



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL AGENDA

TUESDAY, NOVEMBER 10 @ 7:00 P.M.

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

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

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

4.1 Council Meeting dated October 27, 2020

RECOMMENDATION

THAT the Minutes of the Township of Mapleton Council Meeting held on October 27, 2020 be confirmed as circulated in the agenda package.

5. Matters arising from Minutes

5.1 Economic Development Report ED2020-03
Re: Mapleton Chamber of Commerce, Memorandum of Understanding

RECOMMENDATION

THAT Township of Mapleton Council receive Economic Development Report ED2020-03 dated October 27, 2020 regarding Mapleton Chamber of Commerce 'Memorandum of Understanding';

AND FURTHER THAT Council approve the Memorandum of Understanding (MOU) as attached hereto, and the Mayor and Clerk be authorized to execute the MOU;

AND FURTHER THAT Council appoint a Council member to the Mapleton Chamber of Commerce 'Board of Directors.'

6. Matters under The Planning Act and Matters Arising

- 6.1 a) ZBA2020-11 Notice of a Public Meeting, Part Lot 19, Concession 2 S (Peel), 7253 Blind Line, Urias and Selema Martin
- b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

THAT Zoning application ZBA2020-11 located at Part Lot 19, Concession 2 S (Peel), 7253 Blind Line, Urias and Selema Martin 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) Consent Application Summary, Land Division File No. B67-20, Part Lot 10, Concession 9 (Moorefield) Willem & Louise Van Andel
- b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

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

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

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

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

RECOMMENDATION

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

- *THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise for the proper and orderly development of the subject lands, including but not limited to outstanding taxes;*

- *THAT Payment be made of the fee of \$200 (or whatever fee is applicable at the time of clearance under the Fees and Charges By-law) for a Letter of Clearance;*
- *THAT a Parkland dedication fee be paid (\$1,400 in 2020);*
- *THAT driveway access to the severed lands can be provided to the satisfaction of the appropriate road authority;*
- *THAT a copy of the deposited Reference Plan be submitted to the Township (hard copy and digital file).*

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

- 6.4 a) Application for Part Lot Control Exemption, PLC2020-01, Lots 19 & 20, RP 61M-234, Maple Street, Drayton (Activa Holdings Inc)
- b) Matters arising under The Planning Act (Council Direction)

RECOMMENDATION

THAT Planning Report dated November 4, 2020 regarding Part Lot Control Exemption PLC2020-01 to permit the division of Lots 19 & 20 in the Activa Holdings Inc subdivision (61M-234) on Maple St in Drayton, into four semi-detached residential lots be received;

AND FURTHER THAT the corresponding draft by-law be approved, and staff directed to forward a true copy of the original by-law document to the County of Wellington Planning & Development Department.

7. Delegations and Matters Arising from Delegations

- 7.1 Minto-Mapleton Health Professional Recruitment Committee (Shirley Borges & Dr. Christine Peterkin)
Re: Recruitment Update and Approve Funds of \$10,000 for 2021.

RECOMMENDATION

THAT the delegation of Minto-Mapleton Health Professional Recruitment Committee (Shirley Borges & Dr. Christine Peterkin) be received for information;

AND FURTHER THAT Council considers Minto-Mapleton Health Professional Recruitment Committee request for \$10,000 towards health professional recruitment and retention efforts during the 2021 budget deliberations.

8. Minutes from Committees

- 8.1 Parks and Recreation Committee
Re: Minutes dated Sept 24, 2020

RECOMMENDATION

THAT the Minutes of the Mapleton Parks and Recreation Committee Meeting held on September 24, 2020 be received for information.

9. Reports and Updates from Staff

- 9.1 Building Department

- i) Building Report BD2020-12
Re: October Month End and Year to Date (YTD)

RECOMMENDATION

THAT Township of Mapleton Council receive Building Department Report BD2020-12 dated November 10, 2020 regarding October Month End and Year to Date (YTD).

- 9.2 CAO & Clerk's Department

- ii) Clerk's Report CL2020-21
Re: Surplus Road – St. James Street, Glen Allan

RECOMMENDATION

*THAT Township of Mapleton Council receive Clerk's Report CL2020-21 dated November 10, 2020 regarding the unopened road allowance 'St. James Street' in Glen Allan;
AND FURTHER THAT Notice of the draft bylaw declaring the unopened road allowance 'Surplus' be given in accordance with the Disposal of Surplus Lands Policy;
AND FURTHER THAT the Mayor and Clerk be authorized to execute all ancillary documents pertaining to the sale / disposal of the specific street parcel.*

9.3 Public Works Department

- i) Public Works Report PW2020-18
Re: Boundary Road Agreement - Wellington North

RECOMMENDATION

THAT Township of Mapleton Council receive Public Works Report PW2020-18 dated November 10, 2020 regarding renewal of Boundary Road Agreement – Wellington North.

AND FURTHER THAT the Mayor and CAO be authorized to execute the agreement.

9.4 Wellington Source Water Protection

- i) Source Water Protection Report SWP2020-03
Re: Proposals to Amend Legislation related to Water Takings

RECOMMENDATION

THAT the Council of the Township of Mapleton receive as information Report No. SWP2020-03 dated November 10, 2020 regarding Environmental Registry Number 019-2422, 019-2525 and 019-2517 – Proposals to Amend Legislation related to Water Takings

10. Approval of By-Laws

- 10.1 By-law Number 2020-072 being a by-law to Declare Surplus the Lands described as Maryborough Plan Boltons Survey Pt Lot 191 RP 61R10642 Part 14.

RECOMMENDATION

THAT By-law Numbered 2020-072 be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.

- 10.2 By-law Number 2020-073 being a by-law to authorize the Mayor and CAO to execute a Boundary Maintenance Agreement between the Corporation of the Township of Wellington North and the Corporation of the Township of Mapleton.

RECOMMENDATION

THAT By-law Numbered 2020-073 be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.

- 10.3 By-law Number 2020-074 being a by-law to remove Part Lot Control from Lots 19 & 20, Plan 61M-234, Maple Street, Drayton, Township of Mapleton, pursuant to Section 50 (7.1) of the Planning Act, R.S.O. 1990, as amended.

RECOMMENDATION

THAT By-law Numbered 2020-074 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 Enbridge Gas Notice to Clerks
Re: Application to raise its natural gas rates effective January 1, 2021
- 12.2 Ministry of Municipal Affairs and Housing – Letter dated October 14, 2020
Re: A Place to Grow: Growth Plan for the Greater Golden Horseshoe
- 12.3 Randy Pettapiece, MPP – News Release dated November 4, 2020
Re: Municipal infrastructure funding to assist in the Covid-19 recovery
- 12.4 Randy Pettapiece, MPP – News Release dated November 3, 2020
Re: Increase in direct care provided to each long-term care resident
- 12.5 Randy Pettapiece, MPP – News Release dated November 3, 2020
Re: Funding through the Ontario Municipal Partnership Fund (OMPF)
- 12.6 Prince Edward County Resolution Number CW-407-2020 (Oct 29, 2020)
Re: Support for municipalities to run elections within existing framework
- 12.7 AMO Watch File
The link to view the October 29, 2020 issue: <https://tinyurl.com/yx8zr6aj>
The link to view the November 5, 2020 issue: <https://tinyurl.com/y4m7a3hp>

13. Notices of Motion

14. Notice Provision

- 14.1 Notice of Intent to Dispose of Surplus Lands

15. Other Business

16. Council Tracking Sheet

17. Closed Session

17.1 Rise and Report on Closed Session from Tuesday, October 27, 2020

18. Confirmatory By-law Number 2020-075

RECOMMENDATION

THAT By-law Number 2020-075 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
			1	2	3	4
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31						

June						
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November						
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December						
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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



TOWNSHIP OF MAPLETON

COUNCIL MINUTES

TUESDAY, OCTOBER 27, 2020 @ 1:00 P.M.

Meeting conveyed via ZOOM platform

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

DRAFT

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

1. Call to Order

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

2. O Canada - omitted

3. Declaration of Pecuniary Interest – none declared

Item: Addendum

RESOLUTION 2020-20-01

Moved: Councillor Craven

Seconded: Councillor Douglas

THAT the Township of Mapleton Council waive the Notice requirement for this afternoon's Council Meeting (October 27, 2020) to allow the following three addendums:

Under the heading of 'Delegations' (Item 7.3) a presentation by Minto-Mapleton Health Professional Recruitment Committee (Shirley Borges and Dr. Christine Peterkin).

Under the heading of 'Delegations' (Item 7.4) a presentation by Integrated Youth Services Network and the Palmerston Youth Hub (Jessica Dettman & Cyndy Moffat Forsyth).

Under the heading of the 'Planning Act' (Item 6.1) consideration of Consent Application B64-20 [Part Lot 4, Concession 2 (Maryborough)].

CARRIED

4. Confirmation of Minutes

4.1 Council Meeting dated October 13, 2020

RESOLUTION 2020-20-02

Moved: Councillor Craven

Seconded: Councillor Douglas

THAT the Minutes of the Township of Mapleton Council Meeting held on October 13, 2020 be confirmed as circulated in the agenda package.

CARRIED

5. Matters arising from Minutes - none

6. Matters under The Planning Act and Matters Arising

6.1 Consent Application B64-20 [Part Lot 4, Concession 2 (Maryborough)].

RESOLUTION 2020-20-03

Moved: Councillor Craven

Seconded: Councillor Douglas

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).

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.

CARRIED

7. Delegations and Matters Arising from Delegations

7.1 QPA Solar Inc. (Marjan Stosic)

Re: Generating Municipal Power & Saving Money with Solar

RESOLUTION 2020-20-04

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the delegation of QPA Solar Inc be received for information.

AND THAT Council directs the CAO to work with QPA Solar Inc. to explore creating a partnership to bring solar savings to Mapleton.

CARRIED

7.2 Lake Erie Source Protection Region (Sonja Strynatka - GRCA and Kyle Davis - Wellington Source Water Protection)

Re: Update to the Centre Wellington Tier Three Study

RESOLUTION 2020-20-05

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the delegation of Lake Erie Source Protection Region be received for information.

CARRIED

7.3 Addendum: Minto-Mapleton Health Professional Recruitment Committee – Not in attendance

- 7.4 Addendum: Integrated Youth Services Network and the Palmerston Youth Hub (Jessica Dettman & Cyndy Moffat Forsyth)

RESOLUTION 2020-20-06

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the delegation of the Integrated Youth Services (Jessica Dettman and Cyndy Moffat Forsyth) be received for information.

CARRIED

8. Minutes from Committees – none

9. Reports and Updates from Staff

9.1 CAO and Clerk's Department

- i) Clerk's Report CL2020-19

Re: Declaration of Surplus Lands – Pt Lot 191 RP 61R10642 Part 14

RESOLUTION 2020-20-07

Moved: Councillor Ottens

Seconded: Councillor Martin

THAT Township of Mapleton Council receive Clerk's Report CL2020-19 dated October 27, 2020 regarding Declaration of Surplus Lands, Maryborough Plan Boltons Survey, Pt Lot 191 RP 61R10642 Part 14;

AND FURTHER THAT Council declares the subject lands surplus by By-law, and the lands which do not have a street frontage and are not currently generating any property tax revenue be sold to a neighbouring landowner for the costs involved, including advertising, planning, surveying, and legal - plus a \$500 fee as per Schedule 'F' of the Fees and Charges By-law;

AND FURTHER THAT notice of the draft By-law declaring the roads surplus be given in accordance with the Disposal of Surplus Lands Policy; AND FURTHER THAT the Mayor and Clerk be authorized to execute any and all ancillary documents pertaining to the sale / disposal of the said lands.

CARRIED

- ii) Clerk's Report CL2020-20

Re: Ontario Ombudsman as Mapleton's Closed Meeting Investigator

RESOLUTION 2020-20-08

Moved: Councillor Ottens

Seconded: Councillor Martin

THAT Clerk's Report CL2020-20 dated October 27, 2020 regarding a review of the Ontario Ombudsman as Mapleton's Closed Meeting Investigator be hereby received;

AND FURTHER THAT the Ontario Ombudsman continue to be the Closed Meeting Investigator for the Township of Mapleton.

CARRIED

9.2 Economic Development Department

- i) Economic Development Report ED2020-03

Re: Mapleton Chamber of Commerce, Memorandum of Understanding

RESOLUTION 2020-20-09

Moved: Councillor Ottens

Seconded: Councillor Martin

THAT Township of Mapleton Council receive Economic Development Report ED2020-03 dated October 27, 2020 regarding Mapleton Chamber of Commerce 'Memorandum of Understanding';

AND FURTHER THAT Council approve the Memorandum of Understanding (MOU) as attached hereto, and the Mayor and Clerk be authorized to execute the MOU;

AND FURTHER THAT Council appoint Council member _____ to the Mapleton Chamber of Commerce 'Board of Directors.'

DEFERRED

RESOLUTION 2020-20-10

Moved: Councillor Martin

Seconded: Councillor Craven

THAT Resolution 2020-20-09 be deferred.

CARRIED

9.3 Finance Department

i) Finance Report FIN2020-21

Re: 2020 Q3 Operating Budget Variance Report

RESOLUTION 2020-20-11

Moved: Councillor Martin

Seconded: Councillor Craven

THAT Township of Mapleton Council receive Finance Report FIN2020-21 regarding the Q3 2020 Operating Budget Variance as information.

CARRIED

9.4 Source Water Protection

i) Source Water Protection Report SWP2020-02

Re: Updates to the Wellington County Chapter of the Grand River Source Protection Plan

RESOLUTION 2020-20-12

Moved: Councillor Martin

Seconded: Councillor Craven

THAT the Council of the Township of Mapleton receive as information Report No. SWP2020-02 dated October 27, 2020 regarding Updates to the Wellington County Chapter of the Grand River Source Protection Plan; and; THAT the Council of the Township of Mapleton hereby provides a Municipal Resolution, to the Grand River Source Protection Authority, in support of the proposed updates to the Wellington County Chapters of the Grand River Source Protection Plan and Assessment Report as outlined in the pre-consultation notice dated October 5, 2020.

CARRIED

10. Approval of By-Laws

10.1 By-law Number 2020-069 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

RESOLUTION 2020-20-13

Moved: Councillor Martin

Seconded: Councillor Craven

THAT By-law Numbered 2020-069 be hereby read a first, second and third time, signed by the Mayor and the Clerk and sealed with the Corporate Seal.

CARRIED

- 10.2 By-law Number 2020-070 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 2020-10

RESOLUTION 2020-20-14

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT By-law Numbered 2020-070 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 Council Meetings via Zoom until further notice
15. **Other Business**
- i) Mayor Davidson advised that Wellington County's leaf and yard waste curbside collection schedule now has two extra fall dates for Mapleton urban residents: Tuesday November 2nd and Tuesday November 30th, 2020.
- ii) Councillor Craven reported that former Councillor Cliff Campbell had passed away.
16. **Council Tracking Sheet**
17. **Closed Session**

RESOLUTION 2020-20-15

Moved: Councillor Martin

Seconded: Councillor Ottens

THAT Mapleton Township Council move into Closed Session for the following reasons:

- 1) Review of Closed Session Minutes June 11, 2020
- 2) Personal matters about an identifiable individual, including municipal or local board employees.

CARRIED

By Council consensus it was agreed to proceed to the Confirmatory By-law Resolution at this stage, and to Rise and Report on today's Closed Session at the next meeting of Council scheduled for November 10, 2020.

18. **Confirmatory By-law Number 2020-071**

RESOLUTION 2020-20-16

Moved: Councillor Craven

Seconded: Councillor Douglas

THAT By-law Number 2020-071 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 3:11 p.m.

Mayor Gregg Davidson

Clerk Larry Wheeler

PLEASE NOTE: Alternate Formats and Communication Support

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DEPARTMENTAL REPORT

Economic Development 2020-03

To: Mayor Davidson and Council
Subject: Mapleton Chamber of Commerce MOU
Meeting: Regular Council Meeting - 27 Oct 2020
Department: Economic Development
Staff Contact: Aly Cripps, Economic Development Coordinator

RECOMMENDATION:

THAT Township of Mapleton Council receive Economic Development Report ED2020-03 dated October 27, 2020 regarding Mapleton Chamber of Commerce 'Memorandum of Understanding';

AND FURTHER THAT Council approve the Memorandum of Understanding (MOU) as attached hereto, and the Mayor and Clerk be authorized to execute the MOU;

AND FURTHER THAT Council appoint a Council member to the Mapleton Chamber of Commerce 'Board of Directors';

BACKGROUND INFORMATION:

The Ontario Chamber of Commerce's mission is to convene, align, and advance the interests of our members through principled policy work, value-added business services, and broad engagement to build prosperity for all Ontarians.

Mapleton Chamber of Commerce looks to support all businesses within the Township of Mapleton to make Mapleton a great place to live, work and play. The Economic Development department and Mapleton Chamber of Commerce have worked together on many different projects throughout the past two years.

PREVIOUS PERTINENT REPORTS:

N/A

DISCUSSION:

As the Economic Development department progresses, we want to ensure that we are helping Mapleton businesses in every way we can. We understand the integral function of a chamber within the municipality and believe that a partnership is important between the two parties. The MOU is to outline this partnership and the roles that both the Mapleton Chamber of Commerce and The Township of Mapleton play within the partnership.

The Township of Mapleton Council will appoint one Council Member to be a Voting Member of the MCC Board of Directors. This will help ensure that The Township of Mapleton has representation on the Mapleton Chamber of Commerce Board.

The amount of \$2000 will be available for the chamber of commerce if plans for funds are brought to the Economic Development Department and deemed acceptable.

CONSULTATION:

Consulted with the Chamber Coordinator to create this MOU.

FINANCIAL IMPACT:

The \$2000 will come from the 2021 Economic Development budget.

STRATEGIC COMMUNICATION:

Municipal Infrastructure: n/a

The Local Economy: This will help Mapleton Businesses through the increased partnership between the Mapleton Chamber of Commerce and the Township of Mapleton.

Recreation: n/a

Municipal Administration: n/a

Financial Responsibility: n/a

ATTACHMENTS:

[MCC Mapleton MOU updated](#)



MEMORANDUM OF UNDERSTANDING BETWEEN

Mapleton Chamber of Commerce and the Township of Mapleton

This Agreement, made and entered into this day of by and between the Township of Mapleton (hereinafter referred to as “Mapleton”), party of the first part of the Mapleton Chamber of Commerce, (hereinafter referred to as “MCC”) party of the second part,

WHEREAS, Mapleton is a contributor to MCC; and

WHEREAS, Mapleton has a fiduciary responsibility to its citizens to ensure prudent expenditures of funds; and

WHEREAS, Mapleton desires to enter into a M.O.U. with MCC to assist in business assistance and to support the delivering on Priority #2 of their Strategic Plan “Supporting growth and the expansion of the local economy”.

WHEREAS, the MCC and Mapleton have agreed to form a partnership for the purposes of promoting business interests for the Township of Mapleton and Northern Wellington communities.

WHEREAS, the parties hereto are committed to a strong and viable economic development program; and

Now therefore, for and in consideration of the mutual covenants and promises between the parties hereto, it is hereby agreed as follows:

1. FOCUS

- I. The Township of Mapleton and Mapleton Chamber of Commerce recognize the strength and success of collaboration and cooperation and are partners, in the process of shaping the economic development and business environment and ultimately the municipality’s quality of life.
- II. It is the intent of this document to reflect a formalized cooperative agreement between the two parties and further the business climate in Mapleton in an efficient and effective manner.
- III. This memorandum identifies the scope of the partnership between Mapleton and MCC. This document is not intended to be all-inclusive but rather a document establishing guidelines for the process of developing and sustaining mutually understood roles and responsibilities regarding economic and business development activities in Mapleton.

2. GOVERNANCE

- I. The Council of the Township of Mapleton will appoint one council member to be a voting member of the MCC Board of Directors. The MCC will ensure full copy of the MCC Board of Directors agenda package is provided to the council representative prior to all MCC Director Meetings.
- II. Verbal reports and general update on Municipal and Council activities will be provided by the council representative at MCC Director Meetings.
- III. The Economic Development Officer will attend all MCC Director Meetings, in a non-voting capacity, and will provide written EDO reports, one week prior to the Directors meeting, to be distributed to all Directors as part of the agenda package.
- IV. The council representative will provide the Deputy Clerk of the Township of Mapleton with copies of the MCC Director Meeting minutes to be inserted into a council agenda package and shared with all council members.
- V. Additional ad hoc and standing Joint Taskforces and committees may be created between the Township of Mapleton and MCC by mutual agreement of the parties.

3. FINANCIAL OBLIGATIONS AND RESOURCES

- I. In 2021 the Township of Mapleton will allocate a budget line in the Economic Development budget in the amount of \$ 2000.00. This budget will be available for the MCC if plans for funds are brought to the Economic Development Department and deemed acceptable.
- II. Mapleton reserves the right to increase/decrease this investment on an annual basis and future contributions will be subject to Council approval as part of the annual budget process.

4. ADVOCACY AND PARTNERSHIP

- I. Recognizing the value in unified messaging, Mapleton and MCC will work collaboratively to share the vision and goals of the Township consistent with the Municipal Strategic Plan.
- II. MCC, the Township of Mapleton shall collectively be responsible for marketing and branding Mapleton as a pro-business destination, including defining its economic vision and image, ensuring that the messaging reflects the established marketing/branding strategy.
- III. MCC and Mapleton agree to work collaboratively in implementing the Township of Mapleton's Community Improvement Plan as adopted by the Township of Mapleton in 2017.



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

ZBA2020-11	OWNER: Urias & Selema Martin 7253 Blind Line RR#4 STN Main Elmira ON N3R 2Z3 APPLICANT: Urias & Selema Martin	SUBJECT LAND: Part Lot 19, Concession 2 S (Peel) Civic Address: 7523 Blind Line RR#4 STN Main Elmira ON N3R 2Z3
------------	--	---

Staff confirmed the following:

- Property owners and agencies were provided with the required Notice by prepaid first-class mail or by email on October 21, 2020.
- Proper postings were completed on October 21, 2020.
- Planning Report dated October 20, 2020 prepared by Planner Mattieu Daoust was received and included in the agenda package.
- Fire Chief Rick Richardson comments dated October 21, 2020 states “no issues.”
- CBO Patty Wright comments dated October 23, 2020 state “no concerns.”
- Director of Public Works Sam Mattina comments dated October 26, 2020 indicate “no issues.”
- Wellington Source Water Protection – Risk Management Inspector Emily Vandermeulen comments dated October 26, 2020 states “no notice is required”.
- GRCA comments dated October 30, 2020 state “no objection.”
- Ratepayer: No concerns or letters of objection were received.

Prepared on November 4, 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 20, 2020
TO: Manny Baron, CAO
Township of Mapleton
FROM: Matthieu Daoust, Planner
County of Wellington
SUBJECT: Urias Martin
7253 Blind Line
Part Lot 19, Concession 2 S
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 19, Concession 2 S, with a civic address of 7253 Blind Line and is approximately 39.6 ha (97.8 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 and sheds.



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 provincially significant wetland 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) 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 (768 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 (there will not be a second floor). A total of 12 runs/pens will be built. The applicants have indicated they would be starting with three dogs and slowly scale up the business to a maximum of 25 dogs.

PLANNING CONSIDERATIONS

Compatibility

The subject property is located on a farm and is surrounded by large agricultural uses to the west, north and south. Located just south-east is a small pocket of rural residential lots. 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 25 dogs as the business scales up. 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 zone amendment is approved). The applicant is required to provide a detailed site plan as part of the kennel license application.

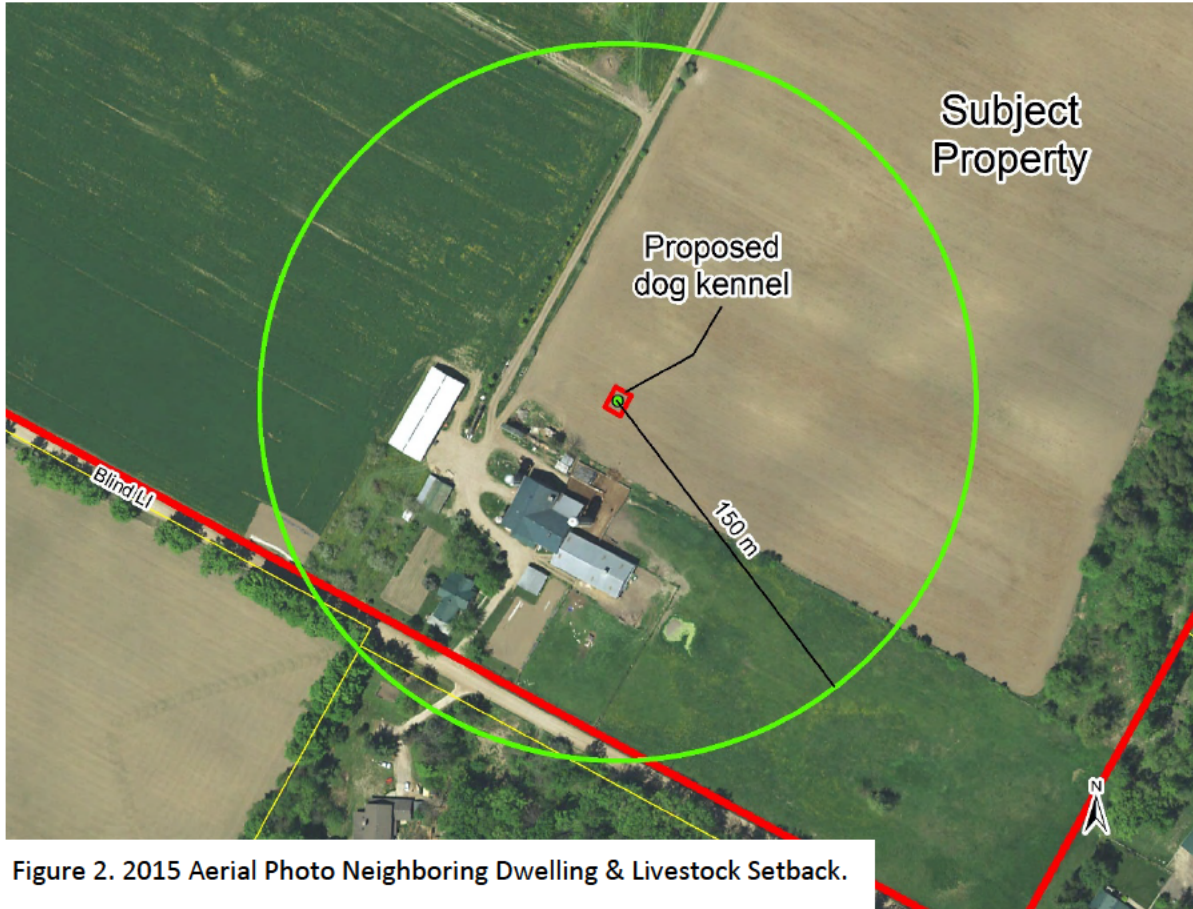


Figure 2. 2015 Aerial Photo Neighboring Dwelling & Livestock Setback.

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, RPP MCIP
 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 19, Concession 2 S, with a municipal address of 7253 Blind Line, Mapleton as illustrated on Schedule 'A' attached to and forming part of this By-law from:

- **Agricultural (A) to Agricultural Exception (A 31.107) ;**

31.107 CON 2 S, PT LT 19, 7253 Blind Line Urias Martin	A-107	a) In addition to the uses permitted in the Agricultural (A) zone, the following additional uses are permitted: 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.
--	--------------	---

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-107)

Passed this ____ day of _____ 2020.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION being rezoned is Part Lot 19, Concession 2 S, with a municipal address of 7253 Blind Line. The property is approximately 39.6 ha (97.85 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: <u>Oct 9/2020</u>
FILE NO. <u>2020-11</u>

AB

APPLICATION for ZONING BY-LAW AMENDMENT

1. Name of Owner(s) URIAS W. MARTEN
SELEMA MARTEN

Address 7253 Blind Line R.R.#4 Elmira Ont
Telephone Number _____ Fax Number -NIL-
Email address -NIL-

2. Applicant / Agent - If same as above, check here:
Name of Applicant: _____
Address _____
Telephone Number _____ Fax Number _____
Email address _____

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.

Address _____

4. Description of the lands subject to this application: Applicant Address
Legal Description (lot and concession / Registered Plan and Lot Number):
Lot # 19, Con. 2 Peel in Mapleton
Further Legal Description (if applicable i.e. Reference Plan and Part Numbers):

Municipal Address (street or fire number): 7253 Blind Line

Please circle the appropriate measurement:

Frontage: _____ feet / metres
Depth: _____ feet / metres
Area: 100 (square) acres / hectares

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

Agricultural To Dog Kennels
~~Included Zoning for Residential~~
Include for the use of a Kennel on Property

6. Explain why the rezoning is being requested:

For Dog Kennel

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

492 ft.

Actual Distance

600 ft

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 _____

12. Detail the existing use of the subject lands:

Used for growing field crops (grain, corn, hay etc.)

13. How long has the above use continued on the subject lands? Farmed in family since 1938

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)	Portable
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	24 ft x 32 ft
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:

Proposed to be used as a dog kennel
with outside runways. Also whelping room
Feed room + entrance room

Mention the Agricultural zoning as well as
permitted the use of kennel

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)	potable
Setback from Front Lot Line	368 ft.
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	12 ft.

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? November 1 / 1993

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:

Agricultural

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

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

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

My Dad (Ephraim D.M. Martyn) had a minor Variance to build an addition to the house in 1992

I do not know the file # & status.

n.r.m.

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

I, _____ hereby authorize _____

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

Dated at the _____ of _____ this _____ day
of _____, 20____.

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, URIAS W 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..

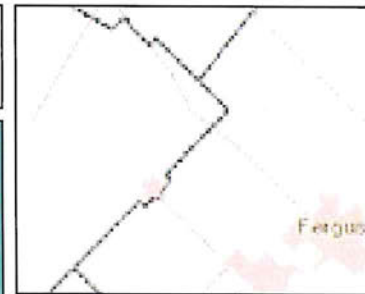
DECLARED before me at the TOWNSHIP of MAPLETON in the COUNTY
(Township/City) (County/Region)
of WELLINGTON, this 9th day of October, 2020

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

Urias W. Martin
Signature of Applicant (s)
(Owner or Authorized Agent)

Larry Wheeler
A Commissioner, etc

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



Legend

- WHPA_Overlay
- Mapleton Zoning Special Polic
- Mapleton Zoning Special Floor
- Mapleton Zoning
- Zone
- Natural Environment/Floodway
- Municipal Offices
- OPP Stations
- Hospitals
- Fire Stations
- Information Centres
- Schools
- Post Offices
- Arenas
- Community Centres
- Curling Rinks
- Libraries
- Museums
- Park Parking Lots
- County Garages
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Railways

0.1 0 0.03 0.1 Kilometers

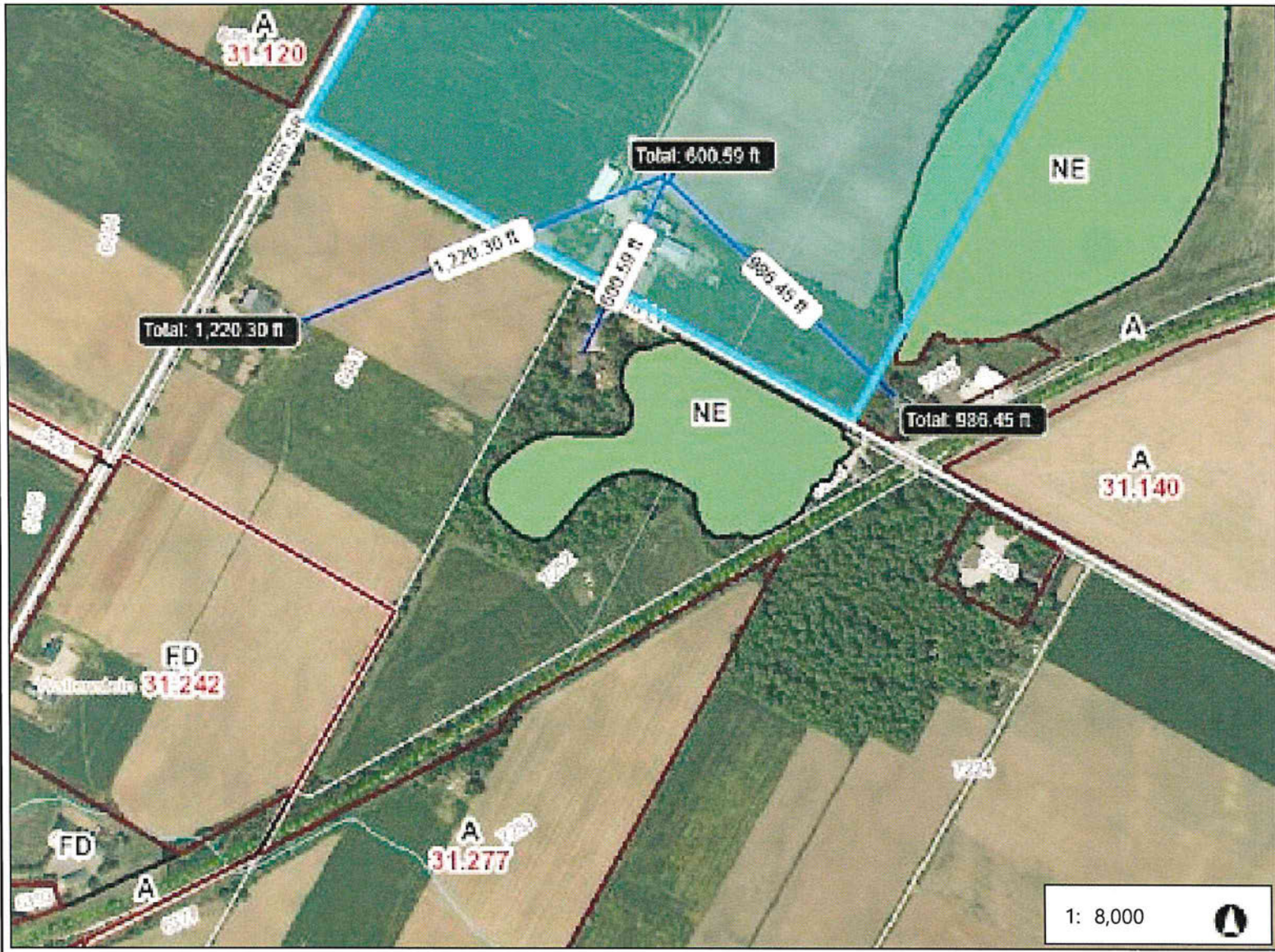
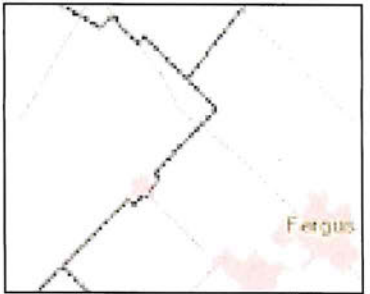
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

233200000114700000
MARTIN URIAS W
7253 Blind LI
Mapleton
CON 2 S PT LOT 19



Legend

- WHPA_Overlay
- Mapleton Zoning Special Polic
- Mapleton Zoning Special Floor
- Mapleton Zoning
- Zone
- Natural Environment/Floodway
- Municipal Offices
- OPP Stations
- Hospitals
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- Park Parking Lots
- County Garages
- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Railways

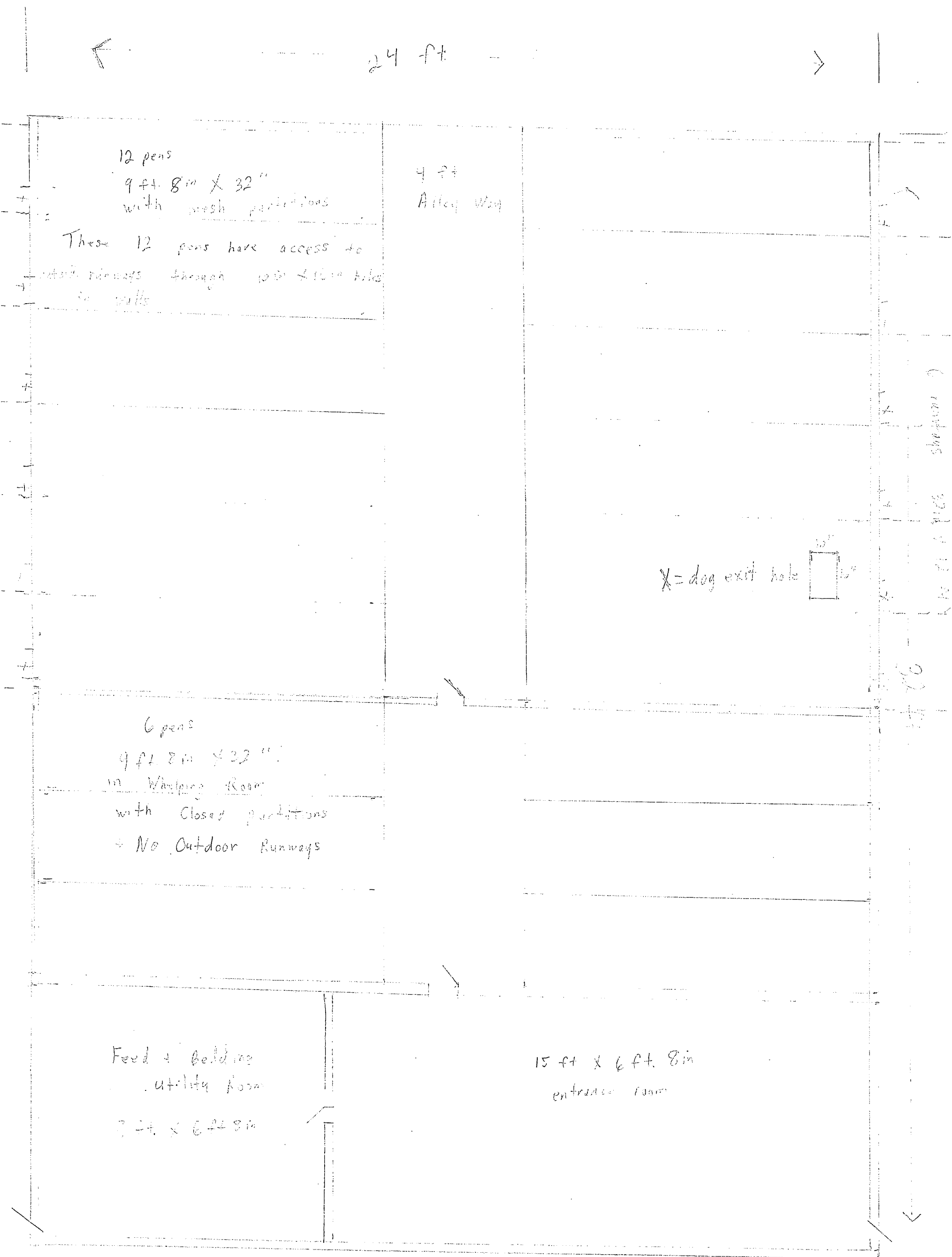


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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes

2332000001147000000
 MARTIN URIAS W
 7253 Blind LI
 Mapleton
 CON 2 S PT LOT 19



Outside runways are on a slab of concrete 16 ft by 12 ft x 4 in thick with 10mm rebar every 4 ft both ways, making 6 runways 32 in x 12 ft. divided by mesh slabs. This is done on both sides of the building.

RE: ZBA 2020-11 Urias & Selema Martin - Kennel Application

Rick Richardson <RRichardson@mapleton.ca>

Wed 10/21/2020 3:58 PM

To: Michelle Brown <MBrown@Mapleton.ca>

Michelle,

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   

ZBA2020-11 Urias & Selema MArtin

Patty Wright <PWright@mapleton.ca>

Fri 10/23/2020 8:17 AM

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

Building department comments

The application is subject to site plan control. The proposed location of the kennel meets the setback requirements of the Keeping of Dogs By-law 2019-034. A buffer will be required and will be part of the site plan control agreement. The building department has no concerns with this application.



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   

RE: ZBA 2020-11 Urias & Selema Martin - Kennel Application

Sam Mattina <SMattina@mapleton.ca>

Mon 10/26/2020 10:21 AM

To: Michelle Brown <MBrown@Mapleton.ca>

Cc: Larry Wheeler <LWheeler@mapleton.ca>

Hi Michelle;

No concerns from a Public Works perspective.

Sam Mattina

Township of Mapleton

Director of Public Works

RE: ZBA 2020-11 Urias & Selema Martin - Kennel Application

Source Water <sourcewater@centrewellington.ca>

Mon 10/26/2020 12:29 PM

To: Michelle Brown <MBrown@Mapleton.ca>

Cc: Larry Wheeler <LWheeler@mapleton.ca>; Source Water <sourcewater@centrewellington.ca>

 1 attachments (584 KB)

WHPA_Map_BlindLine_7253.pdf;

Hi Michelle,

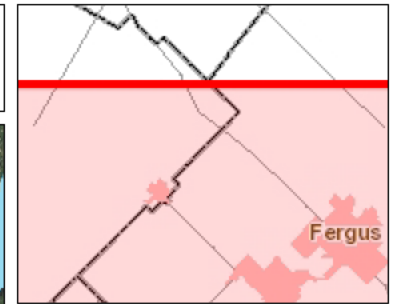
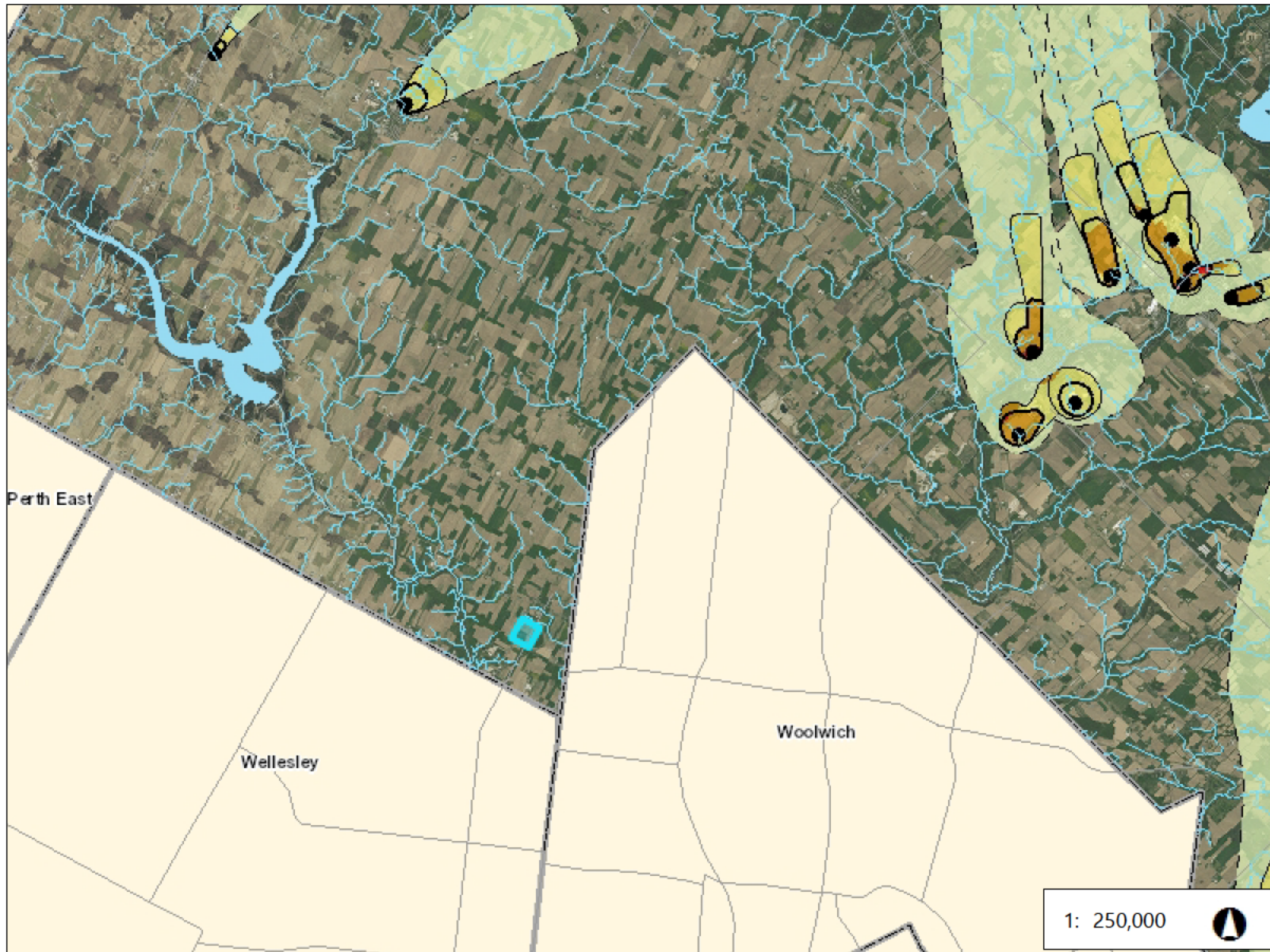
Thank you for providing the above referenced application for review. Since this property is **not** located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), the application can be screened out and it does not require a Section 59 notice under the *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, NOB 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800



Legend

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

1: 250,000

12.7 0 6.35 12.7 Kilometers

Notes



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

DATE: October 30, 2020 **YOUR FILE:** ZBA2020-11
GRCA FILE: ZBA2020-11 – 7253 Blind Line

RE: Zoning By-law Amendment ZBA2020-11
7253 Blind Line, Township of Mapleton
Urias and Selema Martin

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 wetland and the regulated allowance adjacent to the wetland.

2. Legislative/Policy Requirements and Implications:

The subject lands contain woodland and wetland features that are part of the Greenlands System outlined in the County of Wellington Official Plan (2019). The proposed development is located outside of the features noted above and GRCA staff do not anticipate any negative impacts on these features as a result of this application. It is our further understanding that the zoning for the portion of the property within the NE Zone will not be altered.

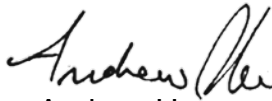
Due to the presence of the above-noted features, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area 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. Urias and Selema Martin – 7253 Blind Line, R.R.#4 Elmira, ON N3B 2Z3

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

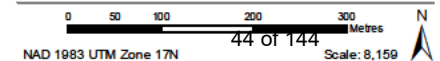


Legend

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

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

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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

REVISED CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B67-20 PREPARED ON NOVEMBER 4, 2020

APPLICANT

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

LOCATION OF SUBJECT LANDS

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

RECOMMENDATION:

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

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

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

BACKGROUND:

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

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

Clerk's Department Staff confirmed the following:

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

The following staff comments were received:

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

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Mattieu Daoust, revised planning report dated November 3, 2020

Prepared by
Larry Wheeler
Municipal Clerk

Reviewed by
Manny Baron
C.A.O.

Attach A – Planner comments dated November 3, 2020
Attach B – Application B67-20
Attach C – Fire Department comments dated September 25, 2020
Attach D – Building Department comments dated October 5, 2020
Attach E – Public Works Department comments dated October 7, 2020



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

PRELIMINARY PLANNING OPINION: This application would sever a 0.92 ha (2.27 ac) vacant parcel to merge with the neighboring 1.2 ha (2.96 ac) industrial parcel (OK Tire). The applicant has indicated that the purpose of the lot line adjustment is to expand the tire storage and parking for the existing use. A vacant 32.9 ha (81.3 ac) parcel currently under cultivation would be retained.

If approved, the resultant parcel will be 2.12 ha (5.24 ac) with 127.6 m (418.6 ft) of frontage on McGivern St. The proposed merged parcel would occupy approximately 52% of Moorefield’s Highway Commercial area with frontage on McGivern St. The intent of the Highway Commercial designation is to provide commercial services to the travelling public. In addition, Moorefield has considerable designated undeveloped land. In the near future the influx of residential growth will require a balance of commercial growth which would ideally be located along the main artery of Moorefield being McGivern St. Industrial storage/parking would not be the highest and best use. The Highway Commercial seeks to accommodate to the travelling public with uses including but not limited to: furniture stores, liquor/beer store, motels, restaurants (subject to the provisions of the Zoning By-law).

Planning staff would recommend refusal of the application as it does not reflect good land use planning.

Should this application be approved the following conditions should apply:

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

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

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The lands subject to the severance are designated Highway Commercial and Industrial and is within the Moorefield Urban Centre. The proposed severed lot is designated Highway Commercial and a small portion of the lot at the rear is designated Industrial.

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

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

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

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

BACKGROUND INFORMATION: In 2017, a consent was granted for a 1.2 ha (2.97 ac) parcel to be used for retail sales, and repair of car, truck and farm equipment (OK Tire) as well as tire storage. The proposal was for a larger lot which was configured in such a way that there was



significant frontage on McGivern St. Planning staff had extensive discussions with the applicant pertaining to lot area and frontage. In addition to the expansive lot there was some concerns with the Official Plan conformity with the Highway Commercial designation. An agreement was ultimately reached to limit the site to 1.2 ha (2.97 ac) and configure the lot to significantly reduce frontage on McGivern St. Also as a condition of the severance, the applicant sought zoning relief on the subject lands. A site specific zoning was approved on the subject lands to permit the tire business, with exemptions related to various setbacks, parking and loading requirements.

SITE VISIT INFORMATION: Staff have visited the sited and photographed the site on November 6th, 2020.

Matthieu Daoust, RPP MCIP
Planner
November 3, 2020

October 22, 2020

NOTICE OF A REVISED APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

REVISED APPLICATION SUBMITTED ON: October 22, 2020

FILE NO. B67-20

APPLICANT

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

LOCATION OF SUBJECT LANDS

Township of Mapleton (Moorefield)
Part Lot 10
Concession 9

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

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

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

November 10, 2020

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

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

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

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

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

MAILED TO:

Local Municipality – Mapleton County Planning Conservation Authority - GRCA

County Engineering Source Water Protection

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

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

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION B

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

File No. B67-20

Accepted as Complete on: Sept 3/20

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

SECTION B: Parcel from which land is being transferred

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

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

Phone No. _____

Email: _____

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

Phone No. _____

Email: _____

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

Jeff Buisman of Van Harten Surveying Inc.

423 Woolwich Street, Guelph, ON, N1H 3X3

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

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

(d) All Communication to be directed to:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER []

APPLICANT []

AGENT [X]

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

Conveyance to effect an addition to a lot

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

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

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

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

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

Concession **9**

Lot No. **Part of Lot 10**

Registered Plan No.

Lot No.

Reference Plan No.

Part No.

Civic Address **12 McGivern Street, Moorefield**

(b) When was property acquired: **October 2014**

Registered Instrument No. **WC418310**

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

Metric

Imperial

Frontage/Width **36.2 / 127.6 ±**

AREA

0.94 ha ±

Depth **168.7 ±**

Existing Use(s)

Field

Existing Buildings or structures: **None**

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

Type of access (Check appropriate space)

Existing

Proposed

Provincial Highway

Right-of-way

County Road

Private road

Municipal road, maintained year round

Crown access road

Municipal road, seasonally maintained

Water access

Easement

Other **Entrance on lands to be added to**

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other (specify): **On lands to be added to**

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

Municipally owned and operated sanitary sewers

Septic Tank individual communal

Pit Privy

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

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

Metric

Imperial

Frontage/Width **250.6 & 103.8 / 891 ±**

AREA

32.8 ha ±

Depth **444 ±**

Existing Use(s)

Agricultural

Existing Buildings or structures: **None**

Proposed Uses (s): **No Change**

Type of access (Check appropriate space)

Existing []

Proposed [X]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A separate severance application is also being applied for simultaneously

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

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

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

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

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

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

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

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

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

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

Proposal:

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

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

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

Lot Line Adjustment No. 1:

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

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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

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

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

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

Severance No. 2:

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

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

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

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

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

Justification:

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

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



LAND SURVEYORS and ENGINEERS

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

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

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

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

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read "Jeffrey E. Buisman". The signature is written in a cursive, flowing style.

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

cc Bill Van Andel
cc Lloyd Brubacher, OK Tire

www.vanharten.com

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

34. Source Water Protection Plan

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

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

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

YES NO

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

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

None

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

Please see covering letter.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

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

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

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

X [Signature] X [Signature]

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

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

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

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

This 2 day of Sept 20 20

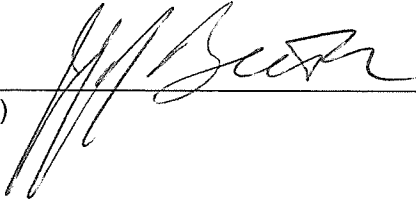
[Signature]
Commissioner of Oaths

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

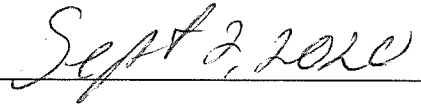
APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s)



Date



THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

Phone (519) 837-2600 Ext. 2160

APPLICATION FOR CONSENT

Ontario Planning Act

1. Approval Authority:

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

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

SECTION A

Fee Received: Sept 3/20

File No. 267-20

Accepted as Complete on: Sept 3/20

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

SECTION A: Parcel to which land is being added.

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

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

Phone No. **519-638-3413**

Email: **lloyd@moorefieldtire.ca**

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

Phone No. _____ Email: _____

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

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

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

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

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

3. Location of Land in the County of Wellington:

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

Concession **9**

Lot No. **Part of Lot 10**

Registered Plan No.

Lot No.

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

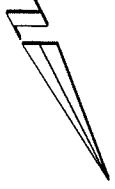
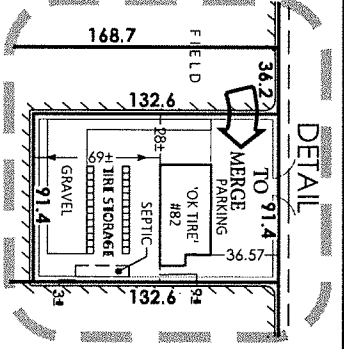
Part No. **1**

Civic Address **82 McGivern Street, Moorefield**

(b) When was property acquired: February 2018

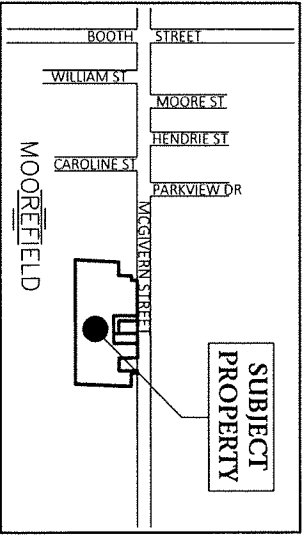
Registered Instrument No. **WC530264**

- ④ PIN 71473 - 0030
- ⑤ PIN 71473 - 0029
- ⑥ PIN 71473 - 0027
- ⑦ PIN 71473 - 0291
- ⑧ PIN 71473 - 0078
- ⑨ PIN 71473 - 0025
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SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 9
TOWNSHIP OF MAPLETON
COUNTY OF WELLINGTON

SCALE 1 : 4000
 VAN HARTEN SURVEYING INC.



NOTES:

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

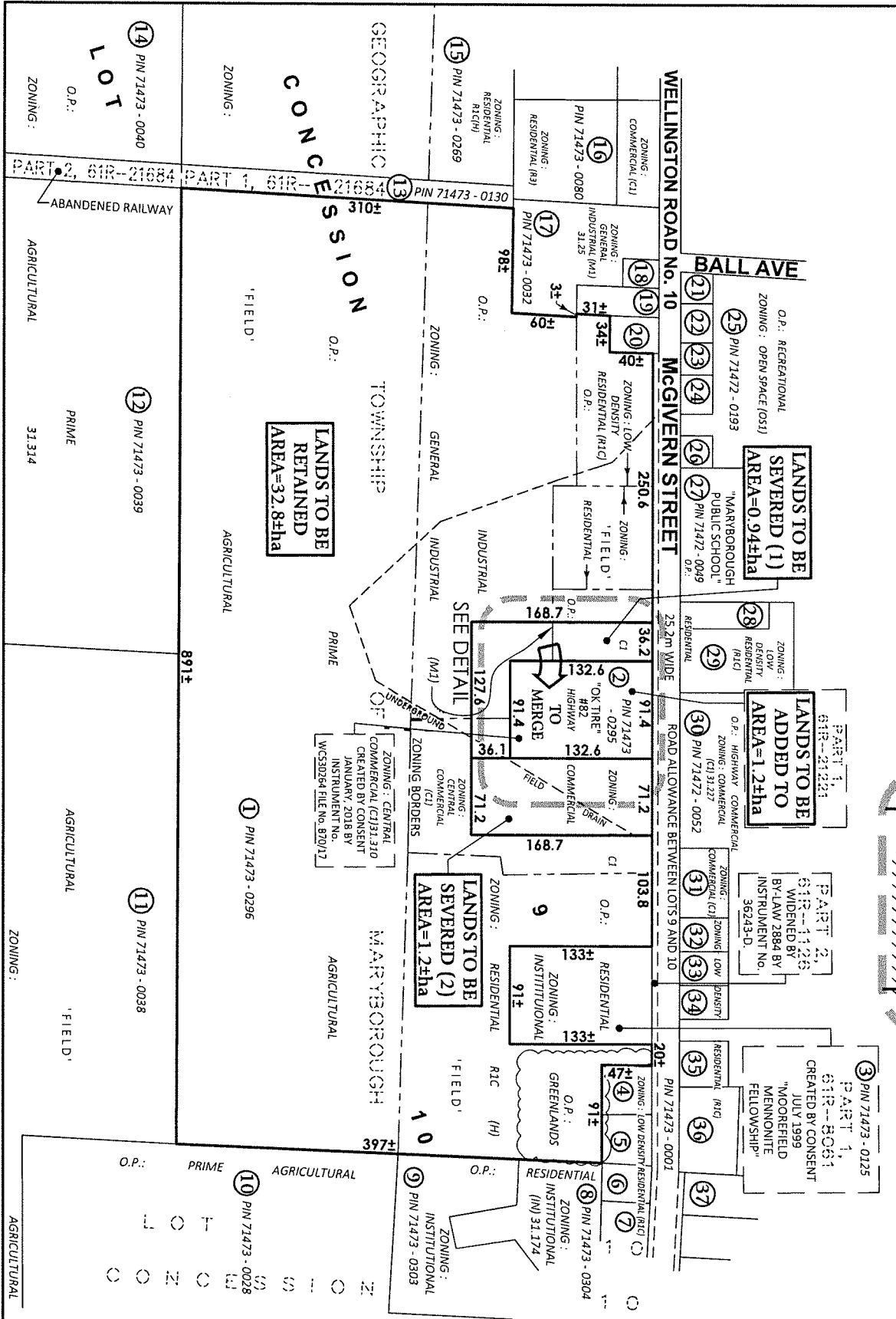
THIS SKETCH WAS PREPARED ON THE 2nd DAY OF SEPTEMBER, 2020
 UPDATED ON OCTOBER 20th, 2020

JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371
 Guelph Ph: 519-821-2763
 Orangeville Ph: 519-940-4110
 www.vanharten.com info@vanharten.com
 DRAWN BY: ARN CHECKED BY: JEB PROJECT NO: 28611-20
 Oct 20, 2020-12:33:40 PM
 G:\MARYBOROUGH\CON9\Lot 10\ACAD\SEV.LOT 10 (VANANDEL) 2 UTM.dwg



B67-20 Lot Line Adjustment Van Andel

Patty Wright <PWright@mapleton.ca>

Mon 10/5/2020 1:52 PM

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

Zoning Comments

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



Patty Wright CBCO, CPSO, CMM III
Chief Building Official

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

www.mapleton.ca



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

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 2:36 PM

To: Michelle Brown <MBrown@Mapleton.ca>

From: Rick Richardson <RRichardson@mapleton.ca>

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

To: Michelle Brown <MBrown@Mapleton.ca>

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

The Fire department have no issues with this severance.



Rick Richardson
Fire Chief

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

www.mapleton.ca   

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

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 1:26 PM

To: Michelle Brown <MBrown@Mapleton.ca>

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

Hi Michelle;

No issues from a Public Works perspective.

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

REVISED CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B68-20 PREPARED ON November 4, 2020

APPLICANT

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

LOCATION OF SUBJECT LANDS

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

RECOMMENDATION:

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

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

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

BACKGROUND:

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

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

Clerk's Department Staff confirmed the following:

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

The following staff comments were received:

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

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Mattieu Daoust, revised planning report on November 4, 2020.

Prepared by
Larry Wheeler
Municipal Clerk

Reviewed by
Manny Baron
C.A.O.

Attach A – Planner comments dated November 4, 2020
Attach B – Application B68-20
Attach C – Fire Department comments dated September 25, 2020
Attach D – Building Department comments dated October 5, 2020
Attach E – Public Works Department comments dated October 7, 2020



Application	B68/20
Location	Part Lot 10, Concession 9 TOWNSHIP OF MAPLETON
Applicant/Owner	Willem & Louise Van Andel

PRELIMINARY PLANNING OPINION: This application would sever a 1.2 ha (2.96 ac) vacant parcel. The applicant has indicated that the purpose of the severance is to locate a kitchen cabinetry show room and manufacturing business, which is considered an industrial use. The applicant has indicated that their intention is to use a private septic system to facilitate the development until servicing capacity becomes available in Moorefield. A vacant 32.9 ha (81.3 ac) parcel would be retained.

Further consideration should be given to the location of the proposed use. The main street of most urban centres supports considerable volumes of traffic into and through the urban centre which often require goods and services such as automobile service, food and other items. The travelling public can best be served by providing appropriate commercial areas with access and visibility from this major road.

The applicant is seeking to sever a 1.2 ha (2.96 ac) parcel, planning staff recommend the parcel be reduced to 0.94 ha (2.33 ac) in size. The proposed size will align with the neighboring lot configuration. Planning staff have concerns about sterilizing the remaining lands for future development.

Option A - Staff recommend the severance occur on the vacant land west of 82 McGivern St (O.K Tire) and the proposed parcel be reduced to match the depth of the neighboring lot (Figure 1). This configuration would not require an Official Plan amendment given that approximately half the subject property would be located in an Industrial area. Furthermore, it would reduce the amount of Highway Commercial land with frontage on McGivern St.

Option B – The applicant’s original location, the vacant land east of 82 McGivern St (O.K Tire) (Figure 2). Should this location be preferred, staff recommend it should also be reduced to match the depth of the neighboring lot. This configuration may require an Official Plan amendment.

The Committee should be satisfied that this application is consistent with Provincial Policy, however it does not generally conform to the Official Plan and Zoning By-law, should this application be approved the following conditions should apply:

- a) That the severed parcel is rezoned to the satisfaction of the local municipality; and
- b) That Official Plan compliance for the severed lands is obtained to the satisfaction of the County of Wellington; and
- c) That driveway access can be provided to the severed lands to the satisfaction of the of the appropriate road authority; and
- d) That servicing is addressed to the satisfaction of the local municipality.

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

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

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

WELLINGTON COUNTY OFFICIAL PLAN: The lands subject to the severance are designated Highway Commercial and are located within the Moorefield Urban Centre.

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



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

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

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

Per the permitted uses in the Highway Commercial designation, manufacturing is not permitted. Manufacturing, fabrication and assembly establishments would be considered an Industrial use per Section 8.7.3 of the Plan. As a result, an Official Plan amendment may be required to permit the use of the property for a kitchen cabinetry show room and manufacturing business. Further consideration should be given to the location of the proposed use. The main street of most urban centres supports considerable volumes of traffic into and through the urban centre which often require goods and services such as automobile service, food and other items. The travelling public can best be served by providing appropriate commercial areas with access and visibility from this major road.

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

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

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

SITE VISIT INFORMATION: Staff have visited and photographed the site on November 6th 2020.

Matthieu Daoust, RPP MCIP
 Planner
 November 4, 2020



Figure 1/Option A. Staff recommendation for a severed parcel approx. 0.94 ha (2.33 ac) parcel.

Figure 2/Option B. Staff recommendation for a severed parcel approx. 0.94 ha (2.33 ac) parcel.

October 22, 2020

NOTICE OF A REVISED APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

REVISED APPLICATION SUBMITTED ON: October 22, 2020

FILE NO. B68-20

APPLICANT

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

LOCATION OF SUBJECT LANDS

Township of Mapleton (Moorefield)
Part Lot 10
Concession 9

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

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

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

November 10, 2020

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

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

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

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

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

MAILED TO:

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

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

1. Approval Authority:

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

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

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

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

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

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

Phone No. _____ Email: _____

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

Phone No. _____ Email: _____

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

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

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

(d) All Communication to be directed to:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

(e) Notice Cards Posted by:

REGISTERED OWNER [] APPLICANT [] AGENT [X]

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

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

To sever a parcel for commercial purposes.

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

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

Future owner is not known

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

Local Municipality: Township of Mapleton (Township of Maryborough)

Concession 9

Lot No. Part of Lot 10

Registered Plan No. _____

Lot No. _____

Reference Plan No. _____

Part No. _____

Civic Address 12 McGivern Street, Moorefield

(b) When was property acquired: October 2014

Registered Instrument No. WC418310

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 71.2 ±

AREA

1.2 ha ±

Depth 168.7 ±

Existing Use(s)

Field

Existing Buildings or structures: None

Proposed Uses (s): Future Commercial Development

Type of access (Check appropriate space)

Existing []

Proposed [X]

[] Provincial Highway

[] Right-of-way

[] County Road

[] Private road

[X] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[X] Municipally owned and operated piped water system

[] Well [] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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

Frontage/Width **136 & 175 / 891 ±** AREA **32.9 ha ±**

Depth **444 ±** Existing Use(s) **Agricultural**

Existing Buildings or structures: **None**

Proposed Uses (s): **No Change**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19. PREVIOUS USE INFORMATION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

Amendment Number(s): _____ File Number(s): _____

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

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

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

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

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

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

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

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

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

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

31. **Type of Farm Operation** conducted on these subject lands: **Cash Crop**
- Type: Dairy [X] Beef Cattle [] Swine [] Poultry [] Other [X]

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

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



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

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

Jeff.Buisman@vanharten.com

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

Attention: Ms. Deborah Turchet

Dear Ms. Turchet:

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

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

Proposal:

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

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

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

Lot Line Adjustment No. 1:

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

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

Elmira, ON:
519-669-5070

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

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

Collingwood, ON:
249-499-8359

www.vanharten.com

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

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

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

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

Severance No. 2:

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

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

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

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

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

Justification:

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

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



LAND SURVEYORS and ENGINEERS

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

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

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

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

Very truly yours,
Van Harten Surveying Inc.

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

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

cc Bill Van Andel
cc Lloyd Brubacher, OK Tire

www.vanharten.com

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

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

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

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

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

35. Source Water Protection Plan

Is the subject land within a Wellhead Protection Area, Issue Contributing Area, or Intake Protection Zone of a Source Protection Plan in effect? **YES [X] 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 [X]

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

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

Please see covering letter.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

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

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

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

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

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

APPLICANT'S DECLARATION

This must be completed by the Applicant for the proposed consent

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

City of Guelph In the County/Region of

Wellington Solemnly declare that all

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

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

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

DECLARED before me at the

City Of

Guelph In the

County/Region of Wellington

This 2 day of Sept 20 20

[Signature]
Commissioner of Oaths

County of Wellington

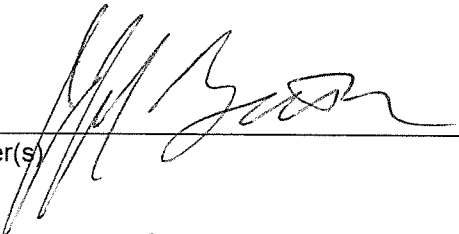
[Signature]
(Owner or Applicant)

(Owner or Applicant)

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

APPLICANT'S CONSENT (FREEDOM OF INFORMATION):

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

Signature of Owner(s) 

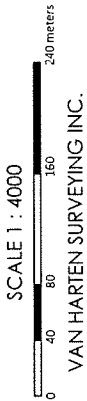
Date Sept 7, 2020

THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO:

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

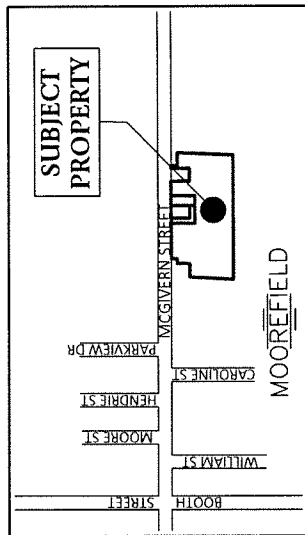
Phone (519) 837-2600 Ext. 2160

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



VAN HARTEN SURVEYING INC.

KEYMAP



NOTES:

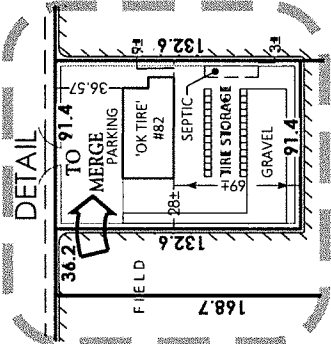
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED LOW DENSITY RESIDENTIAL (R1C) & R1C(H), CENTRAL COMMERCIAL (C1), GENERAL INDUSTRIAL (M1), AND AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF URBAN CENTRE,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

THIS SKETCH WAS PREPARED ON THE 2nd DAY OF SEPTEMBER, 2020
 UPDATED ON OCTOBER 20th, 2020

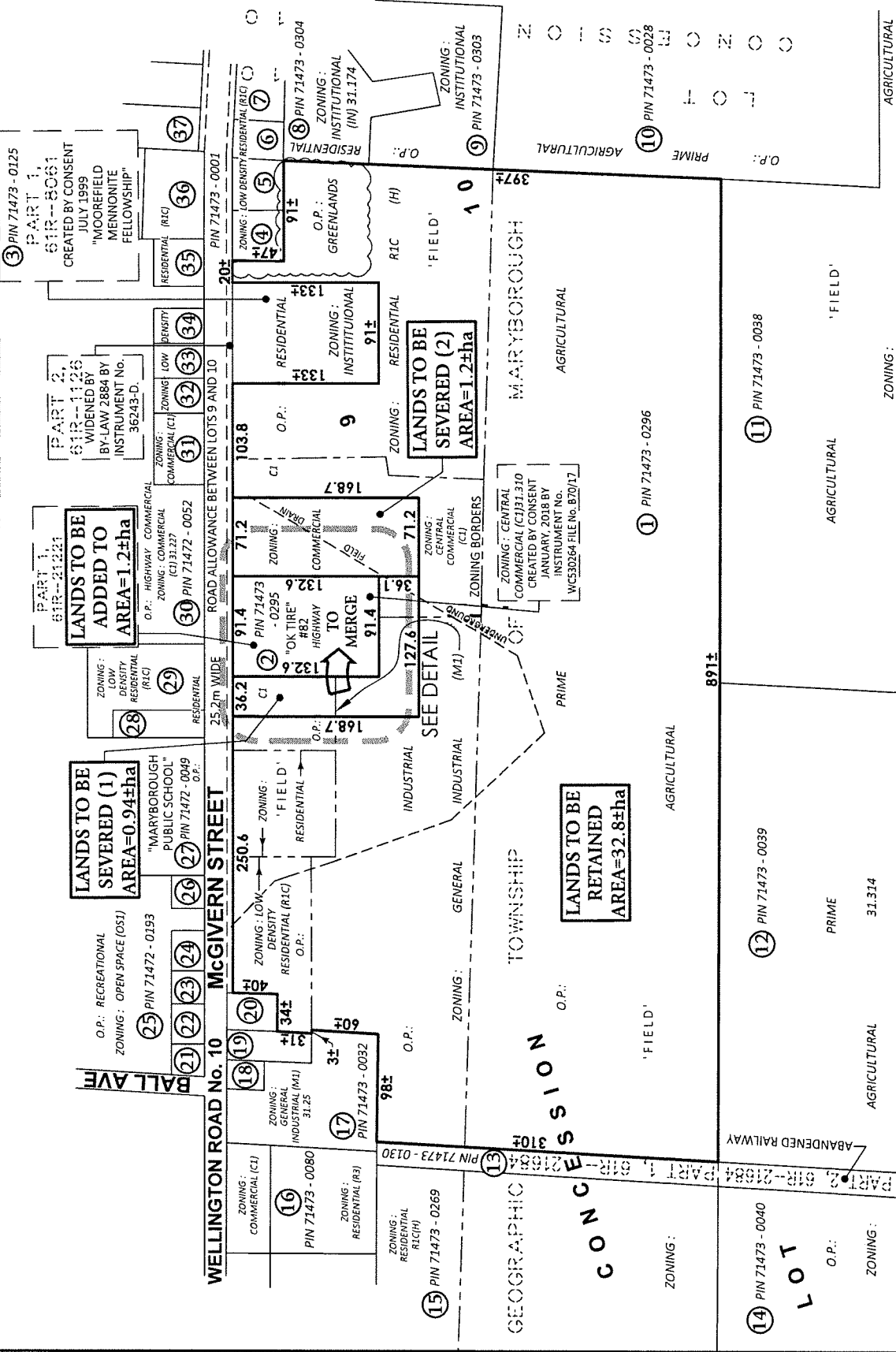
JEFFREY E. BUJISMAN
 ONTARIO LAND SURVEYOR



Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com	info@vanharten.com	
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 28611-20
OCT 20, 2020-12:33:40 PM		
G:\MARYBOROUGH\CON9\Lot 10\ACAD\SEV LOT 10 (VANANDEL) 2.UTM.dwg		



4 PIN 71473 - 0030	20 PIN 71473 - 0033	35 PIN 71472 - 0058
5 PIN 71473 - 0029	21 PIN 71472 - 0196	36 PIN 71472 - 0060
6 PIN 71473 - 0027	22 PIN 71472 - 0197	37 PIN 71472 - 0062
7 PIN 71473 - 0291	23 PIN 71472 - 0198	
18 PIN 71473 - 0078	24 PIN 71472 - 0199	
19 PIN 71473 - 0025	26 PIN 71472 - 0200	



B68-20 Severance Van Andel

Patty Wright <PWright@mapleton.ca>

Mon 10/5/2020 1:52 PM

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

Zoning comments

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



Patty Wright CBCO, CPSO, CMM III
Chief Building Official

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

www.mapleton.ca   

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

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 2:48 PM

To: Michelle Brown <MBrown@Mapleton.ca>

From: Rick Richardson <RRichardson@mapleton.ca>

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

To: Michelle Brown <MBrown@Mapleton.ca>

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

The Fire department have no issues with this severance.



Rick Richardson
Fire Chief

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

www.mapleton.ca



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

Michelle Brown <MBrown@Mapleton.ca>

Thu 10/8/2020 1:26 PM

To: Michelle Brown <MBrown@Mapleton.ca>

From: Sam Mattina <SMattina@mapleton.ca>

Sent: Wednesday, October 7, 2020 7:30 PM

To: Michelle Brown <MBrown@Mapleton.ca>; Manny Baron <mbaron@mapleton.ca>; Patty Wright <PWright@mapleton.ca>; John Morrison <jmorrison@mapleton.ca>; Rick Richardson <RRichardson@mapleton.ca>

Cc: Jim Grose <JGrose@mapleton.ca>; Mohammad Ammad <MAmmad@mapleton.ca>; Kyle Davis <KDavis@centrewellington.ca>

Subject: RE: Consent Application File No.: B67-20 Lot Line Adjustment & B68-20 Severance

Hi Michelle;

No issues from a Public Works perspective.



Sam Mattina C.E.T., CMM III
Director of Public Works

Township of Mapleton
7275 Sideroad 16, Drayton, ON
519.638.3313 x 041

www.mapleton.ca   



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: November 4, 2020
TO: Manny Barron, C.A.O.
Township of Mapleton
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Activa Holdings Inc.**
Maple Street, Drayton
Lots 19 & 20, Plan 61M-234
Part Lot Control Exemption (PLC2020-01)

The purpose of this proposed Part Lot Control exemption is to permit the division of Lots 19 and 20 in the Activa Holdings Inc. subdivision (61M-234) on Maple Street in Drayton, into 4 semi-detached residential lots. The semi-detached dwellings are under construction. A location map is shown below:



Figure 1. Location map showing proposed lots (Source: County of Wellington, 2015)

The subject lands are designated Residential in the Official Plan and are zoned Residential R2. The resultant lots have sufficient lot area and frontage to meet the requirements of the zoning by-law. Under the Residential (R2) Zone for semi-detached residential dwellings, the minimum lot area requirement is 550 m² (5,930.3 ft²), and the minimum lot frontage is 18.0 m (59 ft.).

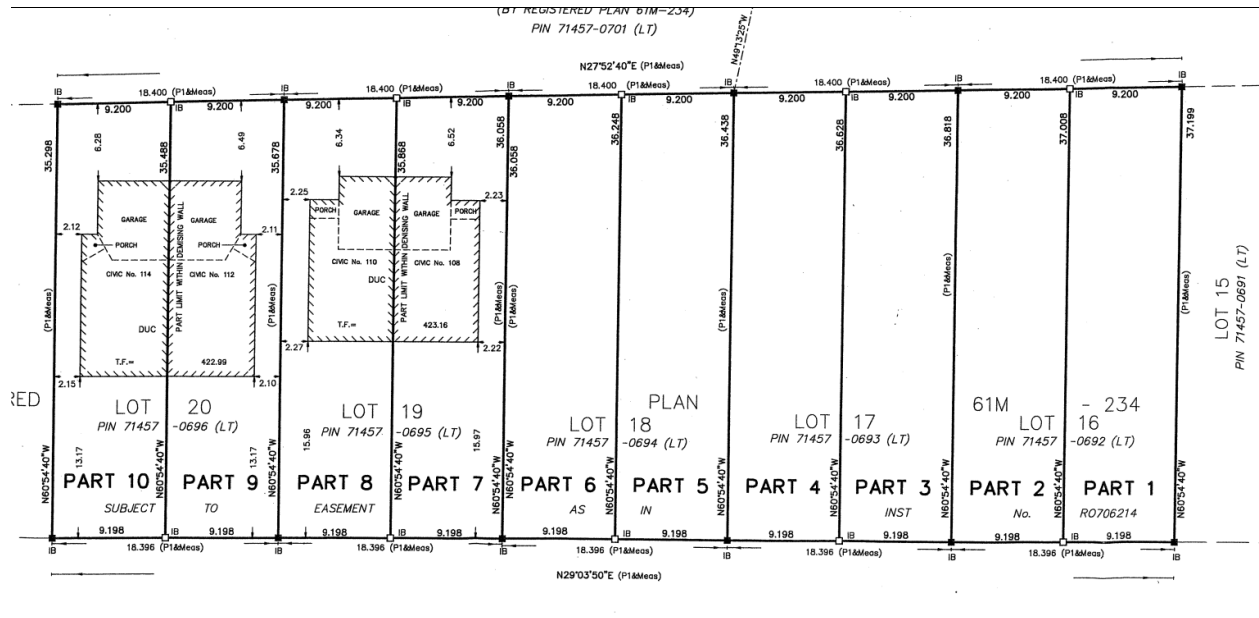


Figure 2: Draft Reference Plan (Source: BSR&D, 2020)

The proposed division of land is consistent with Provincial Policy and would conform to the applicable policies of the County Official Plan.

The full description of the parcels and corresponding by-law is attached for Councils consideration. Once the By-law is approved by Council it will be forwarded to the County for registration.

Respectfully submitted
 County of Wellington Planning and Development Department


 Michelle Innocente, RPP
 Senior Planner

What is Part Lot Control

Once a plan of subdivision has been approved under the Planning Act and registered, landowner may sell any complete lot or block on that registered plan. However, the landowner may not sell a part or piece of the lot or block without further consent under the Planning Act. This is referred to as part lot control and has the effect of preventing any division of land in a registered plan without further approvals.

What are the Effects of Removing Part Lot Control

The Planning Act permits a municipality to pass a by-law to remove part lot control from all or part of a registered plan of subdivision. Such a by-law would have the effect of allowing the conveyance of a portion of a lot without requiring the approval of the Land Division Committee. In other words, by lifting part lot control, certain desirable transactions or changes to a plan of subdivision can be allowed to occur expeditiously. Part lot control can be removed only from plans of subdivision which are registered plans within the meaning of the Planning Act.

A property owner may sell a whole lot or block within a registered plan of subdivision, even though the landowner may own abutting lots. Section 50(28) of the Planning Act, R.S.O. 1990, c.P13, requires that part of a lot on a registered plan of subdivision cannot be transferred without the approval of the municipality. Part-lot control has the effect of preventing the division of land in a registered plan, other than that allowed for in the approved plan of subdivision, without further approvals.

When is exempting land from part-lot control appropriate

1. Exemption from part-lot control is appropriate when a number of land transactions are involved, but the resulting changes will not affect the nature or character of the subdivision. For example, exemption from part-lot control is commonly used to facilitate the development of industrial subdivisions, where large blocks are further subdivided to accommodate the needs of purchasers. Often in such plans, large blocks of land are registered before any industries have bought land in the subdivision. Since industries have different land use requirements, it is common to find that the proposed lotting does not meet their specific requirements. Approval of some lot changes may be obtained through the Consent (Land Division Committee), however, it may be more appropriate for the municipality to remove part lot control from all or part of the industrial subdivision.
2. Exemption from part-lot control is also used for semi-detached and townhouse developments since individual semi-detached or townhouse lots are not normally indicated on a registered plan of subdivision. This approach is used because of the difficulty the builder would have in ensuring that the common centre wall between two dwelling units was constructed exactly on the property line. Once the foundation is constructed the precise dividing line for the lots can be determined. Reference plans can then be prepared by an Ontario Land Surveyor to describe the property belonging to each unit.

By removing part lot control, the municipality would allow the sale of the individual semi-detached or townhouse lots without consent even though such lots would constitute only parts of lots or blocks on the registered plan. The reference plan description of the relevant part of the lot would be included in the deed which would be registered when the land was sold as part of the legal land transaction. When all properties had been sold and the deeds registered, the part lot control by-law could then be repealed or in this case the by-law will automatically expire. The new part lots could subsequently be resold provided that they were in separate ownership.

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

DRAFT BY-LAW NUMBER 2020-074

Being a by-law to remove Part Lot Control from Lots 19 & 20, Plan 61M-234, Maple Street, Drayton, Township of Mapleton, pursuant to *Section 50 (7.1) of the Planning Act, R.S.O. 1990, as amended.*

WHEREAS The Corporation of the Township of Mapleton has received a request from the owner of land, described as Lots 19 & 20, Plan 61M-234, Maple Street, Drayton, Township of Mapleton, to remove part lot control restrictions pursuant to *Section 50, Subsection 7, 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. The lands being described as Lots 19 & 20, on Reference Plan 61M-234 in the Township of Mapleton, in the County of Wellington and Province of Ontario, are designated as being exempt from Part Lot Control and *Section 50, Subsection 5 of the Planning Act, R.S.O. 1990, as amended*, shall not apply to such lands during the effective period of this by-law.
2. The Clerk is hereby authorized to and directed to make application to the County of Wellington for approval of this By-law.
3. This by-law shall come into force and effect:
 - a) upon written approval from the County of Wellington pursuant to *Section 50(7.1) of the Planning Act.*
 - b) upon registration of the by-law at the Land Registry Office for the County of Wellington.
4. This by-law shall expire two years after receiving final approval by the County of Wellington, as provided for in *Section 50, Subsection 7.1 of the Planning Act, R.S.O. 1990, as amended.*

READ a first, second and third time this 10th day of November 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

September 3, 2020

Project No.: 19-14-019

Township of Mapleton
7275 Side Rd 16
Drayton, Ontario
N0G 1P0

ATTENTION: Larry Wheeler – Deputy Clerk

Dear Larry:

**Re: Mapleton File No. PLC2020/01
Lots 16, 17, 18, 19, & 20, Registered Plan 61M-234,
TOWNSHIP OF MAPLETON**

We are representing the interest of Activa Holdings Inc. and Sunlight Heritage Homes in this application for Part Lot Control Exemption.

Please find the enclosed following in support of the application:

1. A cheque payable to the Township of Mapleton for the application fee for \$1,500.00 and a cheque payable to the County of Wellington for their application fee for \$1,920.00.
2. Two (2) copies of the completed application form.
3. Five (5) copies of a draft Reference Plan of survey.

Please feel free to contact me, if you have any questions about the application.

Sincerely,

BLACK, SHOEMAKER, ROBINSON & DONALDSON LIMITED

A wholly owned subsidiary of J. D. Barnes Ltd.



Kerry F. Hillis, B.Sc., O.L.S., O.L.I.P.

PART LOT CONTROL EXEMPTION BY-LAW APPLICATION FORM

COUNTY OFFICE USE ONLY

COUNTY FILE NUMBER: _____
Fee Received: \$ _____
Date Received (Completed): _____

LOCAL OFFICE USE ONLY

LOCAL FILE NUMBER: PLC 2020-01
Amount Paid: \$ \$1500.-
Date Fee Received: Sept 2/2020

1. TYPE and PURPOSE of APPLICATION:

- a) Reconfiguration of lots/blocks on registered plan or subdivision.
 Creation of townhouse lots
 Creation of semi-detached lots
Date and Number of Registered Plan GIM-234 - Jan. 2/20. or Subdivision File Number _____.

- b) Reconfiguration of lots/blocks on registered plan or subdivision.
 Creation of commercial lots
 Creation of industrial lots
Date and Number of Registered Plan _____ or Subdivision File Number _____.

2. APPLICANT INFORMATION:

a) **Registered Owner's Name:** Activa Holdings Inc.
Address: 55 Columbia St. East, Suite 1, Waterloo N2J 4N7
Phone: (519) 886-9400 Fax: (519) 886-8955 Email _____

b) **Applicant (Agent) Name:** Kerry Hillis, BSR&D Limited
Address: 257 Woodlawn Road West, Unit 101 Guelph N1H 8J1
Phone: (519) 822-4031 Fax: (519) 822-1220 Email khillis@ldbarnes.com

c) **Surveyor Name:** Kerry Hillis, BSR&D Limited
Address: 257 Woodlawn Road West Unit 101 Guelph N1H 8J1
Phone: (519) 822-4031 Fax: (519) 822-1220 Email khillis@ldbarnes.com

3. PROVIDE A DESCRIPTION OF THE SUBJECT PROPERTY:

a) Lot(s) Block(s) 164020 Registered Plan # GIM-234 Subdivision File # _____
Municipal Address (if applicable) Maple Street

- b) **Are there any easements, restrictive covenants affecting the subject lands?** YES NO
 If YES, supply a copy of such documents or provide a brief description of registered instrument number(s).

Instrument RO 706 214 - Easement in favour of the municipality for storm sewers etc.

- c) Current number of Lots 5 Proposed number of Lots after approval of By-law 10

4. PROPOSED LAND USE and DEVELOPMENT:

What is the current Official Plan Designation? Residential

What is current Zoning Category? R-2

Does proposal comply with present zoning? YES NO

Proposed Use: Semi detach - Freehold homes

5. ADDITIONAL INFORMATION:

- | | | |
|--|---|-----------------------------|
| a) Has a site plan agreement been entered into? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| b) Is the draft reference plan consistent with the approved site plan? | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| c) Has a building permit been issued? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |
| d) Is the proposed development under construction? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |

6. SERVICING INFORMATION:

- a) WATER SUPPLY: Municipal Other _____
- b) SEWAGE DISPOSAL: Municipal Other _____
- c) STORM DRAINAGE: Storm Sewers Other _____
- d) ROAD ACCESS: Provincial County Local Other _____

7. STATUS OF OTHER PLANNING RELATED APPLICATIONS:

- 7.1 Is the subject land the subject of any other planning applications (e.g. consent application, minor variance, zoning amendment, site plan approval)?

YES NO If YES, please provide some details, e.g. file no., status of application

8. UNDERTAKING REGARDING REFERENCE PLAN

I (we) Kerry F Hillis the applicants(s) do hereby undertake to provide to the County of Wellington a full copy of the deposited reference plan(s) which will be used in the conveyancing of the parcels which are created as the result of the final approval of a Part-Lot Control Exemption By-law which may become applicable to the subject lands of this application.

Dated: August 25 2020

Signature: [Signature]

9. OWNER'S AUTHORIZATION (If an agent is employed, the registered owner(s) must complete the following:

I, (we) Activa Holdings Inc.

being the registered owner(s) of the subject lands, hereby authorize Kerry F Hillis

BSR's D Limited to prepare and submit an application for part lot control exemption by-law.

Owner's Signature: [Signature], ASO x Date: 2-SEPT-2020

NOTE: **I HAVE AUTHORITY TO BIND THE CORPORATION** If the Owner is an incorporated company, the company seal shall be applied. If there is no company seal, a statement of authority to bind is required.

10. DECLARATION: (This must be signed in the presence of a Commissioner)

I, (we) Kerry F Hillis of the City

of Guelph in the

County/Region of Wellington solemnly declare that all the 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**

Signature of Owner of Authorized Agent [Signature]

DECLARED before me at the City of Guelph

In the County/Region of Wellington

This 2nd day of September 20 20.

Signature of Commissioner [Signature]

Printed Name of Commissioner Nancy Corinne Shoemaker, a Commissioner, etc.,
Province of Ontario, for Black, Shoemaker,
Robinson & Donaldson Limited.

11. 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,

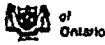
I, Kerry F Hillis

the Owner/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, consultants and solicitors, will be part of the public record and will also be available to the general public.

Signature of Owner/Applicant KF Hillis

Date: Sept. 2/20

**THIS APPLICATION PACKAGE IS TO BE SUBMITTED TO
YOUR LOCAL MUNICIPAL OFFICE**



Transfer/Deed of Land

Form 1 - Land Registration Reform Act, 1984

A

FOR OFFICE USE ONLY	706214	CERTIFICATE OF REGISTRATION WELLINGTON (B) QUELPH	*94 JAN 4 PM 2 45	ALVIN J. GIBERT LAND REGISTRATION REGISTRAR
	(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/>		(2) Page 1 of 3 pages MC	
	(3) Property Identifier(s) Block Property		Additional See Schedule <input type="checkbox"/>	
	(4) Consideration NIL Dollars \$			

(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/>	(7) Interest/Estate Transferred 66 2/3%
Part of Lot 1, Concession 10, (formerly Township of Peel) in the Village of Drayton County of Wellington designated as Part 1, reference Plan 60R-3256 save and except parts 1 and 2 Plan 60R-3a57	

(6) This Document Contains (a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/>	(7) Interest/Estate Transferred 66 2/3%
(8) Transferor(s) The transferor hereby transfers the land to the transferee and covenants that the transferee shall use the land for the purposes set out in the description of the land.		
Name(s) DRAYTON HEIGHTS LTD.	per: <i>Earl Baechter</i> Earl Baechter Secretary	Date of Signature 1993 12 29
I have authority to bind the Corporation.		

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction	Signature(s)	Date of Signature Y M D

(10) Transferor(s) Address for Service	120 St. Anne Ave., St. Agatha NOB 2L0
--	---------------------------------------

(11) Transferee(s)	Date of Birth Y M D
THE CORPORATION OF THE VILLAGE OF DRAYTON	

(12) Transferee(s) Address for Service	P.O. Box 160, Drayton, Ontario N0G 1P0
--	--

Planning Act - OPTIONAL Solicitor Statement by Solicitor for Transferee(s) Made in Conformity	(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.	Signature	Date of Signature Y M D
	(14) Solicitor for Transferee(s) I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.	Signature	Date of Signature Y M D
	Name and Address of Solicitor	Signature	Date of Signature Y M D
	Name and Address of Solicitor	Signature	Date of Signature Y M D

(15) Assessment Roll Number of Property	Cty. Mun. Map Sub Par	not assigned
---	-----------------------	--------------

(16) Municipal Address of Property	(17) Document Prepared by:	FOR OFFICE USE ONLY	Fees and Tax	
NOT ASSIGNED	JAIROS H. MAUS Barrister & Solicitor 48 George Street North P.O. Box 844 Cambridge, Ontario N1R 5X9		Registration Fee	50-
			Land Transfer Tax	137
			Total	50-

SCHEDULE

GRANT OF EASEMENT

over lands described as

Village of Drayton, County of Wellington

designated as part 1, reference plan 60R-3256 save and except those lands designated as parts 1 and 2, reference plan 60R-3257

in favour of the Corporation of the Village of Drayton

for the Corporation of the Village of Drayton, its agents, servants or employees

for the construction, maintenance, installation and repair of a storm water management pond or reservoir and underground or surface water course or sewer including the right to travel over the said lands for the purposes of inspection, repair, maintenance and installation of the said pond, reservoir, water course or sewer.

Affidavit of Residence and of Value of the Consideration Form 1 - Land Transfer Tax Act

Part of Lot 1, Concession 10, formerly Township of Peel) in the Village of Drayton, in the County of Wellington, designated as Part 1, Reference Plan 60R-3256 and except parcel 2 on 60R-3257

TO THE CORPORATION OF THE VILLAGE OF DRAYTON
JAIROS MAUS

MAKE OATH AND SAY THAT:

- I am (please check one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 1)
(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
(b) A trustee named in the above-described conveyance to whom the land is being conveyed;
(c) A transferee named in the above-described conveyance;
(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s)) THE CORPORATION OF THE VILLAGE OF DRAYTON

- 2. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).
I have read and considered the definition of "single family residence" set out in clause 1(1)(j) of the Act. The land conveyed in the above-described conveyance
(a) contains at least one and not more than two single family residences.
(b) does not contain a single family residence.
(c) contains more than two single family residences.
3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) NONE

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:
(a) Monies paid or to be paid in cash \$ NIL
(b) Mortgages (i) Assumed \$ NIL
(ii) Given back to vendor \$ NIL
(c) Property transferred in exchange (detail below) \$ NIL
(d) Securities transferred to the value of (detail below) \$ NIL
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject \$ NIL
(f) Other valuable consideration subject to land transfer tax (detail below) \$ NIL
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f)) \$ NIL \$ NIL
(h) VALUE OF ALL CHATTELS - items of tangible personal property \$ NIL
(i) Other consideration for transaction not included in (g) or (h) above \$ NIL
(j) TOTAL CONSIDERATION \$ NIL

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance, (see instruction 6) EASEMENT GRANTED PURSUANT TO SUBDIVISION AGREEMENT
6. If the consideration is nominal, is the land subject to any encumbrance?
7. Other remarks and explanations, if necessary.

Sworn before me at the City of Cambridge in the Regional Municipality of Waterloo this 4th day of January 19 94

Signature of Commissioner: Deborah A. Lusky

Signature of Jairos Maus: Jairos Maus

Property Information Record: Grant of Easement. For Land Registry Office Use Only. A. Describe nature of instrument: Grant of Easement. B. (i) Address of property being conveyed: NOT ASSIGNED. (ii) Assessment Roll No.: NOT ASSIGNED. C. Mailing address(es) for future Notices of Assessment: P.O. Box 160, Drayton, Ontario NOG 1P0. D. (i) Registration number for last conveyance: n/a. (ii) Legal description of property conveyed: Same as in D.(i) above. E. Name(s) and address(es) of each transferee's solicitor: JAIROS H. MAUS, Barrister & Solicitor, 48 George Street North, Box 844 Cambridge, Ontario, N1R 5X9.

School Tax Support (Voluntary Election) See reverse for explanation
(a) Are all individual transferees Roman Catholic? Yes No
(b) If Yes do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes No
(c) Do all individual transferees have French Language Education Rights? Yes No
(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes No
NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). 04490 (90-09)

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(375&Meas)

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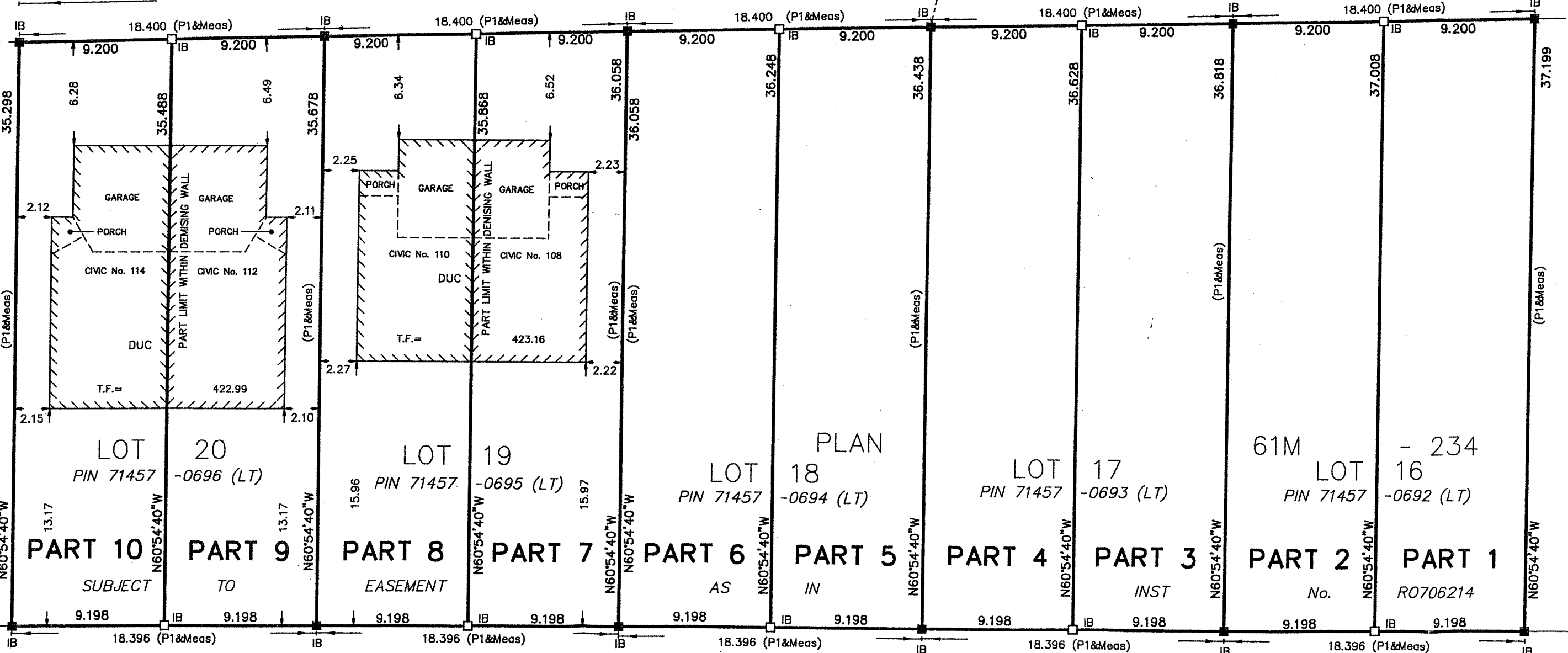
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(BY REGISTERED PLAN 61M-234)
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PART 8
EASEMENT

PART 7

LOT 18
PIN 71457-0694 (LT)
PART 6
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PART 5
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LOT 17
PIN 71457-0693 (LT)
PART 4
INST

PART 3

LOT 16
PIN 71457-0692 (LT)
PART 2
No.

PART 1
RO706214

LOT 2, CONCESSION 10



**MINTO-MAPLETON HEALTH PROFESSIONAL RECRUITMENT COMMITTEE
c/o North Wellington Health Care, 500 Whites Road, Palmerston, ON N0G 2P0**

Thursday, October 22, 2020

Mayor Gregg Davidson
Township of Mapleton
7275 Sideroad 16, PO Box 160
Drayton ON N0G 1P0

Dear Mayor Davidson:

On behalf of the Minto-Mapleton Health Professional Recruitment Committee, I would like to thank you for your continued support of our health care professional recruitment efforts in this area. The year 2020 has been a difficult year for all of us, including physician recruitment, where our activities were paused during the early COVID 19 months. However, we are back on track and feel positive about the remainder of 2020 and 2021.

As you are fully aware, our rural communities are growing, bringing many new families into the area. One of the first things people look for when they move to a new community, is a family physician. Currently, our physician and nurse practitioner rosters are full and we really need to focus efforts over the next several months on a successful recruit to Minto-Mapleton. This is no easy task as there is much competition for family physician recruitment in our neighbouring communities but we are optimistic that with the Township of Mapleton's assistance, we will be well positioned.

It is important that Council receive an update on our activities and future plans. It is our request that the Township of Mapleton provide \$10,000 financial support in 2021 for our health professional recruitment and retention efforts. Dr. Peterkin and I plan to connect virtually to the **November 10th Council Meeting at 7 pm** and we will wait to receive confirmation details from Larry Wheeler. Dr. Peterkin and I will be prepared to provide a verbal update and try to address questions that Council may have for us.

We look forward to virtually meeting with you and the rest of Council.

Sincerely,

A handwritten signature in black ink that reads "Shirley S Borges". The signature is written in a cursive style.

Shirley Borges,
Chair, Minto-Mapleton Health Professional Recruitment Committee



cc: Larry Wheeler, Municipal Clerk
Manny Baron, CAO
Dr. Christine Peterkin, Physician and Recruitment Committee Member

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
PARKS AND RECREATION COMMITTEE MINUTES
THURSDAY, SEPTEMBER 24, 2020 @ 6:00 PM
COUNCIL CHAMBERS



PRESENT: Kevin Otten, Chairperson
Cindy Martin, Member
Dahl Atin, Member
Lorrie Spaling, Member
Marlene Ottens, Councilor
Gregg Davidson, Mayor, Ex-officio Member

STAFF PRESENT: Manny Baron, CAO, Ex-officio Member
Sam Mattina, Director of Public Works
Jim Grose, Manager of Public Works
Sandra Good, Facilities Manager
Wanda Patton, Administrative Assistant, Public Works, Committee Secretary

REGRETS: Michael Norris, Member

1. **Call to Order** - 6:03 pm

2. **Declaration of Pecuniary Interest**

Lorrie Spaling – Rotary Club 50/50 submissions. Item 8.2 a. and c.
Dahl Atin – Drayton Youth Centre submission. Item 8.2 b.
Appropriate forms were completed by both.

3. **Confirmation of Minutes**

3.1 Committee Minutes dated February 20, 2020.

3.2 Council Resolution dated March 10, 2020 concerning February 20, 2020 Committee Minutes was received.

RESOLUTION PRC 2020-02-01

Moved: Lorrie Spaling

Seconded: Dahl Atin

THAT Council Resolution dated March 10, 2020 be received for information;
AND FURTHER THAT the minutes of the Township of Mapleton Parks and Recreation Committee Meeting held on February 20, 2020 be approved as circulated in the agenda package.

CARRIED

4. **Matters arising from Minutes** - None

5. **Delegations** – None

6. Matters arising from Delegations – None

7. Reports from Staff – None

8. Verbal Updates

8.1 Updated Parks and Recreation Master Plan – Sam Mattina

Our timelines for this review have been adjusted due to COVID19.

Two (2) members of committee have provided comments.

Comments will be submitted to the consultant shortly for incorporation into the document.

8.2 50/50 Funding requests for 2021 – Sam Mattina

Letters of request for submissions were sent out in August.

To date we have received three (3) requests which were presented to the committee for consideration.

We have \$20,000 available in the 2021 50/50 Program budget.

a. Rotary Club

Requesting \$2,500.00 to complete the ABC Park washroom facilities.

Connect washroom and existing path.

Digging out the path, install stone, packing, pouring concrete (same time as washroom floor) and landscaping around the path.

Committee was supportive of this project.

b. Drayton Youth Centre

They are spending \$15,552.13 to re-launch the Drayton Youth Centre.

This would include updating the look and facilities.

Replacing most furniture, replace outdoor signage, repair of floor, some new games and PPE supplies due to COVID.

Staff questioned if this project qualifies for the 50/50 funding, as it is not in line with the definition of Parks and Recreation.

We must have full support of the committee and be able to defend the position to provide funding.

It was suggested that CIP funding could be applied for to cover the sign upgrade and exterior improvements.

This centre is free for all youth in our community and is a 100% volunteer organization.

They do provide recreation for youth.

Committee all agreed that they would like council to consider this submission to a maximum of \$5,000.

c. Rotary Club

Requesting \$5,000.00 to assist in the planning and construction of a Rotary Lookout overlooking the river at the proposed park on the land recently donated to the township.

Land is located at the end of Queen Street in Drayton.

The lookout will consist of a pergola, bench, garbage can and a tile floor. The tiles will accommodate engraving for corporate or community sponsorship.

The estimated cost of the project is \$15,000.00.

The Drayton Rotary Club will contribute \$10,000.00 which includes a \$2,000.00 matching grant from Rotary International.

With the assistance of the Mapleton Parks and Recreation matching 50/50 grant of \$5,000.00 this project will be fully funded and ready to proceed.

Sponsorship of tiles will cover cost estimate discrepancies or go towards future Rotary Projects.

The Lookout is intended to be a focal point for residents to enjoy the new park.

With the support of the Parks & Recreation funding, they will be able to move ahead with construction in early spring 2021.

Committee was in favor of supporting this project.

8.3 Upgrades to lighting at Baseball Diamonds – Drayton and Moorefield and Tennis Courts in Moorefield – Sam Mattina

The energy saving applications that were submitted to Hydro One have been approved.

This lighting upgrade to LED project will receive an energy rebate.

The projects are in progress and are expected to be completed before the onset of winter.

There was question about lighting for the second basement diamond in Drayton, however that ball diamond is not included in the scope of this project.

8.4 Trails Enhancement Project – Sam Mattina

This project was approved by Council in October 2019 and is valued at over \$129,000 and includes lighting, benches and signage, garbage cans, and doggy bag dispensers.

\$50,000 will be reimbursed from the County of Wellington and a further \$25,000 is available to us from a second County Program, the Business Retention and Expansion Grant Program.

There will be over fifty (50) lights installed in Alma and twelve (12) lights in Drayton. We are currently waiting for the signage. Hoping to have them manufactured shortly and installed. Project is expected to be completed by the end of the 2020 construction season.

8.5 Alma – Playground installed – Sam Mattina

This was under our 2020 capital program.
Accessible project is now complete.

8.6 Rothsay – Playground set replaced – Sam Mattina

2020 Operating budget was utilized for this equipment replacement.
This project has been completed.

9.0 Round Table

Sam Mattina advised the committee that this was a new segment to the Parks and Recreation Committee meeting process. It would allow each committee member the opportunity to ask questions, make comments and advise the committee of new events etc. in the municipality that may not have been on the agenda or discussed.

Cindy Martin

Trees were growing over the tennis court this past summer. She sent a message to the town and they were taken care of within a couple of days. Many thanks to public works for taking care of this request in such a timely fashion.

Dahl Atin

What are the plans for the land that was donated in Drayton down by the river? It will eventually be a park. However, funding is always the issue. Rotary Club plan to install a lookout. Sam Mattina advised that there might be some infrastructure changes required before park can be developed. This may include some lighting.

Kevin Ottens

No comments.

Lorrie Spaling

Asked if there was going to be a Santa Claus Parade in Drayton. Jim Grose advised that the parade will not happen this year. The Fire Department had some other plans in the works.

Lorrie advised the committee that the Rotary Club would like to host an outdoor event on December 6, 2020. Mayor advised that the club must work with public health. The Rotary Club would like to close the street from the Drayton Theatre to the main intersection to allow vendors etc. Food donations to be accepted. Lights would be put up to decorate, a scavenger hunt would be organized and the Christmas Play might even be continued. Many straw bales to be put out for sitting areas. Hoping residents will stay in their ten (10) person bubbles. Story telling by seniors. Must follow all the pandemic guidelines.

The Rotary Club has had the large Town Clock repaired. It can be viewed from both sides. They need to have a place downtown to hang it. Several locations were discussed.

Across from the fire hall was suggested. In flower bed at public parking lot. One empty conduit available at this location.

In front of fire hall, close to bridge location. Hydro service is available at this location.

Near trail entrance at parking lot.

Must ensure visibility of traffic is not compromised.

Gregg Davidson

No comments.

Jim Grose

Trees for Mapleton will be planting new hardwood trees by the soccer fields.

Manny Barron

The user groups have been extremely cooperative in dealing with COVID issues and protocols.

Councillor Paul Douglas has come up with the idea to place a video camera into the rink area so that family and friends can watch their children livestream without risking potential virus exposure.

Marlene Ottens

Do we want to have a Recreation Programmer position looked at by council?

We currently do not have this position as we do not have summer camps etc.

Marlene felt this position would be cost neutral. Fees for camps should equal pay for new position.

Our residents currently take their kids to other municipalities for these camps.

RESOLUTION PRC 2020-02-02

Moved by: Lorrie Spaling

Seconded by: Dahl Atin

THAT Council consider hiring a Recreation Programmer with the mission to develop summer camps.

CARRIED

Sandra Good

Sandra advised the committee that hockey will commence this Sunday.
Facility rentals have begun again.

Sam Mattina

Sam spoke to the group about current disinfection protocols that were being done in the PMD Arena and MCC.

He also spoke of how the rink is being managed during COVID19 to accommodate the hockey and figure skating groups.

We have purchased backpack sanitizing units to disinfect.

User groups have provided volunteers to assist with sanitizing in order to reduce cost impacts to the Township.

Name and contact information is being kept when people enter the facility for contact tracing purposes.

Wanda Patton

PMD Arena Hall and MCC are being rented again.

All weddings and larger events have been cancelled or postponed to future dates in 2021.

All renters to date have done a great job in following the pandemic guidelines.

We are placing future hall rentals in our software system as Tentative to hold dates for many groups with future events. Confirming them closer to the date of their event.

10.0 Adjournment

There being no further business the meeting adjourned at 7:01 p.m.

Kevin Ottens, Chairperson

Wanda Patton, Committee Secretary

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
BUILDING REPORT BD2020-12

TO: Mayor Davidson and Members of Council
FROM: Patty Wright, Chief Building Official
RE: Report for October Month End and Year to Date (YTD)
DATE: November 10, 2020

RECOMMENDATION:

THAT Township of Mapleton Council receive Building Department Report BD2020-12 dated November 10, 2020 regarding October Month End and Year to Date (YTD).

BACKGROUND:

Attached you will find a report showing the following:

- Permits issued in October 2020
- Permits issued YTD in 2020
- Total value for permits issued for October 2020
- Total value for permits issued YTD 2020
- Fees collected in October 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 October is \$31,175.72 therefore the current month is below the 3-year average. Year to date numbers range from \$385,126.14 to \$511,537.08 over the past 3 years and the average of fees collected to date from 2017-2019 is \$462,126.49. 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

October 2020

Description	Permits	YTD	Value	Value YTD	Fees	Fees YTD
Single Family Dwelling	4	32	\$ 3,014,000.00	\$14,459,000.00	\$ 12,747.00	\$100,047.40
SFD Additions/Renovations	5	23	\$ 175,000.00	\$ 1,617,500.00	\$ 2,035.40	\$ 14,235.65
SFD Accessories	4	25	\$ 214,000.00	\$ 1,101,000.00	\$ 2,159.20	\$ 14,373.80
Decks		21		\$ 146,350.00		\$ 3,534.10
Agricultural	9	111	\$ 940,000.00	\$22,689,250.00	\$ 12,133.12	\$214,076.17
Agricultural Commercial		0		\$ -		\$ -
Agricultural Industrial		0		\$ -		\$ -
Septic Systems		33		\$ 701,500.00		\$ 15,250.00
Industrial		6		\$ 2,109,000.00		\$ 28,466.00
Institutional		1		\$ 613,800.00		\$ 682.00
Commercial	1	10	\$ 15,000.00	\$ 1,426,000.00	\$ 125.00	\$ 17,389.90
Cottages - New/Additions/Renovations	2	10	\$ 120,000.00	\$ 972,000.00	\$ 1,076.00	\$ 8,378.40
Designated Structures		9		\$ 133,500.00		\$ 1,025.00
Assembly Building		1		\$ 1,800,000.00		\$ 8,550.70
Demolition	6	17	\$ 7,200.00	\$ 83,700.00	\$ 900.00	\$ 2,550.00
Multi Units		0		\$ -		\$ -
TOTAL OCTOBER 2020	31		\$ 4,485,200.00		\$ 31,175.72	
TOTALS YEAR TO DATE 2020	299		\$47,852,600.00		\$ 428,559.12	
TOTAL OCTOBER 2019	26		\$ 2,396,800.00		\$ 26,026.60	
TOTALS YEAR TO DATE 2019	283		\$50,879,170.00		\$ 385,126.14	
TOTAL OCTOBER 2018	40		\$ 7,298,150.00		\$ 66,081.65	
TOTALS YEAR TO DATE 2018	327		\$76,800,231.00		\$ 522,305.08	

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

CAO CLERK'S DEPARTMENT REPORT CL2020-21

TO: Mayor Davidson and Members of Council
FROM: Clerk Larry Wheeler
RE: Surplus Road – Allan & Sutherland Survey (St. James St), Glen Allan
DATE: November 10, 2020

RECOMMENDATION:

THAT Township of Mapleton Council receive Clerk's Report CL2020-21 dated November 10, 2020 regarding the unopened road allowance 'St. James Street' in Glen Allan;

AND FURTHER THAT Notice of the draft bylaw declaring the unopened road allowance 'Surplus' be given in accordance with the Disposal of Surplus Lands Policy;

AND FURTHER THAT the Mayor and Clerk be authorized to execute all ancillary documents pertaining to the sale / disposal of the specific street parcel.

BACKGROUND:

The three neighbouring owners 7831, 7833, and 7835 Wellington Road 45, Glen Allan made the initial approach to the Township to purchase the unopened St. James Street road allowance between two other unopened road allowances (South Wallace St and Church Street). See Schedule 1.

PREVIOUS PERTINENT REPORTS:

None

DISCUSSION:

Mapleton's senior management team have no concerns with the proposed road 'surplus declaration' and sale of the unopened road allowance.

CONSULTATION:

The Mapleton Cemeteries Coordinator and Clerk have visited the site to view the proposal from the adjacent and still active cemetery perspective. See Schedule 3.

FINANCIAL IMPLICATIONS:

As per our Fees and Charges By-law Schedule 'F' Planning, there is a precursory non-refundable fee for 'Letter of Interest from resident to Clerk to purchase unopened road allowance'. This fee has been duly paid by the proponents.

SUMMARY:

There would be zero negative financial implications associated with this proposed unopened road disposal, as all expenses are paid by the proponents.

Transferring ownership of the relevant land parcel in this instance concurs with generally desired outcomes of positive land planning in that the pertinent land area is minor in nature and is desirable for the appropriate development or end use of the lands.

COMMUNICATION:

Pursuant to municipal policy & practices, Public Notice in the North Wellington Community News for one week, and on our Mapleton website will take place.

STRATEGIC PLAN:

Municipal Infrastructure: Currently the road allowance is unopened

The Local Economy: n/a

Recreation: n/a

Municipal Administration: n/a

Financial Responsibility: Costs are borne by the landowner, not the Township.

Prepared By:
Larry Wheeler
Clerk

Reviewed By:
Manny Baron
CAO

Attachments:

1. Schedule 1: MPAC Municipal Connect map
2. Schedule 2: Overhead view of the area; illustrating the active cemetery.
3. Schedule 3: On site photograph from residential backyards

Schedule 3

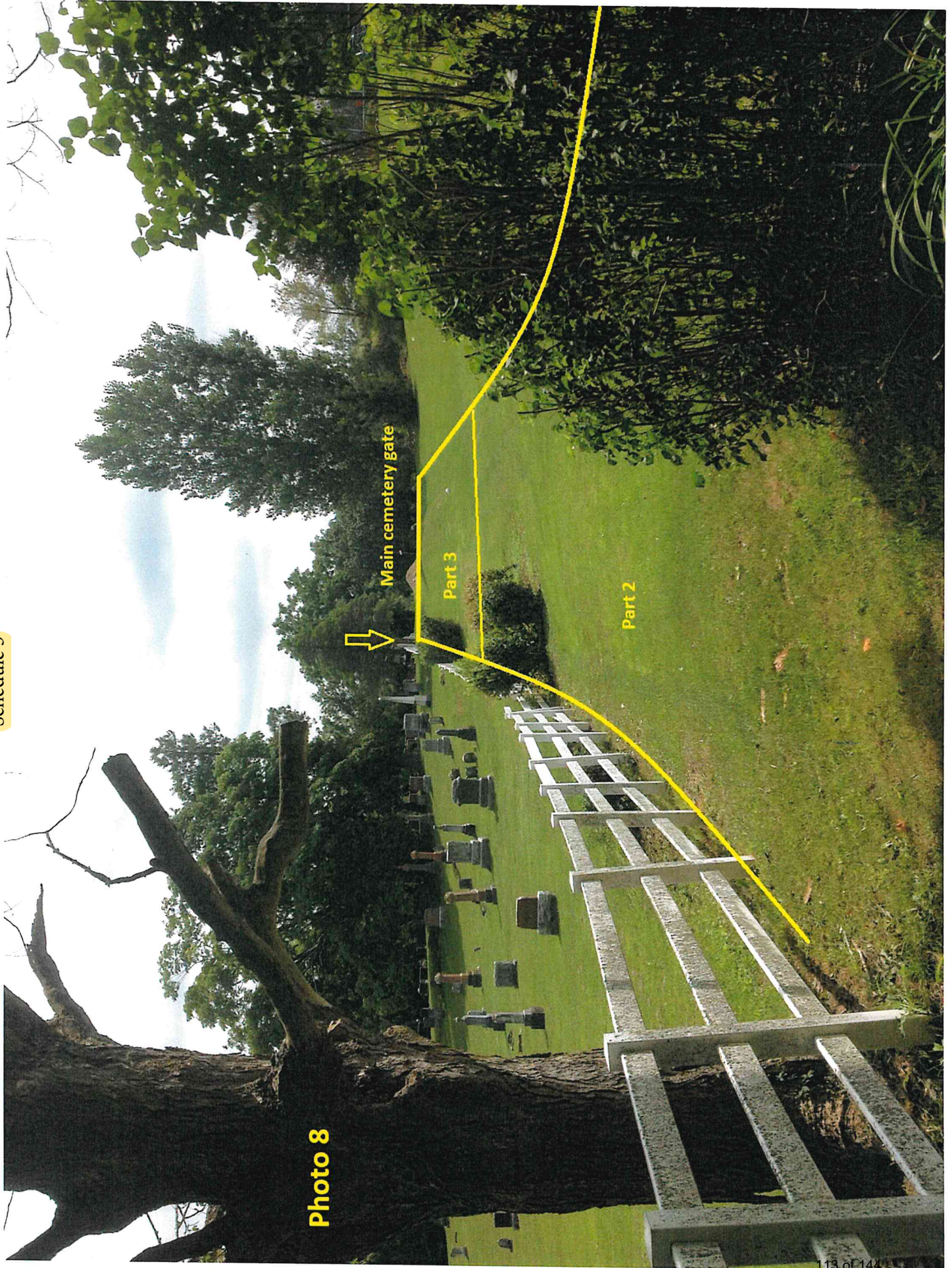


Photo 8

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
PUBLIC WORKS REPORT PW2020-18

TO: Mayor Davidson and Members of Council
FROM: Sam Mattina, CET., CMM III, Director of Public Works
RE: Boundary Road Agreement – Wellington North
DATE: November 10, 2020

RECOMMENDATION:

THAT Township of Mapleton Council receive Public Works Report PW2020-18 dated November 10, 2020 regarding renewal of Boundary Road Agreement – Wellington North;

AND FURTHER THAT Mayor and Clerk be authorized to execute the agreement.

BACKGROUND:

Mapleton Township is located within Wellington County and shares geographical boundaries with a number of surrounding Townships, including The Township of Wellington North. Many of these geographical boundaries lie along roads which transcend each municipality. Historically the maintenance responsibilities of these shared roads has been allocated proportionally to each adjoining municipality through a Boundary Road Agreement.

PREVIOUS PERTINENT REPORTS:

None

DISCUSSION:

In order to clearly designate maintenance responsibilities for each municipality with respect to these shared roadways, Boundary Agreements have historically been created and adhered to.

In the case of Wellington North, the existing boundary agreement which recently expired was in effect for the past ten years. The Agreement which clearly stipulates the roads affected by the agreement and the conditions of the agreement is attached to this report as Attachment 1.

Staff from both municipalities have reviewed the details of the shared boundary road(s) limits and the respective responsibilities of each municipality and have agreed in principle to renew the expired agreement without any changes and for another ten year term.

The Township of Wellington North Council, at their October 26, 2020 meeting of council, passed a resolution to renew the agreement as presented by staff.

This report presents the Wellington North Council approved Boundary Agreement for subsequent approval by Township of Mapleton Council.

CONSULTATION:

Township of Mapleton Public Works Staff
Township of Wellington North Public Works Staff

FINANCIAL IMPLICATIONS:

None

SUMMARY:

Staff are recommending the renewal of this long standing Boundary Road Agreement with the Township of Wellington North for the maintenance of shared roads between the two Townships.

COMMUNICATION:

The Township of Wellington North will be informed of Mapleton Council's decision of whether or not to renew the Boundary Road Agreement.

STRATEGIC PLAN:

Municipal Infrastructure:

Maintaining and upgrading municipal infrastructure to serve local residents and businesses and to encourage growth

1.3 Maintain the high quality of our Transportation Network.

The Local Economy: N/A

Recreation: N/A

Municipal Administration:

Building and Supporting a strong and efficient Municipal Administration

4.2 Pursue innovative and efficient administrative practices.

Financial Responsibility: N/A

Prepared by:
Sam Mattina, CET, CMM III, Dpl. MM
Director of Public Works

Approved by:
Manny Baron
CAO

Attachments:

1: Signed Agreement received from Wellington North

BOUNDARY ROAD AGREEMENT

THIS AGREEMENT made in duplicate this 26 day of Oct, 2020

BETWEEN

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH
hereinafter referred to as "Wellington North"

OF THE FIRST PART

AND

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
hereinafter referred to as "Mapleton"

OF THE SECOND PART

WHEREAS the parties to this agreement are adjoining municipalities and are desirous of entering into an agreement under the provision of the Section 29.1 (1) of the Municipal Act, 2001 and amendments thereto dealing with the maintenance and repair of boundary highways between such municipalities.

AND WHEREAS pursuant to subsection 29.1 (2) of the Municipal Act, 2001, each municipality has jurisdiction over that part of the highway that it has agreed to keep in repair and is liable for any damages that arise from the failure to keep the highway in repair and the other municipality is relieved from all liability in respect of the repair of that part.

NOWHEREFORE in consideration of the premises, covenants and promises hereinafter expressed, the parties hereto agree each with the other as follows:

DEFINITIONS

1. In this by-law:

Highway..means a common or public highway, any part of which is intended for or used by the public for the passage of vehicles and pedestrians and includes the areas between the lateral property lines thereof.

Joint Jurisdiction.. means the local municipalities on either side of a boundary line between municipalities have joint jurisdiction over any highway or bridge forming the boundary line.

Minimum Maintenance Standards.. means the standard(s) as adopted by the council of the municipality for repair of a highway. (see Municipal Act Ontario Regulation 239/02)

Roadway.. means that part of the highway that is improved, designed or ordinarily used for vehicular traffic, but does not include the shoulder.

Routine maintenance.. means those activities completed in the maintenance and repair of a highway. Routine maintenance and repair of a highway may include but not be limited to those activities listed below:

- *hardtop surface maintenance* includes frost heave repair; base repair; utility cut repair; hot and cold mix patching; shoulder maintenance; surface maintenance including crack sealing, slurry sealing and spray patching; surface sweeping; surface flushing and; routine patrolling.
- *winter control* includes snowplowing, combination plowing/ice control, ice control, winging back, snow fencing, snow removal, standby, winter patrol, spring clean-up,
- *traffic operations* includes pavement markings, illumination, signals, signs, safety devices,
- *roadside* includes vegetation management including roadside mowing, weed control, tree planting & removal, tree trimming;
- *stormwater management* includes roadside ditching; entrance culvert maintenance; maintenance of storm sewers and catchbasins and; inspections.

Shoulder.. means the area adjacent to a roadway, where there is no curb, that may be paved or unpaved.

2. Where words or phrases used in this by-law are defined in the Municipal Act but not defined by this by-law, the definitions of the Municipal Act shall apply to such words and phrases.

INTERPRETATION

Where there is any conflict between the provisions of this by-law and the provisions of the Municipal Act, 2001 as amended, the provisions of the Municipal Act, 2001 shall prevail.

MAINTENANCE AND REPAIR OF HIGHWAYS

1. Wellington North hereby covenants and agrees to maintain and keep in good repair, those highways listed in Schedule "A" Part A by meeting or exceeding the "Minimum Maintenance Standards for Municipal Roads", for the whole width of those highways listed.
2. Mapleton hereby covenants and agrees to maintain and keep in repair, those highways listed in Schedule "A" Part B by meeting or exceeding the "Minimum Maintenance Standards for Municipal Roads" for the whole width of those highways listed.

GENERAL

1. Wellington North and Mapleton shall share equally all expenses connected with any new construction or major maintenance work (as distinguished from routine maintenance) carried out for all highways listed in Schedule "A".
2. Each party will invoice the other as necessary for its share of the expenditures related to new construction or major maintenance work carried out on those highways listed in Schedule "A" and as determined in accordance with paragraph 3 of the GENERAL section of this agreement and the party being invoiced shall pay the amount invoiced within thirty (30) days of receipt of such invoice.
3. No new construction or major maintenance work (as distinguished from routine maintenance) of any kind on highways shall commence or be charged by one party to this agreement to the other unless such construction or major maintenance work has first been approved by the Councils of both municipalities.
4. The party to this agreement doing the work shall indemnify and save harmless the other party from all claims for loss or damages arising from the want of repair of said the highway assigned in the MAINTENANCE AND REPAIR OF HIGHWAYS section to this agreement.
5. This agreement comes into force on the day of its signing by both parties hereto authorized by by-law and shall continue in force for a period of ten (10) years therefrom and may be renewed at the end of such terms by a further by-law of both parties to this agreement.
6. No amendment or variation to this Agreement or of any of the terms hereof shall be binding upon the parties hereto, unless the same is in writing and authorized by further by-law of both parties to this Agreement and signed by all parties hereto.

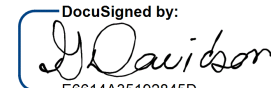
IN WITNESS WHEREOF the Corporate Seals of each of the parties hereto have been affixed duly attested by the respective officers authorized in that behalf

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

Per  DocuSigned by:
80AF05F09D284A3...
Andrew Lennox, Mayor

Per  DocuSigned by:
F66A115C71324C9...
Karren Wallace, Clerk

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

Per  DocuSigned by:
E6614A35192845D...
Gregg Davidson, Mayor

Per  DocuSigned by:
37E4FD2DDF7546F...
Manny Baron Chief Administrative Officer

Schedule "A"

Part "A"

Highway known as Jones Baseline in the former Township of Peel. The section of this highway to be maintained by Wellington North extends from Sideroad #25 going north to Sideroad #9. Sideroad #9 from Jones Baseline going west to Highway #6.

Part "B"

Highway known as the Eighteenth Line in the former Township of Peel. The section of this highway to be maintained by Mapleton extends from Sideroad #17 going east to Sideroad #18. Mapleton will also maintain Sideroad #17 going north from the Eighteenth Line to County Road #109 and Sideroad #18 from the Eighteenth Line going north to Highway #6.

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
SOURCE WATER PROTECTION REPORT SWP2020-03

TO: Mayor Davidson and Members of Council

FROM: Kyle Davis, Risk Management Official

RE: Environmental Registry Number 019-2422, 019-2525 and 019-2517
– Proposals to Amend Legislation related to Water Takings

DATE: November 10, 2020

RECOMMENDATION:

THAT the Council of the Township of Mapleton receive as information Report No. SWP2020-03 dated November 10, 2020 regarding Environmental Registry Number 019-2422, 019-2525 and 019-2517 – Proposals to Amend Legislation related to Water Takings

BACKGROUND:

On October 6, 2020, the Ontario Ministry of the Environment, Conservation and Parks (MECP) posted three regulatory proposals on the Environmental Registry of Ontario (ERO) related to water taking. The proposals are:

- [019-2422: Proposal to require municipal support for new or increased bottled water takings;](#)
- [019-2525: Proposal to make modifications to Environmental Activity and Sector Registry requirements and exemptions for low risk, short-term water taking activities;](#) and
- [019-2517: Proposal to exempt dams from requiring a Permit to Take Water.](#)

The public consultation period is for 45 days from October 6, 2020 until November 20, 2020. These proposals follow up on the previously released *Ontario's Water Quantity Framework* and the Ontario government's moratorium for new and increasing bottled water takings. The moratorium is currently set to expire on April 1, 2021.

In December 2016, the Ontario government put in place a temporary moratorium on new or increased permits to take groundwater to produce bottled water. A regulatory charge of \$500 per million litres of groundwater taken and updated technical guidance on water bottling applications were also put in place. Although there were a number of factors involved in establishing the moratorium,

there was heightened public scrutiny and interest locally, as well as at a provincial level, related to Nestle Canada's operations in Wellington County, in particular the purchase of the Middlebrook well in the Township of Centre Wellington. At the time of the moratorium, the Ontario government also announced that the MECP would complete an assessment of water resources in the Province and review the Province's water taking programs, policies and science tools. The moratorium was extended a number of times, most recently in September 2020 and is currently set to expire on April 1, 2021.

To complete the assessment and review, the Province retained BluMetric Environmental Inc. (BluMetric). BluMetric completed seven reports including detailed reviews of water bottling and water quantity study areas, an overall science review, a jurisdictional review of best practices in other provinces, states and countries and summaries of recommendations, consultations, and overall work. In addition to the BluMetric reports, the Province also completed a plain language summary of the BluMetric reports and the main Provincial proposal paper. The Province also commissioned a third party review by a panel of independent experts assembled by the Professional Geoscientists Ontario, of the BluMetric reports and the Provincial proposal paper. Prior to the release of the water quantity framework on the Environmental Registry of Ontario, the Province also conducted consultations with a Water Quantity Protection External Working Group and municipal / conservation authority water managers. Various staff and consultants representing the Wellington County municipalities participated in the consultations in 2017 and 2018. The Wellington County Risk Management Official participates as part of the Water Quantity Protection External Working Group and another consultation session is planned by the MECP in November 2020.

On June 18, 2020, the MECP posted a regulatory proposal on the ERO numbered [019-1340](#) and entitled: *Updating Ontario's Water Quantity Management Framework*. ERO proposal 019-1340 provides the results of the Province's review of water taking programs, policies, and science tools and recommendations for provincial action. The public comment period closed on August 2, 2020. Wellington Source Water Protection, on behalf of the Wellington County municipalities, the Township of Centre Wellington and the Township of Puslinch all submitted comments.

PREVIOUS PERTINENT REPORTS:

Not applicable

DISCUSSION:**ERO Proposal 019-2422: Proposal to require municipal support for new or increased bottled water takings;**

The first ERO proposal is [019-2422: Proposal to require municipal support for new or increased bottled water takings](#). This proposal was outlined as Goal 4 in the water quantity framework released in ERO posting 019-1340 and discussed briefly in the background. This proposal will amend the *Ontario Water Resources Act* to add the requirement that a Council resolution will be required from the local host municipality to support an application for a Permit to Take Water (PTTW) for the purpose of producing bottled water. Bottled water is defined as potable water that is intended for human consumption and that is packaged in bottles or other portable containers. The details of the proposed legislative amendments are contained in [Bill 213, Better For People, Smarter For Business Act, 2020](#), Schedule 18.

The proposed amendments provide the legal requirement that a new or increased PTTW for the purpose of producing bottled water must request and have received a resolution in support of the proposed groundwater taking from the local host municipal Council. The local host municipality and local municipality are defined terms and in Wellington County would mean the Township of Puslinch, the Town of Erin and the Township of Centre Wellington. The requirement for a Council resolution would only apply to applications that intend to take a total of 379,000 litres or more of groundwater per day from one or more locations in the local host municipality for the purpose of producing bottled water. This applies whether the application is for a new PTTW or an increase to an existing PTTW. The proposed amendments provide rules for the process of requesting a Council resolution, the meaning of resolutions that are in support of or object to the application and the process if Council resolutions are changed from support to objection or vice versa. The Council resolutions apply to specific PTTW applications and therefore, individual applications would require individual resolutions. If the applicant has not applied within five years of the Council resolution, the resolution expires and a new Council resolution is required. It is noted that the resolution requirement does not apply to renewals of existing PTTWs for the same or lower volume, the same purpose and the same location; replacement of an existing water source (ie a well); administrative changes to the PTTW; and short-term pumping tests.

Comments – ERO Proposal 019-2422

1. Staff are supportive of this amendment and the concept to seek support from host municipalities when applying for a bottled water PTTW is reasonable. Although originally proposed in ERO posting 019-1340 that Council resolutions would have to meet certain scientific or technical grounds to object to an application, the current proposal [019-2422:](#)

- [Proposal to require municipal support for new or increased bottled water takings](#) does not require these grounds. Instead, the requirement is simply that a local host municipality provide a Council resolution either in support of or objecting to the application. The rationale for the Council resolution is left up to the local host municipal Council. Staff are supportive of this change and of the definitions of local host municipality and local municipality.
2. Staff are supportive of the Council resolution requirement not applying to renewals of existing PTTWs for the same or lower volume, the same purpose and the same location; replacement of an existing water source (ie well); administrative changes to the PTTW; and short-term pumping tests.
 3. The threshold for local host municipal Council resolutions is 379,000 litres or more of groundwater per day from one or more locations in the local host municipality for the purpose of producing bottled water. Therefore below this threshold, PTTW applications for new or increase groundwater takings will not require local host municipal Council resolutions even though the threshold for applying for a PTTW is 50,000 litres per day. In staff's opinion, the threshold for local host municipal Council resolutions should be reduced to the PTTW threshold of 50,000 litres. Although it is understood the proposed threshold of 379,000 litres is the Great Lakes / St. Lawrence River Basin Agreement target, the threshold should be 50,000 litres per day, so the cumulative impact of all bottled water takings can be considered by the host municipality and input provided. This is particularly critical within areas where there are many water takings for different industrial, commercial and municipal purposes. The need to properly manage the cumulative impacts of the resource outweigh the business impact to a water taker between 50,000 and 379,000 litres per day and it is noted that a change to 50,000 litres per day would not result in a large increase to the number of PTTW applications being subject to this proposal.
 4. As provided in Wellington Source Water Protection comments for ERO posting 019-1340, within our municipalities there are a variety of opinions regarding whether the host municipality requirement should be expanded, beyond water bottling PTTWs, to include any new or expanded water taking especially within stressed areas, Wellhead Protection Areas for Quantity as identified pursuant to the *Clean Water Act* or areas with a high

number of PTTWs. Within the Wellington County municipalities, there is support for it being only focused on water bottling as proposed and there is support for expanding the requirement to all new or expanded water takings requiring a PTTW. It is understood that this proposal is only focused on water bottling. It is noted that the MECP's concluded in ERO Posting [019-1340](#) that the impact of bottled water takings was less compared to other permitted water takings, therefore, the MECP may wish to consider and consult on whether the local host municipal Council requirement should be expanded to include any PTTW within stressed areas, Wellhead Protection Areas for Quantity as identified pursuant to the *Clean Water Act* or areas with a high number of PTTWs.

ERO Proposal 019-2525: Proposal to make modifications to Environmental Activity and Sector Registry requirements and exemptions for low risk, short-term water taking activities;

The second ERO proposal is [019-2525: Proposal to make modifications to Environmental Activity and Sector Registry requirements and exemptions for low risk, short-term water taking activities](#). This proposal will amend the *Environmental Protection Act* and the *Ontario Water Resources Act* to allow a greater number of short-term water taking activities, such as pumping tests, to be prescribed for registrations under the [Environmental Activity and Site Registry \(EASR\)](#). The EASR is a regulatory approval process that the MECP utilizes for air, waste and water taking activities deemed lower risk to the environment. It allows applicants to register directly with the MECP via the EASR for certain prescribed activities. An application must meet the prescribed activity definition and certain criteria to allow for registration. Once registered on EASR, the activity can proceed immediately, however, is subject to MECP inspection and review. Examples of prescribed activities under EASR include certain standby power generators, automotive refinishing facilities, commercial printing facilities, certain paint booths, automotive recycling facilities (ie scrap yards), small solar facilities, some construction de-watering among other activities.

The proposal is to prescribe under the EASR, pumping tests that take more than 50,000 litres per day and up to 3,000 000 litres per day in a period of 7 days or less within a single 30 day period. These pumping tests are typically used to assess an aquifer's suitability for future proposed activities, such as municipal wells, and are short-term. In addition there are eligibility criteria related to the pumping tests not being located in a contaminated area or cause movement of contaminants across a property boundary. The details of the proposed amendments are contained in a discussion paper available on the [ERO website](#).

Comments – ERO Proposal 019-2525

1. The discussion paper outlines the technical requirements related to the pumping test design report. Council may wish to consider having Township hydrogeologist review these requirements.
2. Included in the discussion paper, a notification protocol is required including written notice to water users or property owners with water resources that have the potential to be impacted by the water taking and pumping test related discharge. Staff recommend that two additional notification requirements be added. The first to require notification to the Clerk of the municipality where the pumping test will occur. Second to require notification to the Clerk of neighbouring municipalities when the pumping test is for a municipal well that, if the municipal well is approved and the taking becomes permanent, would result in a wellhead protection area defined under the *Clean Water Act*, extending into the adjacent municipality. This is recommended as currently neighbouring municipalities are not consistently notified of pumping test PTTWs, even in areas where there is high public interest and scrutiny. This has been the case even in situations where MECP staff are actively involved in the review of pumping test PTTW applications and therefore, without clear notification requirements stipulated in the EASR regulation, this trend could continue to be a concern under EASR when MECP staff are not routinely reviewing applications prior to registration.
3. With the exception of the concerns identified above, staff are generally supportive of this proposal as it will result in faster completion of pumping tests which will result in the necessary hydrogeological data being available sooner. This will allow for review of potential impacts related to the permanent water taking (ie a new municipal, industrial or commercial well) to be completed sooner in the process, concerns identified sooner and therefore planning and design for the mitigation of the concerns or impacts occurring sooner. This will lead to more efficient management of the water resource as better data being available sooner will lead to more informed public and agency consultations and ultimately more timely decisions by the appropriate regulatory agency.
4. This proposal also outlines changes to construction de-watering thresholds from 400,000 litres per day per site for any water taking to 400,000 litres per day, groundwater only and per excavation. It is also noted that road construction and maintenance activities are eligible for EASR registration. These changes are reasonable and staff have no concerns.

ERO Proposal 019-2517: Proposal to exempt dams from requiring a Permit to Take Water.

The third ERO proposal is [019-2517: Proposal to exempt dams from requiring a Permit to Take Water](#) and staff have no comments or concerns regarding this proposal.

CONSULTATION:

Director of Public Works
County of Wellington Planning Department

FINANCIAL IMPLICATIONS:

Current staffing and resources

SUMMARY:

The purpose of this report is to provide Council an overview of proposed changes posted by the Province on the Environmental Registry of Ontario related to water takings and water management in Ontario. In particular, the changes relate to a proposal for municipal support for new or increased bottled water takings and proposed changes for lower risk water takings. The public consultation period is for 45 days from October 6, 2020 until November 20, 2020. These proposals follow up on the previously released *Ontario's Water Quantity Framework* and the Ontario government's moratorium for new and increasing bottled water takings. The moratorium is currently set to expire on April 1, 2021.

COMMUNICATION:

Not applicable

Prepared By:

Kyle Davis
Risk Management Official

Reviewed By:

Manny Baron
CAO

Attachments:

None

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-072

**Being a by-law to Declare Surplus the
Lands described as Maryborough Plan
Boltons Survey Pt Lot 191 RP 61R10642 Part 14**

WHEREAS the Corporation of the Township of Mapleton owns property described herein and wishes to declare the property surplus to the Township's needs;

AND WHEREAS CAO Clerk's Report CL2020-19 Declaration of Surplus Lands - Maryborough Plan Boltons Survey Pt Lot 191 RP 61R10642 Part 14 was received at Council on October 27, 2020;

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

1. That the land known as Maryborough Plan Boltons Survey Pt Lot 191 RP 61R10642 Part 14 is hereby declared surplus to the needs of the Municipality;
2. That an appraisal of the subject land is not required;
3. That notice is to be given for the disposition of surplus lands pursuant to the Township of Mapleton Notice Provision By-law and Disposal of Surplus Lands policy (MUP -01).

READ a first, second and third time on Tuesday, November 10, 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-073

Being a by-law to authorize the Mayor and CAO to execute a Boundary Maintenance Agreement between The Corporation of the Township of Wellington North and The Corporation of the Township of Mapleton.

WHEREAS Section 29(1) of the Municipal Act provides for municipalities to enter into agreements with respect to the maintenance and repair of boundary highways between municipalities;

AND WHEREAS the Corporation of the Township of Mapleton deems it appropriate to enter into such an agreement with The Corporation of the Township of Wellington North;

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

1. That the Mayor and Clerk be authorized to execute a Boundary Maintenance Agreement between The Corporation of the Township of Wellington North and The Corporation of the Township of Mapleton.
2. A copy of the agreement is attached hereto as Schedule "A" and forms part of this By-law.

READ a first, second and third time on Tuesday, November 10, 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-074

Being a by-law to remove Part Lot Control from Lots 19 & 20, Plan 61M-234, Maple Street, Drayton, Township of Mapleton, pursuant to Section 50 (7.1) of the Planning Act, R.S.O. 1990, as amended.

WHEREAS The Corporation of the Township of Mapleton has received a request from the owner of land, described as Lots 19 & 20, Plan 61M-234, Maple Street, Drayton, Township of Mapleton, to remove part lot control restrictions pursuant to *Section 50, Subsection 7, 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. The lands being described as Lots 19 & 20, on Reference Plan 61M-234 in the Township of Mapleton, in the County of Wellington and Province of Ontario, are designated as being exempt from Part Lot Control and *Section 50, Subsection 5 of the Planning Act, R.S.O. 1990, as amended*, shall not apply to such lands during the effective period of this by-law.
2. The Clerk is hereby authorized to and directed to make application to the County of Wellington for approval of this By-law.
3. This by-law shall come into force and effect:
 - a) upon written approval from the County of Wellington pursuant to *Section 50(7.1) of the Planning Act*.
 - b) upon registration of the by-law at the Land Registry Office for the County of Wellington.
4. This by-law shall expire two years after receiving final approval by the County of Wellington, as provided for in *Section 50, Subsection 7.1 of the Planning Act, R.S.O. 1990, as amended*.

READ a first, second and third time this 10th day of November 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler

To: Clerks of all municipalities in which Enbridge Gas supplies gas

On October 15, 2020, Enbridge Gas filed an application with the Board for an order or orders approving or fixing just and reasonable rates and other charges for the sale, distribution, transmission and storage of gas as of January 1, 2021. Specifically, Enbridge Gas applies for approval of unit rates related to its 2021 Incremental Capital Module (“ICM”) requests.

On October 30, 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 (in English and French) along with Enbridge Gas’ Application as filed with the Board for the 2020 Rate Application. Due to the size of the evidence, it is not attached to this email, alternatively, 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/Application-Evidence>

https://www.enbridgegas.com/NOA_EN

https://www.enbridgegas.com/NOA_FR

Deadline to become a registered intervenor is **November 20, 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

enbridgegas.com

Integrity. Safety. Respect.

ONTARIO ENERGY BOARD NOTICE TO CUSTOMERS OF ENBRIDGE GAS INC.

**Enbridge Gas Inc. has applied to raise its natural gas rates effective
January 1, 2021**

Learn more. Have your say.

Enbridge Gas Inc. has applied to the Ontario Energy Board for approval to recover the costs related to three capital projects. If the request is approved, a typical residential customer in the EGD Rate Zone and in the Union Rate Zones (former customers of Enbridge Gas Distribution Inc. and Union Gas Limited, respectively) would see the following changes:

Rate Zones	Residential Annual Bill Increase
Enbridge Gas Distribution	\$ 0.11
Union South	\$ 2.71
Union North (East & West)	\$ 0.00

Other customers may also be affected. It is important to review the application carefully to determine whether you will be affected by the changes.

This application is the second phase of an earlier application (EB-2020-0095) in which Enbridge Gas requested approval for rate increases effective January 1, 2021, based on a rate-setting framework that is tied to inflation and other factors.

THE ONTARIO ENERGY BOARD IS HOLDING A PUBLIC HEARING

The Ontario Energy Board (OEB) will hold a public hearing to consider the application filed by Enbridge Gas Inc. We will question Enbridge Gas Inc. on the case. We will also hear questions and arguments from individual customers and from groups that represent the customers of Enbridge Gas Inc. At the end of this hearing, the OEB will decide whether the rate increase 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 the application filed by Enbridge Gas Inc. 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 active participant (called an intervenor). Apply by **November 20, 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.

LEARN MORE

Our file number for this case is **EB-2020-0181**. To learn more about this hearing, find instructions on how to file letters or become an intervenor, or to access any document related to this case, please enter the file number **EB-2020-0181** 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. The OEB will determine at a later date whether to proceed by way of a written or oral hearing. If you think an oral hearing is needed, you can write to the OEB to explain why by **November 20, 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 hearing will be held under section 36 of the Ontario Energy Board Act, S.O. 1998 c.15 (Schedule B).





La version française suit.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2020-3404

October 14, 2020

CAO/Clerk
Township of Mapleton

CAO/Clerk:

On June 16, 2020, our government consulted on Proposed Amendment 1 to **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (A Place to Grow)**. As part of the COVID-19 economic recovery efforts, the proposed changes included updates to the population and employment forecasts and related policy changes; a change to the Plan horizon year; a change to address Major Transit Station Areas within Provincially Significant Employment Zones (PSEZ); and other policy revisions that support our government's objectives to increase housing supply, create more jobs, attract business investments and better align infrastructure. Our government also consulted on a new Land Needs Assessment methodology concurrently. Both consultation periods closed on July 31, 2020.

As a result of our recent consultation, our government has amended **A Place to Grow** and released a new market-based Land Needs Assessment methodology. The Environmental Registry of Ontario decision notices can be found at:

- Amendment 1 to **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**: [019-1680](#)
- Land Needs Assessment Methodology for **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**: [019-1679](#)

An office consolidation version of Amendment 1 to **A Place to Grow** can be found [here](#) and the new market-based approach to Land Needs Assessment Methodology can be found [here](#).

These changes will help municipalities anticipate and plan for growth, as well as support economic recovery from the COVID-19 outbreak. The amendments work together to provide more flexibility to your municipality as you do your long-term planning to address demographic, employment, market demand, and housing affordability trends in

the Greater Golden Horseshoe. As well, following feedback received from Indigenous partners, environmental and agricultural stakeholders, we are no longer moving forward on new mineral aggregate operation policies.

These changes will come into effect today, August 28, 2020. The date by which upper and single-tier municipalities must update their official plans to conform with the policies in **A Place to Grow** will remain July 1, 2022. For lower-tier municipalities, the deadline for conformity with this Plan will continue to be one year after the relevant upper-tier conformity amendment takes effect.

Should you or your staff have any questions about **A Place to Grow** or any of these changes, please feel free to contact the Ontario Growth Secretariat at growthplanning@ontario.ca.

Thank you for your ongoing commitment to strengthening the quality of life and the economic growth of your community and the province of Ontario.

Sincerely,

A handwritten signature in black ink that reads "Steve Clark". The signature is written in a cursive, flowing style.

Steve Clark
Minister



FOR IMMEDIATE RELEASE
November 4, 2020

Pettapiece announces \$1.6M for Wellington County municipalities

(Perth-Wellington) – To assist in the COVID-19 recovery, municipalities in Wellington County will benefit from over \$1.6 million in municipal infrastructure funding. Funds will come from the federal and provincial government’s COVID Stream and are intended to help municipalities build and repair roads, bridges, water and wastewater infrastructure.

Perth-Wellington MPP Randy Pettapiece called it welcome news for area municipalities.

“Local municipalities need to be able to maintain the infrastructure we count on,” Pettapiece said. “This funding will help them do it.”

Total investments in Wellington County and area municipalities are as follows:

Municipality	Allocation
Wellington County	\$570,029.00
Centre Wellington	\$324,424.00
Erin	\$100,000.00
Guelph/Eramosa	\$123,813.00
Puslinch	\$100,000.00
Mapleton	\$100,000.00
Minto	\$135,654.00
Wellington North	\$199,521.00
Total for municipalities in Wellington County	\$1,653,441.00

This funding is a part of Ontario’s approximately \$250 million commitment to municipalities to assist with local infrastructure projects.

“This investment provides the predictable and stable infrastructure funding municipalities have asked for in the wake of COVID-19,” said Laurie Scott, Minister of Infrastructure. “With this COVID Stream funding we are working directly with our municipal partners to deliver community infrastructure.”

Federal government guidelines require that all applications be submitted by March 31, 2021. Projects must be completed by December 31, 2021.

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FOR IMMEDIATE RELEASE
November 3, 2020

Province boosting direct care for long-term care residents

(Perth-Wellington) – Long-term care residents will benefit from more direct care following today’s announcement from the Ontario government. Direct care provided to each long-term care resident will increase to an average of four hours per day.

“Long-term care residents, their families, and long-term care home operators have asked for better quality of care,” observed Perth-Wellington MPP Randy Pettapiece. “This announcement leaves no doubt they have been heard.”

The government’s commitment to improved care includes:

- Average daily direct care of four hours a day per resident. Direct hands-on care is provided by nurses or personal support workers to support individual clinical and personal care needs.
- Hard targets set over the next four years to achieve this standard by 2024-25. Progress against these targets will be measured and reported regularly.
- Unprecedented changes to educate and recruit the tens of thousands of new personal support workers, registered practical nurses and registered nurses that will be required. As part of the province's COVID-19 Fall Preparedness Plan, the province is taking the first step by recruiting an additional 3,700 frontline workers for its health workforce.

Merrilee Fullerton, Minister of Long-Term Care, cautioned that these changes will take time.

“Although we will continue to make progress, these changes will not happen overnight, as we have to hire and train a great number of staff and build modern new facilities so our residents get the level of care they deserve,” she said.

The increase in average daily hours of care builds on the government’s plan to invest \$1.75 billion over five years to increase long-term care capacity and spaces for seniors. It also follows a commitment to build 30,000 new long-term care beds over 10 years. In addition, the Accelerated Build Pilot Program is expected to add 1,280 beds by early 2022.

Pettapiece has repeatedly advocated for new long-term care beds to be built in Perth-Wellington. He has spoken to local operators and supported their applications for new beds. He is hopeful that as many possible will be approved.

-30-

Randy Pettapiece, MPP | 519-272-0660 | www.pettapiece.ca



FOR IMMEDIATE RELEASE
November 3, 2020

Area municipalities to see over \$10 million in provincial funding

(Perth-Wellington) – Eligible municipalities in Perth-Wellington will receive over \$10 million in provincial funding for 2021, MPP Randy Pettapiece announced today. Funds will be delivered through the Ontario Municipal Partnership Fund (OMPF), the province’s main general assistance grant to municipalities.

“Small and rural municipalities face unique financial challenges,” Pettapiece said. “They need and deserve the province’s support. I’ve made that case many, many times over the years, and I’m very pleased that our government has heard us.”

OMPF funds are intended to support rural and northern municipalities. Of Ontario’s 444 municipalities, 389 currently receive unconditional funding through the program.

The 2021 Ontario Municipal Partnership Fund allocations for Perth-Wellington are as follows:

Municipality	OMPF Funding
Township of Mapleton	\$862,600.00
Town of Minto	\$1,520,200.00
Municipality of North Perth	\$1,445,300.00
County of Perth	\$1,020,400.00
Township of Perth East	\$1,051,500.00
Township of Perth South	\$594,500.00
Town of St. Marys	\$542,100.00
County of Wellington	\$1,089,700.00
Township of Wellington North	\$1,277,500.00
Municipality of West Perth	\$996,200.00
Total funding for Perth-Wellington	\$10,400,000.00

"Our government recognizes the importance of certainty and stability for municipalities, particularly in these challenging times. That’s why we are announcing the allocations for the 2021 OMPF today — consistent with our commitment last year to make sure our partners have the information they need, when they need it, to plan their budgets," said Rod Phillips, Minister of Finance.

Following the Rural Ontario Municipalities Association (ROMA) and Association of the Municipalities of Ontario (AMO) conferences this year, Minister Phillips announced the government would maintain the OMPF \$500 million funding level for 2021.

Pettapiece is no stranger to OMPF, having advocated for many years for the province to deliver stable, predictable funding following cuts by the previous government.

-30-

Randy Pettapiece, MPP | 519-272-0660 | www.pettapiece.ca



From the Office of the Clerk
The Corporation of the County of Prince Edward
332 Picton Main Street, Picton, ON K0K 2T0
T: 613.476.2148 x 1021 | F: 613.476.5727
clerks@pecounty.on.ca | www.thecounty.ca

November 3, 2020

Please be advised that during the Committee of the Whole meeting on October 29, 2020 the following motion was carried;

RESOLUTION NO. CW-407-2020

DATE: October 29, 2020
MOVED BY: Councillor MacNaughton
SECONDED BY: Councillor St-Jean

Resolution by Councillor MacNaughton regarding Bill 218, Supporting Ontario's Recovery and Municipal Elections Act, 2020 is proposing changes to the Municipal Elections Act of 1996

WHEREAS municipalities in Ontario are responsible for conducting the fair and democratic elections of local representatives; and

WHEREAS Government of Ontario, with Bill 218, Supporting Ontario's Recovery and Municipal Elections Act, 2020 is proposing changes to the Municipal Elections Act of 1996

- to prohibit the use of ranked ballots in future Municipal Elections, and
- extend nomination day from the end of July to the second Friday in September; and

WHEREAS each municipal election is governed by the Municipal Elections Act which was amended in 2016 to include the option to allow Municipalities to utilize ranked ballots for their elections and shorter nomination periods; and

WHEREAS London, Ontario ran the first ranked ballot election in 2018 and several other municipalities since have approved bylaws to adopt the practice, or are in the process of doing so including our regional neighbours in Kingston via a referendum return of 63%; and

WHEREAS the operation, finance and regulatory compliance of elections is fully undertaken by municipalities themselves; and,

WHEREAS local governments are best poised to understand the representational needs and challenges of the body politic they represent, and when looking at alternative voting methods to ensure more people vote safely, it becomes more difficult to implement these alternatives with the proposed shorter period between Nomination day and the October 24, 2022 Election day;

NOW THEREFORE BE IT RESOLVED THAT Corporation of the County of Prince Edward Council send a letter to the Ministry of Municipal Affairs and Housing urging that the Government of Ontario continues to respect Ontario municipalities' ability to apply sound representative principles in their execution of elections;



AND THAT the Corporation of the County of Prince Edward Council recommends that the Government of Ontario supports the freedom of municipalities to run democratic elections within the existing framework the Act currently offers;

AND THAT this resolution be circulated to all Ontario Municipalities, AMO and AMCTO.

CARRIED



Catalina Blumenberg, **Clerk**

	TOWNSHIP OF MAPLETON
	7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0 Phone: 519-638-3313, Fax: 519-638-5113, Toll Free: 1-800-385-7248 www.mapleton.ca
NOTICE OF INTENT TO DISPOSE OF SURPLUS LANDS	
Maryborough Plan Boltons Survey	
Pt Lot 191 RP 61R10642 Part 14	
<p>TAKE NOTICE THAT the Council of the Township of Mapleton intends to pass a by-law for the purposes of entering into an Agreement of Purchase and Sale in accordance with Section 270 of the Municipal Act to sell vacant lands as shown on the map below. The purpose of the request is to dispose of industrial land without street frontage. Mapleton Council considered this matter on October 27, 2020 in open council (Clerk's Report CL2020-19) and further directed staff to proceed with various preliminary steps; an appraisal is not required. The by-law will declare the subject land surplus and authorize the Mayor and Clerk to execute all ancillary documents as they pertain to the sale of the said lands.</p>	
<p>THE PROPOSED BY-LAW will come before the Council for consideration at its regular meeting to be held on Tuesday, November 10, 2020 at 1:00 p.m. via Zoom platform.</p>	
<p>WRITTEN COMMENTS regarding the proposed disposal of surplus properties may be submitted to the Municipal Clerk no later than 4:00 p.m. on Monday, November 9, 2020.</p>	
<p>DATED this 2nd day of November 2020 at the Township of Mapleton.</p>	
Larry Wheeler, Municipal Clerk lwheeler@mapleton.ca	
	

PROOF OF YOUR AD
for the November 5 issue
of the NW Community News.

TOWNSHIP OF MAPLETON COUNCIL TRACKING SHEET

FOR NOVEMBER 10, 2020 COUNCIL MEETING

Subject for Action	Department	Comments
Wastewater Capacity (long term & short term)	CAO & DPW	Planning with CIMA continues, they are creating an action plan and will meet with Mapleton Senior Management team shortly.
Cemetery By-law	DPW & CLK	Cemetery By-law 2020-042 has now been approved by the Bereavement Authority of Ontario.
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 COUNCIL

TUESDAY, OCTOBER 27, 2020

Mayor Davidson to report the following:

THAT Township of Mapleton Council discussed the following in Closed Session:

- 1) Review of Closed Session Minutes of June 11, 2020.
- 2) Personal matters about an identifiable individual, including municipal or local board employees.

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2020-075

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 meeting held on Tuesday, November 10, 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, November 10, 2020.

Mayor Gregg Davidson

Clerk Larry Wheeler