, CSGW won 4 awards.

1. Top of the list is the Marla Moon Memorial Award of Excellence. Fifth year in a row!

This award is given to the program that best exhibits its commitment to the Crime Stoppers mission, through tip management, community outreach, media engagement, and volunteerism.

2. Best Radio in partnership with **Magic 106 FM** for an episode entitled *Afternoon Drive with Brad*.

3. Best Video in partnership with **Wightman TV** for a feature on the *River Classic Golf Tournament*.

4. Best Student Engagement in partnership with Wellington **County OPP and Guelph Police Service** for *EPACT—Educate Parents and Children Together*.

CSGW BOARD NEWS

Longtime member of 15 years, Marlene Coughlin, is stepping down from the Board and moving over to our Friends of Crime Stoppers.

In this capacity Marlene will still be involved with the program and helping out at our events. This is great news as Marlene has been a great contributor and is a huge advocate of the program.

We wish to acknowledge the tireless efforts made by Marlene during her tenure and say “Thank You.”



www.csgw.tips

PROGRAM EDUCATION



Due to COVID-19 restrictions, CSGW has transitioned from traditional methods of providing CSGW program education, to online platforms.

Free presentations are being offered for student programs, seniors programs, human trafficking and EPACT (Educate Parents and Children Together).

Check our website for further details and follow us on our social media – Facebook, Twitter and Instagram.

You can also email us at info@csgw.tips

PROGRAM STATISTICS

Since inception from 1988 through August 2020

Total # of Tips	21,738
Arrests	1,566
Charges Laid	4,385
Narcotics Seized.....	\$27,374,322
Property Recovered	\$10,262,501
Authorized Rewards	\$173,455

UPCOMING EVENTS

MOUNT FOREST SHRED EVENT



SATURDAY OCTOBER 31st 2020—9am-12noon

This event is a drive-thru operation and will be held in the parking lot at **Wellington North Fire Services**, located at **381 Main Street, N. in Mount Forest**.

Shredding services will be provided by **Wasteco**, who will have their mobile truck available on site.



For a \$5 donation per “bankers box size” of **paper only** shredding, you will have the security of knowing you are helping to prevent identity theft.

Appropriate social distancing measures will be in place in keeping with Covid-19 best practices.

Sponsored by:
Desjardins—Agent Deryck West
The Co-operators—Agent Robert J. Cattel & Associates

Further details are posted on our website and through our social media.

PAST EVENTS

GUELPH SHRED EVENT

A HUGE SUCCESS! This was our 10th year of holding the event and our best on record.

The event took place Saturday, September 12th 2020, and for a second year was held on the Skyjack property on Woodlawn Road.

THANK YOU TO OUR COMMUNITY! We raised \$3,970!!

The weather was wonderful and the turnout was amazing. We appreciate the positive feedback about the service we are providing. We thank your for your patience as we recognize this year was like no other and wait times were longer. We hope you can now feel a little safer, knowing your personal identifiable documents and have been destroyed.

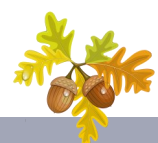
Our community and media partners can certainly take credit for promoting the event. A special shout out to Guelph Fire Services for messaging on their road signs!



We are proud of the ongoing partnership we have established with **Skyjack**.

Thank you to **Wasteco** who provided the mobile shredding services and additional support.

Pencil in on your calendars for next September and be sure to check our website closer to the date, under upcoming events. **www.csgw.tips**





The Corporation of the Township of Huron-Kinloss

P.O. Box 130
21 Queen St.
Ripley, Ontario
N0G2R0

Phone: (519) 395-3735

Fax: (519) 395-4107

E-mail: info@huronkinloss.com

Website: <http://www.huronkinloss.com>

Honourable Doug Ford, Premier of Ontario,
Queen's Park Legislative Building
1 Queen's Park, Room 281
Toronto, ON M7A 1A1

August 17, 2020

Dear Honourable Doug Ford;

Re: Copy of Resolution #485

Motion No. 485

Moved by: Don Murray Seconded by: Carl Sloetjes

THAT the Township of Huron-Kinloss hereby support the Council of the Township of Mapleton in their request that: The Province of Ontario undertake a review of the Farm Property Tax Class Rate Program to determine:

- a. The appropriateness of the cost of the Farm Property Tax Class Rate Program falling disproportionately amongst rural residential and business property owners when the benefit of an economically competitive agricultural industry and affordable food and agricultural products is a provincial objective that should be shared amongst all taxpayers in Ontario;
- b. The adequacy of funding being provided to rural municipalities to offset the cost of the Farm Property Tax Class Rate Program;
- c. The differences between the amount of property taxes paid in rural and urban municipalities and the root causes of those differences;
- d. Economic competitiveness concerns with disproportionately higher average property taxes being paid in rural municipalities;
- e. Other methods of delivering the farm tax rebate program to farmland owners where the cost can be shared province wide

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Lush". The signature is written in a cursive, flowing style.

Kelly Lush
Deputy Clerk

c.c Honourable Steve Clark, Minister of Municipal Affairs and Housing, Honourable Rod Phillips, Minister of Finance, Honourable Ernie Hardeman, Minister of Agriculture, Food & Rural Affairs, MPP Randy Pettapiece, Honourable Ted Arnott, all Ontario Municipalities, Rural Ontario Municipal Association (ROMA) and Association of Municipalities of Ontario (AMO).



The Corporation of the Township of Malahide

CORRESPONDENCE AGENDA

September 3, 2020 – 7:30 p.m.

(F) Correspondence:

1. Association of Municipalities of Ontario - Watch File – dated August 13, 20, and 27, 2020. **(Pages C3 - 9)**
2. Town of Amherstburg, City of Elliot Lake, Township of Huron-Kinloss, City of Owen Sound, Town of Fort Erie – Resolution requesting support for the designation of August 1 of every year as “Emancipation Day”. **(Pages C10 - 18)**
3. Municipality of West Grey – Resolution undertaking to actively work towards anti-racism and anti-oppression at every opportunity beginning with annual training for Council, Committee Members, and Employees for anti-racism, anti-oppression, diversity and inclusion, and the history of Aboriginal peoples. **(Page C19 - 20)**
4. City of St. Catharines – Resolution to support the City of Toronto in legal challenges of Amendments made under Bill 184, Section 83, relating to evictions. **(Pages C21 - 22)**
5. Township of Huron-Kinloss – Resolution supporting Township of Mapleton requesting Province to undertake a review of the Farm Property Tax Class Rate Program. **(Pages C23 - 24)**
6. Town of Gore Bay – Resolution requesting Ontario Government to provide funding to increase full-time positions in place of casual and part time labour in long term care homes and complete regular inspections. (Malahide Township supported a similar Resolution on August 13, 2020.) **(Page C25 - 26)**

From: Stephanie Allman <Stephanie.Allman@enbridge.com>

Sent: September 22, 2020 2:54 PM

Subject: EB-2020-0134 - Enbridge Gas Inc. - 2019 Earnings Sharing and Disposition of Deferral & Variance Account Balances - Notice of Application

To: The clerks of all municipalities in which Enbridge Gas supplies gas

On September 3, 2020, Enbridge Gas has applied to the Ontario Energy Board for approval to dispose of amounts recorded in certain deferral and variance accounts and for approval of the amount of its 2019 earnings that it is required to share with customers.

On September 18, 2020, the Board issued the Notice of Application and the Letter of Direction for the proceeding. The Board has directed Enbridge Gas to serve a copy of the Notice of Application along with Enbridge Gas' Application and evidence to the clerks of all municipalities in which Enbridge Gas supplies gas.

Attached please find a copy of the Board's Notice of Application (English and French) along with Enbridge Gas' Application as filed with the Board for the 2019 Earnings Sharing and Disposition of Deferral & Variance Account Balances Application. A paper copy of the Evidence filed in this proceeding is available upon request or can be viewed by accessing the link below:

https://www.enbridgegas.com/EB-2020-0134_Application_and_Evidence.ashx

The deadline to become a registered intervenor is **October 8, 2020**.

Thank you,

Stephanie Allman

Regulatory Coordinator – Regulatory Affairs

ENBRIDGE GAS INC.

TEL: 416 753-7805 | FAX: 416 495-6072

500 Consumers Road North York, Ontario M2J 1P8

ONTARIO ENERGY BOARD

IN THE MATTER OF the *Ontario Energy Board Act*, 1998, S.O. 1998, c.15 (Schedule. B);

AND IN THE MATTER OF an Application by Enbridge Gas Inc. for an order or orders clearing certain commodity and non-commodity related deferral or variance accounts.

APPLICATION

1. Enbridge Gas Distribution Inc. (referred to in the evidence as “EGD”, “Enbridge” or the “Company”) and Union Gas Limited (referred to in the evidence as “Union” or the “Company”) (together the “Utilities”) were Ontario corporations incorporated under the laws of the Province of Ontario carrying on the business of selling, distributing, transmitting and storing natural gas within the meaning assigned in the *Ontario Energy Board Act*, 1998 (the “Act”). In the August 30, 2018 EB-2017-0306/0307 Decision and Order (the “MAADs Decision”), the Ontario Energy Board (the “Board”) approved the amalgamation of the Utilities, as well as a five-year deferred rebasing term during which a price cap ratesetting model would apply.
2. Effective January 1, 2019 the Utilities amalgamated to become Enbridge Gas Inc. (“Enbridge Gas”). Following amalgamation, Enbridge Gas has maintained the existing rates zones of EGD and Union (the EGD, Union North West, Union North East and Union South rate zones).¹ Enbridge Gas has also maintained most of the existing deferral and variance accounts for each rate zone.
3. Enbridge Gas, the Applicant, hereby applies to the Board, pursuant to Section 36 of the *Ontario Energy Board Act*, 1998 (the “Act”), for an Order or Orders approving the

¹ Collectively the Union North West, Union North East and Union South rates zones are referred to as “Union rate zones”. Union North West and Union North East are collectively referred to as “Union North”.

clearance or disposition of amounts recorded in certain deferral or variance accounts. The annual review and disposition of deferral and variance accounts is consistent with the process applied for each of the Utilities during their previous 2014-2018 Incentive Rate (“IR”) terms.

Earnings Sharing

4. In the MAADs Decision, the Board approved, among other things, an asymmetrical earnings sharing mechanism (“ESM”) during the deferred rebasing period, where each year any earnings in excess of 150 basis points over the Board-approved return on equity (“ROE”) would be shared 50/50 between the Utilities and ratepayers.
5. In 2019, Enbridge Gas’s actual utility earnings did not exceed the Board-approved ROE by more than 150 basis points. Accordingly, no ESM amount is proposed to be shared with ratepayers.

EGD Rate Zone

6. As approved in the MAADs Decision and the 2019 Rates Case (EB-2018-0305), Enbridge Gas has maintained substantially the same deferral and variance accounts for the EGD rate zone as during its 2014-2018 Custom IR term.
7. Enbridge Gas seeks approval to clear the final balances of certain EGD rate zone deferral and variance accounts for 2019 as set out at Exhibit C, Tab 1, Schedule 1.

Union Rate Zones

8. As approved in the MAADs Decision and the 2019 Rates Case (EB-2018-0305), Enbridge Gas has maintained substantially the same deferral and variance accounts for the Union rate zones as during its 2014-2018 IR term.

9. Enbridge Gas seeks approval to clear the final balances of certain Union rate zones deferral and variance accounts for 2019 as set out at Exhibit C, Tab 1, Schedule 1.

Enbridge Gas Inc.

10. The Board has approved several deferral and variance accounts that relate to Enbridge Gas as a whole (and not to specific rate zone(s)). These accounts are listed at Exhibit C, Tab 1, Schedule 1.
11. Enbridge Gas seeks approval to clear part of the final balance of one 2019 Enbridge Gas deferral and variance account related to accounting policy changes required as a result of amalgamation. The balance in this account related to pension expense is not being requested for clearance in 2019.

Relief Requested

12. Enbridge Gas therefore applies to the Board for such final, interim or other orders as may be necessary or appropriate for the clearance or disposition of the 2019 deferral and variance accounts listed in Exhibit C, Tab 1, Schedule 1. The proposed manner of disposition is described at Exhibit F. Enbridge Gas proposes to clear the balances in these accounts in conjunction with the January 1, 2021 QRAM application.
13. Enbridge Gas requests that this proceeding be heard in writing.
14. Enbridge Gas further applies to the Board pursuant to the provisions in the Act and the Board's *Rules of Practice and Procedure* for such final, interim or other Orders and directions as may be appropriate in relation to the Application and the proper conduct of this proceeding.
15. This Application is supported by written evidence. This evidence may be amended from time to time as required by the Board, or as circumstances may require.

16. The persons affected by this application are the customers resident or located in the municipalities, police villages and First Nations reserves served by Enbridge Gas, together with those to whom Enbridge Gas sells gas, or on whose behalf Enbridge Gas distributes, transmits or stores gas. It is impractical to set out in this application the names and addresses of such persons because they are too numerous.

17. Enbridge Gas requests that a copy of every document filed with the Board in this proceeding be served on the Applicant and Applicant's counsel, as follows.

The Applicant:

Mr. Anton Kacicnik
Manager, Rates (EGD Rate Zone)
Enbridge Gas Inc.

Address for personal service

Enbridge Gas Inc.
500 Consumers Road
Willowdale, Ontario
M2J 1P8

Mailing address: P.O. Box 650
Scarborough, Ontario
M1K 5E3

Telephone:

416-495-6087

Fax:

416-495-6072

Email:

anton.kacicnik@enbridge.com

The Applicant's counsel:

Mr. David Stevens
Aird & Berlis LLP

Address for personal service
and mailing address:

Brookfield Place, P.O. Box 754
Suite 1800, 181 Bay Street
Toronto, Ontario M5J 2T9

Telephone: 416-863-1500
Fax: 416-863-1515
Email: dstevens@airdberlis.com

DATED: September 3, 2020, at Toronto, Ontario

ENBRIDGE GAS INC.

[Original digitally signed by]

Anton Kacicnik
Manager, Rates (EGD Rate
Zone)

ONTARIO ENERGY BOARD NOTICE TO CUSTOMERS OF ENBRIDGE GAS INC.

Enbridge Gas Inc. has applied to dispose of certain account balances and for approval of the amount of its earnings that it must share with customers.

Learn more. Have your say.

Enbridge Gas Inc. has applied to the Ontario Energy Board for approval to dispose of amounts recorded in certain deferral and variance accounts and for approval of the amount of its 2019 earnings that it is required to share with customers.

If the application is approved as filed, a typical residential customer in the EGD Rate Zone (former Enbridge Gas Distribution Inc. customers) would pay a one-time charge of \$0.74 in January 2021.

A typical residential customer in each of the Union Rate Zones (former Union Gas Limited customers) would see the following impacts:

- **Union South Rate Zone: a total charge of \$4.97 collected over three months, from January to March 2021**
- **Union North West Rate Zone: a total credit of \$61.53 received over three months, from January to March 2021**
- **Union North East Rate Zone: a total credit of \$5.94 received over three months, from January to March 2021**

Other customers, including businesses, may also be affected.

THE ONTARIO ENERGY BOARD WILL HOLD A PUBLIC HEARING

The Ontario Energy Board (OEB) will hold a public hearing to consider the application filed by Enbridge Gas. During this hearing, which could be an oral or written hearing, we will question Enbridge Gas on the case. We will also hear questions and arguments from individuals that have registered to participate (called intervenors) in the OEB's hearing. At the end of this hearing, the OEB will decide whether the amounts and the charges or credits requested in the application will be approved.

The OEB is an independent and impartial public agency. We make decisions that serve the public interest. Our goal is to promote a financially viable and efficient energy sector that provides you with reliable energy services at a reasonable cost.

BE INFORMED AND HAVE YOUR SAY

You have the right to information regarding this application and to be involved in the process.

- You can review Enbridge Gas' application on the OEB's website now
- You can file a letter with your comments, which will be considered during the hearing
- You can become an intervenor. As an intervenor you can ask questions about Enbridge Gas' application and make arguments on whether the OEB should approve Enbridge Gas' request. Apply by **October 8, 2020** or the hearing will go ahead without you and you will not receive any further notice of the proceeding
- At the end of the process, you can review the OEB's decision and its reasons on our website

The OEB intends to consider cost awards in this proceeding that are in accordance with the *Practice Direction on Cost Awards* and only in relation to the following:

1) The review of the following deferral and variance accounts:

EGD Rate Zone (former Enbridge Gas Distribution Inc.) Accounts

- Storage and Transportation Deferral Account
- Transactional Services Deferral Account
- Unaccounted for Gas Variance Account
- Average Use True-Up Variance Account
- Deferred Rebate Account
- Dawn Access Costs Deferral Account
- Gas Supply Plan Cost Consequences Deferral Account

Union Rate Zones (former Union Gas Limited) Accounts

- Unabsorbed Demand Costs Variance Account
- Upstream Transportation Optimization Deferral Account
- Short-Term Storage and Other Balancing Services Deferral Account
- Normalized Average Consumption Deferral Account
- Unaccounted for Gas Volume Variance Account
- Unaccounted for Gas Price Variance Account
- Parkway West Project Costs Deferral Account
- Brantford-Kirkwall / Parkway D Project Costs Deferral Account
- Parkway Obligation Rate Variance Deferral Account
- Lobo C Compressor / Hamilton-Milton Pipeline Project Costs Deferral Account
- Lobo D / Bright C / Dawn H Compressor Project Costs Deferral Account
- Burlington-Oakville Project Costs Deferral Account
- Sudbury Replacement Project Variance Account

- Panhandle Reinforcement Project Costs Deferral Account
- Pension and Other Post-Employment Benefits Variance Account
- Deferral Clearing Variance Account

Enbridge Gas Inc. Accounts

- Account Policy Changes Deferral Account
- Earning Sharing Deferral Account
- Tax Variance Deferral Account

2) The review of Enbridge Gas Inc.'s 2019 utility results and earnings sharing amounts.

3) The review of the methodology for disposing and allocating the deferral and variance account balances and the 2019 earnings sharing amount, if any.

LEARN MORE

Our file number for this case is **EB-2020-0134**. To learn more about this hearing, find instructions on how to file a letter with your comments or become an intervenor, or to access any document related to this case, please enter the file number **EB-2020-0134** on the OEB website: www.oeb.ca/participate. You can also phone our Consumer Relations Centre at 1-877-632-2727 with any questions.

ORAL VS. WRITTEN HEARINGS

There are two types of OEB hearings – oral and written. Enbridge Gas has applied for a written hearing. The OEB is considering this request. If you think an oral hearing is needed, you can write to the OEB to explain why by **October 8, 2020**.

PRIVACY

If you write a letter of comment, your name and the content of your letter will be put on the public record and the OEB website. However, your personal telephone number, home address and e-mail address will be removed. If you are a business, all your information will remain public. If you apply to become an intervenor, all information will be public.

This rate hearing will be held under section 36 of the Ontario Energy Board Act, 1998, S.O. 1998, c.15, Schedule B.



Ontario
Energy
Board

General Membership Meeting #6-20

June 17, 2020

- Member's Present:** David Turton, Roger Watt, Alison Lobb, Ed McGugan, Kevin Freiburger, Anita van Hittersum, Megan Gibson, Cheryl Matheson, Alvin McLellan, Erinn Lawrie
- Absent:** Matt Duncan
- Staff Present:** Phil Beard, General Manager/Secretary-Treasurer
Danielle Livingston, Administrative/Financial Services Coordinator
Jayne Thompson, Communications Coordinator
Stewart Lockie, Conservation Areas Coordinator
Stephen Jackson, Flood/Erosion Safety Coordinator
Chris Van Esbroeck, Stewardship Services Coordinator
Donna Clarkson, DWSP (Drinking Water Source Protection) Co-Supervisor
- Community Attendees:** Doug Harding

1. Call to Order

Chair Dave Turton called the meeting to order at 7:00 pm and outlined the meeting objectives.

2. Declaration of Pecuniary Interest

There were no pecuniary interests at this time.



3. Business Out of the Minutes

a) Maitland Mills Association Revised Request: Report #29-2020

Report #29-2020 was presented and these motions followed.

Motion FA #57-20

Moved by: Roger Watt

Seconded by: Ed McGugan

That the MVCA proceed with the disposition of the Brussels Mill and inform the Municipality of Huron East of the Membership's decision; **And that** staff contact the Maitland Mills Association to determine if they have the funds to cover the expenses of the consent to sever.

(carried)

Motion FA #58-20

Moved by: Alison Lobb

Seconded by: Cheryl Matheson

That the MVCA proceed with the disposition and demolition of the Gorrie Mill and inform the Township of Howick of Membership's decision; **And that** staff discuss options for cost-sharing the legal expenses with the Maitland Mills Association.

(carried)

Motion FA #59-20

Moved by: Roger Watt

Seconded by: Ed McGugan

That the MVCA fund the expenses as needed for the disposition of the Brussels and Gorrie Mills from working capital accumulated surplus.

(carried)

4. Business Requiring Direction and Decision

a) Draft Conceptual Plan for Decommissioning the Gorrie Dam and Restoration of the Gorrie Conservation Area: Report #30-2020

Report #30-2020 was presented and discussion took place that the conceptual plan for decommissioning was the first step of the process that MVCA must follow in order to comply with the Lakes and Rivers Improvement Act. The conceptual plan will be reviewed with the Ministry of Natural Resources and Forestry to determine if any hydrology and or hydraulic studies will be necessary.

This motion followed.

Motion FA #60-20

Moved by: Alvin McLellan

Seconded by: Cheryl Matheson

That the conceptual plan for decommissioning the Gorrie dam be submitted to the MNRF (Ministry of Natural Resources and Forestry) for consideration in the LIRA (Lakes and Rivers Improvement Act) application process.

(carried)

b) Proposed Amendment to MVCA's Shoreline Policy: Report #31-2020

Report #31-2020 was presented and this motion followed.

Motion FA #61-20

Moved by: Ed McGugan

Seconded by: Kevin Freiburger

That the proposed polices be approved by the Members for inclusion in the MVCA's Shoreline Polices; **And that** the notice of the amended policies be posted on the MVCA's website within 10 days; **And further that** a non-registered mailing be sent to the current home address on file to shoreline property owners within 45 days to notify them of the amended policies.

(carried)

c) Possible Topics for Members Education Sessions: Report #32-2020

Report #32-2020 was presented and this motion followed.

Motion FA #62-20

Moved by: Alison Lobb

Seconded by: Roger Watt

That the Member's 2020 education training topics include Healthy Watersheds-Healthy People, Agriculture Best Management Practices & Water Quality and Flood Control; **And that** training sessions be scheduled into the October, November and December meetings.

(carried)

d) Government Relations Strategy for 2020: Report #33-2020

Report #33-2020 was presented and this motion followed.

Conservation Ontario has recommended that each conservation authority contact the Members of Parliament in their respective watersheds to encourage them to support economic stimulus funding being allocated to conservation authorities.

The additional matter relates to AMO's request for a meeting with the Minister of Environment, Conservation and Park regarding the proposed changes to the Conservation Authorities Act and mandatory levy services.

Motion FA #63-20
Moved by: Alvin McLellan

Seconded by: Alison Lobb

That the MVCA discuss the government relations matters outlined in Report #33/20 with the MPs and MPPs for Perth Wellington and Huron Bruce.

(carried)

5. Presentation: 2020 Work Plan Update: Report #34-2020

Report #34-2020 was presented and these motions followed.

Motion FA #64-20
Moved by: Roger Watt

Seconded by: Cheryl Matheson

That the work plan update report be accepted as outlined in Report 34-2020; **And that** a development of an outreach strategy for member municipalities be revisited at the September 16th Membership meeting.

(carried)

6. Reports

a) Chairs Report

There were no reports from the Chair at this time.

b) Member's Reports

There were no reports from the Member's at this time.

7. Consent Agenda

- a) 2020 Budget Update: Report #35-2020
- b) Revenue – Expenditure Report for May: Report #36-2020
- c) Signed Agreements: Report #37-2020

The following items were circulated to the Member's for their information.

The following motion was made.

Motion FA #65-20
Moved by: Megan Gibson

Seconded by: Ed McGugan

That reports #35-20 through #37-20 along with their respective recommended motions and correspondence as outlined in the Consent Agenda be accepted as presented.

(carried)

At this time, the MVCA moved into a Maitland Source Protection Authority (MSPA) meeting without a motion.

The Member's resumed regular session.

8. Review of Meeting Objectives, Follow-up Actions, Next meeting:

Chair Turton reviewed the meeting objectives and announced that they have been met.

The next meeting of the membership will take place on September 16, 2020 at 7:00pm.

9. Adjournment

The meeting ended at 8:43 pm without a motion to adjourn.



Dave Turton
Chair



Danielle Livingston
Administrative/Financial
Services Coordinator

From: Board Chair <MPACBoard.Chair@mpac.ca> **Sent:** September 23, 2020 3:46 PM
To: Manny Baron <mbaron@mapleton.ca> **Subject:** Municipal Levy Letter

Good afternoon Manny,

We want to take this opportunity to thank you for the work you are doing to keep our communities safe and healthy. We recognize the disruptions and challenges the pandemic has caused for our partners and, in consultation with our Municipal Liaison Group, we have continued to review our priorities, strategies and approaches to find new and efficient ways to deliver services and supports to municipalities and property owners.

Our pandemic support plan has three elements: controlling MPAC costs, supporting municipal priorities and finding new ways to deliver services.

Controlling costs: 2021 Provincial Municipal Levy

In light of the challenges posed by COVID-19, MPAC's Board of Directors has approved the corporation's 2021 operating budget with a total municipal levy increase of 0%. This budget reflects our understanding of the financial challenges faced by municipalities and the need for us to continue to deliver on our service commitments.

Like many businesses, MPAC responded to the uncertainty created by COVID-19 by putting hiring on hold and stopping travel, resulting in cost savings. We have strictly managed our cash flow and have worked to identify efficiencies and cost reductions to maintain our budget at the current level for 2021. That means the total levy amount is the same as 2020, without any reduction to service levels.

Municipal billing partners can expect to receive more details about their individual 2021 levy, which is determined by a formula based on costs, your assessment base and number of properties within each municipality, later this year. Municipalities can contact their Account Manager with inquiries in the interim.

Supporting priorities: extended timeline to capture 2020 new construction and additions, renovations

We know that funding from new construction, additions and renovations are a critical stream of new revenue for municipalities, and more so now than ever as municipalities manage the impacts of the pandemic. In response to a suggestion by our Municipal Liaison Group, we have identified opportunities to speed up our processes in order to deliver approximately \$1-billion in additional new assessment for municipalities this year.

New ways to deliver services: easier, faster access to assessment data

While the pandemic may have fueled disruptions in our communities and businesses, it has also taught us the importance of flexibility and decisiveness in decision-making. We want to support you with insightful data and analysis as you navigate the future.

We are developing the next iteration of Municipal Connect, our data-sharing tool with municipalities, in-house and have accelerated the project to meet the needs of municipalities. The new system will create the foundation for a highly collaborative, transformational tool that improves the user experience to make information easier to access. It will also enable the opportunity to expand the ways municipalities can use MPAC's data and support municipal governments into the future.

We know that the challenges we face from the pandemic will not end overnight and we are committed to continuing to look for new ways to serve you better.

Thank you for your dedication and work in our communities.

Alan Spacek
Chair, MPAC Board of Directors

Nicole McNeill
President and Chief Administrative Officer, MPAC

-----Original Message-----

From: Michael Martin <MMartin@mapleton.ca>
Sent: Thursday, October 8, 2020 6:18 PM
To: Larry Wheeler <LWheeler@mapleton.ca>
Cc: Manny Baron <mbaron@mapleton.ca>
Subject: Notice of Motion - Oct 13, 2020

Good Evening Mr. Wheeler,

Please see the Notice of Motion listed below for the Oct 13 Meeting of Council

That the Township of Mapleton revert back to holding Meetings virtually until such time Council deems appropriate.

Thanks

Mike Martin
Councillor, Township of Mapleton

 **TOWNSHIP OF MAPLETON**
7275 Sideroad 16, P.O. Box 160,
Drayton, ON N0G 1P0
519-638-3313 www.mapleton.ca

REGULAR MEETING OF COUNCIL
October 13, 2020 at 7:00 p.m.
October 27, 2020 at 1:00 p.m.
NEW LOCATION

TAKE NOTICE that the Township of Mapleton's Regular Meeting of Council scheduled for Tuesday, October 13 @ 7:00 p.m. and Tuesday, October 27 @ 1:00 p.m. have been relocated to:

Moorefield Community Centre, 15 Ball Ave, Moorefield

An agenda will be available on the Mapleton website prior to the meeting.

Larry Wheeler, Municipal Clerk

 **TOWNSHIP OF MAPLETON**
7275 Sideroad 16, P.O. Box 160,
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CANCELLED

PARKS & RECREATION COMMITTEE MEETING

TAKE NOTICE that the Township of Mapleton 'Parks and Recreation Committee Meeting' scheduled for **October 15, 2020** has been cancelled.

Larry Wheeler
Municipal Clerk

TOWNSHIP OF MAPLETON COUNCIL TRACKING SHEET

FOR OCTOBER 13, 2020 COUNCIL MEETING

Subject for Action	Department	Comments
Wastewater Capacity (long term and short term)	CAO & DPW	Planning with CIMA has begun, they are creating an action plan and will meet with Mapleton staff shortly. Together, we will come up with a path forward. Presenting the CIMA+ plan to council at the October 13 th meeting of Council.
Cemetery By-law	DPW & CLK	Cemetery By-law 2020-042 was passed by Council July 14, 2020. Now submitted to Bereavement Authority of Ontario (BAO) - awaiting their approval.
Council Video Recording	CAO & CLK	Camera has been installed, will begin to record our council meetings once the pandemic is over.
Modernization Grant	CAO	Phase 2 of the grant was the joint submission for IT services. Glad to report we received 5 submissions. Scoring of the submissions were done on March 5. *project is on hold until pandemic is over*
Concession 3	DPW	Working with the County of Wellington to assess current state of road conditions and develop of a repair plan to keep the road at a safe useable condition for 2020. A site meeting has been arranged with County Staff for the week of May 11, 2020. The 2020 Road Study will re-evaluate its priority for rehabilitation/reconstruction and will update the 2021 and beyond Capital Budget Forecast.

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-068

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 meetings held on Tuesday, October 13, 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 Tuesday, October 13, 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler