



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL AGENDA

TUESDAY, November 12, 2019 @ 7:00 P.M.

MAPLETON TOWNSHIP OFFICES

- 1. Call to Order**
- 2. O Canada**
- 3. Declaration of Pecuniary Interest**
- 4. Confirmation of Minutes**
 - 4.1 Council Meeting dated October 22, 2019
- 5. Matters arising from Minutes**
 - 5.1 Crossing Guard Resolution for Council's consideration
- 6. Matters under The Planning Act and Matters Arising**
 - 6.1
 - a) ZBA2019-13 - Notice of Public Meeting, Part Lot 6, Concession 2, RP61R-20880, Parts 1 & 2 (Maryborough), 6492 Sideroad 6, Huber, Darren & Stephanie.
 - b) Matters arising under The Planning Act (Council Direction)
 - 6.2
 - a) ZBA2019-14 - Notice of Public Meeting, Part Lots 11 & 12, Concession 13 (Peel), 7556 Wellington Road 7, Klavan Farms Ltd & Zachary Thomas Klaasen Van Ankum.
 - b) Matters arising under The Planning Act (Council Direction)
 - 6.3
 - a) ZBA2019-15 - Notice of Public Meeting, Part Lots 1 & 2, Concession 14 (Maryborough), 8695 Wellington Rd 7, Luymes, Mark & Carolyn.
 - b) Matters arising under The Planning Act (Council Direction)
 - 6.4
 - a) ZBA2019-17 - Notice of Public Meeting, Community Improvement Plan, all lands in Township of Mapleton
 - b) Matters arising under The Planning Act (Council Direction)

- 6.5 Consent Application Summary, Land Division File No. B66-19, Pt Lot 14, Conc 13 (P)
- 6.6 Consent Application Summary, Land Division File No. B67-19, Pt Lot 14, Conc 13 (P)
- 7. Delegations and Matters Arising from Delegations – none**
- 8. Minutes from Committees**
 - 8.1 Parks and Recreation Committee Minutes dated October 17, 2019
- 9. Reports and Updates from Staff**
 - 9.1 Building Department
 - i) Building Report BD2019-14
Re: Report for October Month End and Year to Date (YTD)
 - 9.2 Finance Department
 - i) Finance Report FIN2019-20
Re: RBC Banking services
 - ii) Finance Report FIN2019-21
Re: 2019 Q3 Operating Budget Variance Report
- 10. Approval of By-Laws**
 - 10.1 By-law Number 2019-096 being a By-law to adopt Amendment No. 1 to the Community Improvement Plan (CIP)
- 11. Correspondence for Council's Direction – none**
- 12. Correspondence for Council's Information**
 - 12.1 Seniors' Center for Excellence
 - i) November 2019 Newsletter
 - ii) November 2019 Calendar
 - iii) Walking Groups 2019-2020
 - 12.2 Correspondence Re: Proposed Facility Rental Increases
 - i) Drayton Kinettes
 - ii) Erica Klassen

- 12.3 Ministry of Municipal Affairs and Housing
Re: Correspondence dated November 1, 2019
- 12.4 Ontario Energy Board Notice Re: Enbridge Gas Inc. 2020 Rate Application
 - i) Notice
 - ii) Application
- 12.5 Township of Springwater resolution C456-2019 dated October 16, 2019
Re: Conservation Authority Levies
- 12.6 Township of Springwater resolution C457-2019 dated October 16, 2019
Re: Nottawasaga Valley Conservation Authority Levy
- 12.7 Town of Prescott resolution dated October 28, 2019
Re: Transformation of Building Services in Ontario
- 12.8 Niagara Region resolution CL 18-2019 dated October 17, 2019
Re: Proposed cuts to Legal Aid Ontario Budget
- 12.9 AMO Watch File
The link to view the October 24, 2019 issue: <https://tinyurl.com/y4olk2zs>
The link to view the October 31, 2019 issue: <https://tinyurl.com/y5nn8qyv>
The link to view the November 7, 2019 issue: <https://tinyurl.com/yxwtn2la>

13. Notices of Motion

14. Notice Provision

- i) Special Mtg. of Council Nov 15 at 1 p.m. re: Budget 2020-2022 Deliberation
- ii) Public Presentation and Input for Budget 2020-2022, Nov 19, 7pm to 8 pm
- iii) Budget 2020-2022 Notice of Intent to Pass By-law at Nov 26 Meeting of Council

15. Other Business

16. Council Tracking Sheet

17. Closed Session – none

18. Confirmatory By-law

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 2019 Council Meeting Dates As of January 17, 2019

Tuesday,	January	8,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	January	22,	2019	1:00 p.m. – Regular Meeting of Council
Tuesday,	February	12,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	February	26,	2019	4:00 p.m. – Regular Meeting of Council

CANCELLED

Tuesday,	March	12,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	March	26,	2019	1:00 p.m. – Regular Meeting of Council
Tuesday,	April	9,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	April	23,	2019	1:00 p.m. – Regular Meeting of Council
Tuesday,	May	14,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	May	28,	2019	1:00 p.m. – Regular Meeting of Council
Thursday,	June	13,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	July	9,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	August	13,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	September	10,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	September	24,	2019	4:00 p.m. – Regular Meeting of Council

CANCELLED

Tuesday,	October	8,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	October	22,	2019	1:00 p.m. – Regular Meeting of Council
Tuesday,	November	12,	2019	7:00 p.m. – Regular Meeting of Council
Tuesday,	November	26,	2019	1:00 p.m. – Regular Meeting of Council
Tuesday,	December	10,	2019	7:00 p.m. – Regular Meeting of Council

Note: Dates are subject to change by resolution of Township of Mapleton Council



Township of Mapleton 2019 Committee Meeting Dates

COMMITTEE OF ADJUSTMENT		
Wednesday, April	17, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, May	22, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, June	19, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, July	10, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, August	14, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, September	11, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, October	9, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, November	13, 2019	4:00 p.m. – Regular Scheduled Meeting
Wednesday, December	11, 2019	4:00 p.m. – Regular Scheduled Meeting

PARKS AND RECREATION COMMITTEE		
Thursday, June 20,	2019	6:00 p.m. – Regular Scheduled Meeting
Thursday, August 22,	2019	6:00 p.m. – Regular Scheduled Meeting
Thursday, October 24,	2019	6:00 p.m. – Regular Scheduled Meeting
DATE CHANGE, now October 17		
Thursday, December 19,	2019	6:00 p.m. – Regular Scheduled Meeting

ECONOMIC DEVELOPMENT COMMITTEE		
Monday, July 8,	2019	6:00 p.m. – Regular Scheduled Meeting
Monday, September 9,	2019	6:00 p.m. – Regular Scheduled Meeting
Monday, November 4,	2019	6:00 p.m. – Regular Scheduled Meeting

Committee meeting dates are subject to change, please check www.mapleton.ca for updates.



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

COUNCIL MINUTES

TUESDAY, OCTOBER 22, 2019 @ 1:00 P.M.

MAPLETON TOWNSHIP OFFICES

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

STAFF PRESENT: Manny Baron, Chief Administrative Officer
Barb Schellenberger, Municipal Clerk
Sam Mattina, Director of Public Works
John Morrison, Director of Finance
Larry Wheeler, Deputy Clerk
Rick Richardson, Fire Chief
Patty Wright, Chief Building Official

1. **Call to Order**

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

2. a) **O Canada**

b) **Presentation of Federal Award** to Firefighter Daryl Brodhaecker for 30 Years' Service presented by Chief Richardson.

3. **Declaration of Pecuniary Interest - none**

4. **Confirmation of Minutes**

4.1 Council Meeting dated October 8, 2019

RESOLUTION 2019-23-01

Moved: Councillor Martin

Seconded: Councillor Craven

THAT the minutes of the Township of Mapleton Council Meeting held on Tuesday, October 8, 2019 be confirmed as circulated in the agenda package.

CARRIED

4.2 Public Meeting under the Planning Act dated October 8, 2019

RESOLUTION 2019-23-02

Moved: Councillor Craven

Seconded: Councillor Martin

THAT the minutes of the Township of Mapleton Public Meeting under the Planning Act held on Tuesday, October 8, 2019 be confirmed as circulated in the agenda package.

CARRIED

5. **Matters arising from Minutes**

5.1 City of Kitchener resolution dated August 26, 2019
Re: Single Use Disposable Wipes

RESOLUTION 2019-23-03

Moved: Councillor Martin

Seconded: Councillor Craven

THAT Township of Mapleton Council hereby supports City of Kitchener resolution dated August 26, 2019 regarding 'Single Use Disposable Wipes';
And further that City of Kitchener Council be notified of our support.

CARRIED

- 5.2 City of Hamilton resolution dated September 25, 2019
Re: Endorsing Kitchener's Single Use Disposable Wipes

RESOLUTION 2019-23-04

Moved: Councillor Martin

Seconded: Councillor Craven

THAT Township of Mapleton Council hereby supports City of Hamilton resolution dated September 25, 2019 regarding 'Endorsing Kitchener's Single Use Disposable Wipes';

And further that City of Hamilton Council be notified of our support.

CARRIED

- 5.3 Halton Region resolution dated July 10, 2019
Re: Local Planning Appeal Tribunal (LPAT)

RESOLUTION 2019-23-05

Moved: Councillor Martin

Seconded: Councillor Craven

THAT Township of Mapleton Council hereby supports Halton Regional Council resolution dated July 10, 2019 regarding 'Local Planning Appeal Tribunal (LPAT)';

And further that Halton Regional Council be notified of our support.

CARRIED

6. Matters under The Planning Act and Matters Arising

- 6.1 ZBA2019-06 – Township of Mapleton Housekeeping ZBA
Re: Draft Amending By-law

RESOLUTION 2019-23-06

Moved: Councillor Craven

Seconded: Councillor Martin

THAT Zoning application ZBA2019-06 (Township of Mapleton Housekeeping) draft amending by-law as circulated in the agenda be presented to Council for first, second, and third reading.

CARRIED

7. Delegations and Matters Arising from Delegations

- 7.1 a) 2019 Mapleton Master Fire Plan – Fire Chief Richardson introduced committee members that collaborated on the plan. Individuals presented the various recommendations.

b) Matters arising from Delegations

RESOLUTION 2019-23-07

Moved: Councillor Craven

Seconded: Councillor Martin

That Item 9.2 i) Fire/Rescue Report FR2019-07 be presented at this time.

CARRIED

RESOLUTION 2019-23-08

Moved: Councillor Craven

Seconded: Councillor Martin

THAT Township of Mapleton Council receive Fire/Rescue Report FR2019-07 dated October 22, 2019 regarding Master Fire Plan Recommendations;

AND FURTHER THAT the Mapleton Fire Chief schedule an Education Session for Council to ensure complete understanding of the Fire Master Plan.

CARRIED

- 7.2 a) County of Wellington Manager of Policy Planning, Sarah Wilhelm
i) Committee Report dated September 12, 2019 regarding 2019
Provincial Policy Statement Review

RESOLUTION 2019-23-09

Moved: Councillor Martin

Seconded: Councillor Craven

THAT the delegation of County of Wellington Manager of Policy Planning (Sarah Wilhelm) regarding Committee Report dated September 12, 2019 pertaining to Provincial Policy Statement Review be received for information.

CARRIED

- ii) Committee Report dated September 12, 2019 regarding County
Official Plan Review – Process and Key Phases

- b) Matters arising from Delegations

RESOLUTION 2019-23-10

Moved: Councillor Craven

Seconded: Councillor Martin

THAT the delegation of County of Wellington Manager of Policy Planning (Sarah Wilhelm) report “County Official Plan Review – Process and Key Phases” dated September 12, 2019 be received for information.

CARRIED

- 7.3 a) QPA Solar Inc representatives were in attendance. A power point presentation was given.

- b) Matters arising from Delegations

RESOLUTION 2019-23-11

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT the delegation of QPA Solar Inc (Marjan Stosic) be received for information.

CARRIED

8. Minutes from Committees – none

9. Reports and Updates from Staff

9.1 Emergency Management Reports

- i) Emergency Management Report EM2019-01
Re: Status of the Township’s Emergency Management Programme

RESOLUTION 2019-23-12

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT the Township of Mapleton Council receives Emergency Management Report EM2019-01 dated October 22, 2019 regarding the status of the Township’s Emergency Management Programme for 2019;

AND FURTHER THAT Council of the Township of Mapleton accepts the annual status report of the Township’s Emergency Management Programme for 2019.

CARRIED

9.2 Fire Department

- i) Fire / Rescue Report FR2019-07
Re: Master Fire Plan Recommendations

This report was discussed under Item 7.1 at today’s meeting.

- ii) Fire Report FR2019-08
Re: Sharing Resources

RESOLUTION 2019-23-13

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT Township of Mapleton Council receive Fire Report FR2019-08 dated October 22, 2019 regarding Sharing Resources;

AND FURTHER THAT Township of Mapleton waive the Fees for Fire Department functions noted below.

DEFERRED

Council asked staff to prepare an appropriate recommendation for Council's consideration.

9.3 Public Works Department

- i) Public Works Report PW2019-29
Re: Township of Mapleton Source Protection Annual Reports

RESOLUTION 2019-23-14

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Source Water Protection Report PW2019-29 dated October 22, 2019 regarding Updates to the Wellington County Chapter of the Grand River Source Protection Plan;

AND THAT Township of Mapleton Council hereby supports the proposed revisions to the Wellington County Chapters of the Grand River Source Protection Plan and Assessment Report to the Grand River Source Protection Authority.

CARRIED

- ii) Public Works Report PW2019-30
Re: Public Works Department Staff Compliment Increase

RESOLUTION 2019-23-15

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT Township of Mapleton Council receive Public Works Report PW2019-30 dated October 22, 2019 regarding Public Works Department Staff Compliment Increase.

CARRIED

RESOLUTION 2019-23-16

Moved: Councillor Ottens

Seconded: Councillor Martin

IN REGARDS TO PW2019-30 (Staff Compliment Increase) that Council approve the outlined plan to increase Public Works Department staff compliment in order to effectively and efficiently deliver Council approved services to the public.

CARRIED

10. Approval of By-Laws

- 10.1 By-law Number 2019-091 being a By-law to amend By-law 2010-080, being a Zoning By-law for the Township of Mapleton, Part Lot 135, Plan 134 (Peel), 3 Peel Street West, Alma ZBA 2019-12

RESOLUTION 2019-23-17

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT By-law Number 2019-091 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 2019-092 being a By-law to amend By-law 2010-080, being a Zoning By-law for the Township of Mapleton ZBA 2019-06

RESOLUTION 2019-23-18

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT By-law Number 2019-092 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

- 11.1 County of Wellington Engineering Department correspondence dated October 10, 2019 and proposed recommendation
Re: Winter Maintenance (Wellington Road 45)

RESOLUTION 2019-23-19

Moved: Councillor Ottens

Seconded: Councillor Douglas

THAT Township of Mapleton Council receive County of Wellington Engineering Department correspondence dated October 10, 2019 regarding Winter Maintenance (Wellington Road 45);

AND FURTHER THAT the County of Wellington compensation of \$9,000 per kilometer for winter maintenance on Wellington Road 45 during the 2019/2020 winter maintenance season be accepted;

AND FURTHER THAT the County of Wellington recognizes if the 2019/2020 seasonal cost exceeds the proposed compensation, the County will be responsible for same.

CARRIED

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

13. Notices of Motion

- 14. Notice Provision** – none

15. Other Business

- 16. Council Tracking Sheet** – no changes requested

- 17. Closed Session** – none

18. Confirmatory By-law Number 2019-093

RESOLUTION 2019-23-20

Moved: Councillor Douglas

Seconded: Councillor Ottens

THAT By-law Number 2019-093 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 3:19 p.m.

Mayor Gregg Davidson

Clerk Barb Schellenberger

PLEASE NOTE: Alternate Formats and Communication Support

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MOVED BY:

SECONDED BY:

WHEREAS Public Works Report PW2017-16 regarding Pedestrian Crossover (PXO) crossing on Wellington Street South at the intersection of Wellington Street South and Andrews Drive, Drayton has been installed and is functional;

WHEREAS the public is not desirous of moving the crossing guard as approved in the report;

WHEREAS Council asked staff at September 10, 2019 Council to revisit and analyze the need for the relocation of the crossing guard;

NOW BE IT RESOLVED Township of Mapleton Council approve the crossing guard to remain at the intersection of Wellington Street South and Edward Street in Drayton.



NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2019-13

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

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

Tuesday, November 12, 2019
Mapleton Township Municipal Offices
Council Chambers
7275 Sideroad 16
7:00 p.m.

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lot 6, Concession 2, RP61R-20880, Parts 1 & 2 (Maryborough), with a civic address of 6492 Sideroad 6. The property is approximately 0.43 ha (1.06 ac) in size and the location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the subject lands to permit a dog kennel. The lands are currently zoned Agricultural (A) and are occupied by a single dwelling and accessory structure. The applicants are proposing to use the existing 188.59 m² (2030 ft²) accessory building for the dog kennel. Additional relief may be considered at this meeting.

Oral or Written Submissions

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

Power of the Tribunal to Dismiss Appeals

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

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

Request for Notice of Decision

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

Additional Information

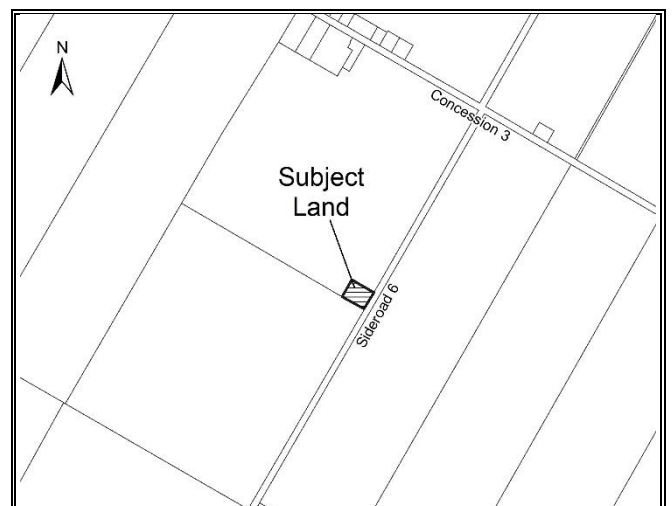
For more information about this matter, including information about appeal rights, please contact or visit the Municipal Office at the address shown below. O. Reg. 470/09, s. 2: 179/16, s. 2

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

Dated at the Township of Mapleton
This 22nd day of October 2019.

Barb Schellenberger, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton ON N0G1P0
Phone: 519.638.3313 Ext.23
Fax: 519.638.5113

bschellenberger@mapleton.ca





TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248

www.mapleton.ca

Staff Commenting Form

ZBA2019-13	OWNER: Huber, Darren & Stephanie 6492 Sideroad 6 R.R. #3 Listowel, ON N4W 3G8	SUBJECT LAND: Legal: Con 2 Pt Lot 6: RP 61R20880 Pts 1 & 2, (Maryborough) Civic Address: 6492 Sideroad 6
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Staff confirmed the following:

- Property owners, agencies and relevant parties were provided with the required notice by prepaid, first class mail or by email on October 23, 2019.
- Proper postings were completed on October 24, 2019.
- Public Notice was placed in the October 31, 2019 issue of the Community News.
- Planning Report dated November 6, 2019 prepared by Planner Jessica Rahim was received and included in the agenda package.
- CBO Patty Wright comments dated November 4, 2019 were received and included in the agenda package.
- Grand River Conservation Authority comments dated October 28, 2019 state no objection.
- Wellington Source Water Protection Risk Management Official Kyle Davis comments dated October 31, 2019 were received and included in the agenda package.
- Fire Chief Rick Richardson comments dated October 25, 2019 state no issues.
- Ratepayer: No concerns or letters of objection were received.

Prepared on November 6, 2019 by:

Larry Wheeler, Deputy Clerk



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: November 6, 2019
TO: Manny Baron, C.A.O.
Township of Mapleton
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **Darren & Stephanie Huber - Proposed Kennel**
6492 Sideroad 6 (Maryborough)
Zoning By-law Amendment (ZBA 2019-13)

Planning Opinion

This amendment would permit a Commercial 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 Township's Kennel License By-law. The applicant has identified that the proposed location for the kennel operation will be on the ground floor of the existing 188.59 m² (2030 ft²) accessory structure on the subject lands.

Planning Staff generally have no concerns with the rezoning application to permit a kennel on the property. The application is consistent with applicable Provincial Policy and generally conforms with the Official Plan. The proposed kennel is subject to the Township's Kennel By-law, the applicant will have to apply for and obtain a Kennel License from the Township. The owner will have to submit a detailed site plan to the Township indicating how all of the kennel by-law requirements are being met as part of the licensing process.

INTRODUCTION

The property subject to the proposed amendment is legally described as Part Lot 6, Concession 2, RP61R-20880, Part 1 & 2 (Maryborough), with a civic address of 6492 Sideroad 6. The property is approximately 0.43 ha (1.06 ac).

PROPOSAL

The purpose of the application is to rezone the subject lands to permit the operation of a commercial dog kennel in an approximate 188.59 m² (2030 ft²) accessory building on the subject lands. The property is occupied by a dwelling and shed. See Figure 1.



Figure 1: 2015 Aerial Photo

RELATED APPLICATIONS (Minor Variance A08/16)

The applicants applied for a minor variance in November of 2016 for an accessory building with an increased floor area, reduced rear yard and side yard setbacks and a second floor in the accessory building. The minor variance was approved and the accessory building is existing on the subject lands.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within the RURAL AREA. Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas.

Section 1.1.4.1 states that:

Healthy, integrated and viable areas should be supported by:

- f) Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management of resources.

And Section 1.1.5.4 states that:

Development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE. Section 6.4.3 of the Plan permits kennels on existing lots of record within the Prime Agricultural designation.

ZONING BY-LAW

The subject lands are zoned Agricultural (A). Section 6.5 of the by-law states:

“a kennel is a restricted use in all zones within the Township of Mapleton. Kennels are prohibited uses unless specifically permitted by an amendment to this By-law. Where specifically permitted by an amendment to this By-law, 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 By-law.”

KENNEL LICENSING

The Township has passed a Dog Licensing By-law 2019-034, being a By-law to regulate and license the keeping of dogs and dog kennels within the Township of Mapleton. This by-law sets out a number of requirements and standards which the applicant must meet in order to successfully carry on the kennel operation over the licensing term.

The Dog Licensing By-law outlines a number of requirements in Part 5 Licensing of Kennels. Section 5.01.4 requires the kennel to reside on the owner/managers property. This is to ensure that the use is managed properly and it remains secondary to the main dwelling on the subject lands.

Section 5.01.15 indicates “no kennel shall be located within a minimum of 150 m (492 ft) of any adjacent property owner’s habitable building or buildings used for the keeping of livestock”. The existing building on the subject property will be set back approximately 385 m (1262.8 ft) from the closest neighbours

dwelling and approximately 423 m (1387.5 ft) from the closest barn housing livestock. (See Figure 2 for the proposed kennel location)

Section 5.01.20 outlines that all boarding and breeding kennels shall be restricted to the number of dogs for which their existing facilities are designed, up to a maximum of 25 provided that the kennel complies with the regulations contained in this by-law. The applicant have indicated that they plan to start with 5 adult breeding dogs and 1 retired dog. They are also aware of the 25 breeding dog limits and 3 retired dog limit, which will be indicated in the submission for their kennel license at the Township including the number of dogs that the building is designed to house.

Section 5.03.8 indicates that “every Kennel shall be kept in a sanitary, well-ventilated condition and free from offensive odours, diseases and insect or rodent infestation. Feces shall be removed daily”. The kennel license is renewed every year which gives the opportunity for the by-law enforcement to ensure the kennel is in good condition for the dogs.

Figure 2: Aerial photos showing proposed kennel location and setbacks to the closest neighbours dwelling



PLANNING CONSIDERATIONS

Compatibility

The applicant is proposing to operate the kennel on an approximate 0.43 ha (1.06 ac) rural residential parcel within the existing 188.6 m² (2030 ft²) accessory building. The subject property is surrounded by large agricultural parcels and the neighbouring buildings are setback from the proposed kennel.

The Zoning By-law and Dog Licensing By-law do not regulate a minimum lot area for a kennel. The applicant will be required to provide a detailed site plan as part of the kennel license application. This site plan will need to include an outdoor fenced area for the animals to access on their own accord and showing required distance from neighbours dwelling is met.

A draft zoning by-law amendment has been attached to this report for Council's consideration which introduces site specific exceptions for the subject lands. The agricultural parcel is proposed to be zoned with a site specific exception to permit a kennel on the subject property.

Respectfully submitted
County of Wellington Planning and Development Department



Jessica Rahim, Planner

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

Part Lot 6 Concession 2 (Maryborough)
6492 Sideroad 6
ZBA 2019-13

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

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

1. That By-law Number 2010-080, is hereby amended by changing the zoning on the map forming Schedule 'A-1', as it applies to Part Lot 6, Concession 2, RP61R-20880, Part 1 & 2 (Maryborough), with a civic address of 6492 Sideroad 6 as illustrated on Schedule 'A' attached to and forming part of this By-law from:
 - **Agricultural (A) to "Agricultural Exception (A-31.331)**

2. THAT Section 31, Exception Zone, is amended by the inclusion of the following new exception:

<p>31.331 PT LT 6 Con 2 (Maryborough), 6492 Sideroad 6</p>	<p>In addition to the uses permitted in the Agricultural (A) zone, Section 8, the following additional use is permitted:</p> <p style="margin-left: 20px;">a) The operation of a commercial dog kennel Subject to the following conditions:</p> <p style="margin-left: 40px;">i. Shall be subject to the regulations of Section 8 of the Agricultural (A) zone;</p> <p style="margin-left: 40px;">ii. That the kennel operate in accordance with the regulations of the Township of Mapleton Dog and Dog Kennel Licensing and Regulation By-law, By-law No. 2002-14, as may be amended.</p>
---	--

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

READ a first, second and third time and passed this _____ day of _____, 2019.

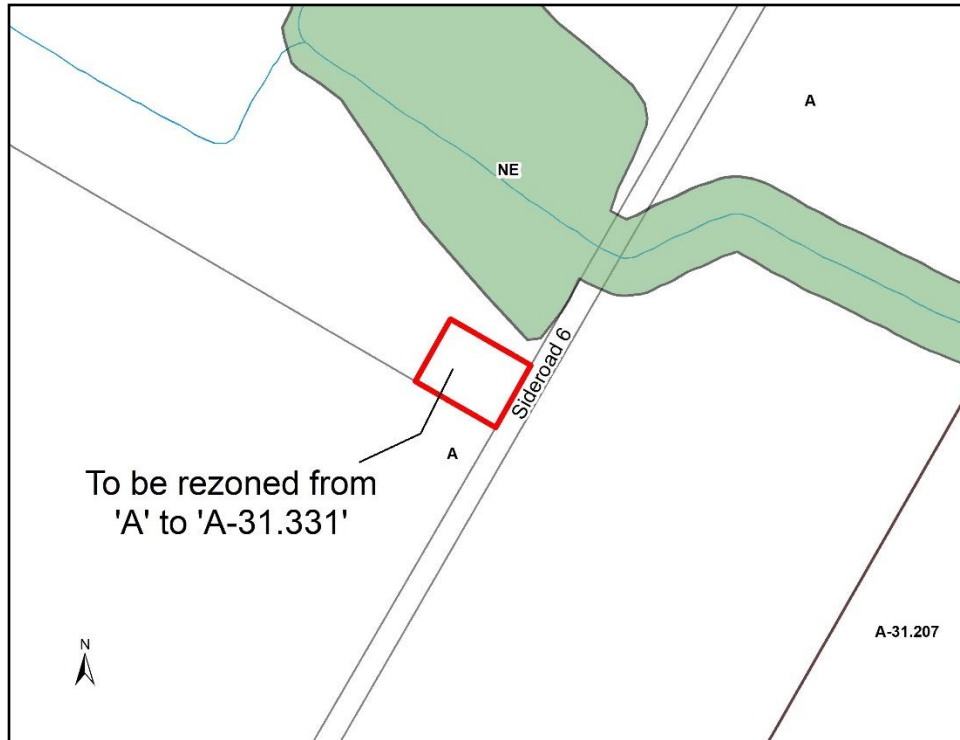
 Mayor Gregg Davidson

 Clerk Barb Schellenberger

THE TOWNSHIP OF MAPLETON

BY-LAW NO _____.

Schedule "A"



Rezone from Agricultural (A) to Agricultural Exceptions (A-31.331)

Passed this ___ day of _____ 2019.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE SUBJECT LAND is located on Part Lot 6, Concession 2, RP61R-20880, Part 1 & 2 (Maryborough), with a civic address of 6492 Sideroad 6. The property is approximately 0.43 ha (1.06 ac) in size and are currently zoned Agriculture (A).

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a commercial dog kennel. The kennel will operate in the existing 188.6 m² (2030 ft²) accessory building 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: Sept 3/19
FILE NO. 2BA2619-13

APPLICATION for ZONING BY-LAW AMENDMENT

1. Name of Owner(s) Darren & Stephanie Huber
Address 6492 Sideroad 6, Listowel ON N4W 3G8
Telephone Number 519-465-7809 Fax Number _____
Email address darren@chervin.ca

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 and address of any mortgagees, charges or other encumbrances in respect of the subject land.
Scotiabank Listowel

4. Description of the lands subject to this application:

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

Lot 6, Concession 2

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

Municipal Address (street or fire number): 6492 Sideroad 6

Please circle the appropriate measurement:

Frontage: 58 feet / metres
Depth: 75 feet / metres
Area: 0.43 acres / hectares

5. Detail the rezoning of the subject lands that is being requested by this application:
The lands are currently zoned agricultural

6. Explain why the rezoning is being requested:

We breed dogs. We want to utilize the existing accessory building as a 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	Actual Distance
_____	_____
_____	_____
_____	_____
_____	_____

8. How is access provided to the subject lands:

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

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

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

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

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

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

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

- Sewers
- Ditches
- Swales
- Other _____

12. Detail the existing use of the subject lands:

~~lawn~~ residential _____

13. How long has the above use continued on the subject lands? 4 years

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

Type	House
Setback from Front Lot Line	95 feet
Setback from Rear Lot Line	122 feet
Setback from Side Lot Lines	20 feet (south) 81 feet (north)
Height of Building	
Dimensions or Floor Area	3,200 sq.ft.
Date Constructed	

Type	Accessory Building
Setback from Front Lot Line	185 feet
Setback from Rear Lot Line	3.5 feet
Setback from Side Lot Lines	3.5 feet (south) 152 feet (north)
Height of Building	
Dimensions or Floor Area	2,030 sq.ft
Date Constructed	2016

Type	
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	
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	
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:

lawn, residential + 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	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	

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

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

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

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

prime agricultural

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

kenels are permitted in prime agricultural lands

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

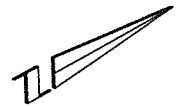
24. Have the subject lands ever been subject to any of the following applications?

	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 checked="" 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:

Minor variance - A2016-08 (completed)

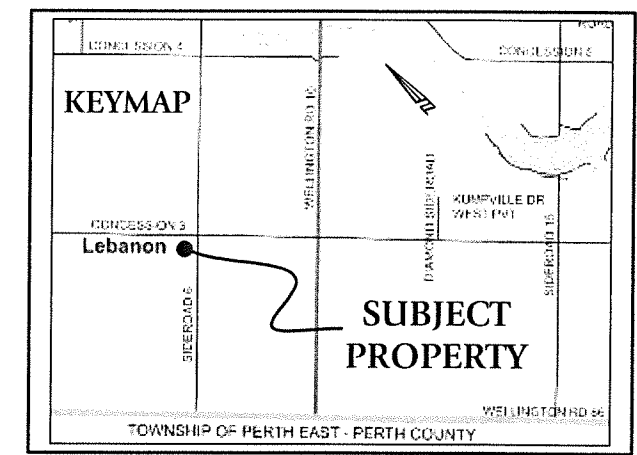
Severance - B15/97 (completed)



LOT 5, CONCESSION 2

④ PIN 71483-0013

180±
NOT TO SCALE



SEVERANCE SKETCH PART OF LOT 6, CONCESSION 2 GEOGRAPHIC TOWNSHIP OF MARYBOROUGH TOWNSHIP OF MAPLETON COUNTY OF WELLINGTON

SCALE: 1 - 3000
0 30 60 120 180 metres
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 AGRICULTURAL AND NATURAL ENVIRONMENT
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIMARY AGRICULTURAL AND CORE GREENLANDS
4. DISTANCES TO BARN ARE TAKEN FROM GRCA WEBSITE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

THIS SKETCH WAS PREPARED ON THE 5th DAY OF NOVEMBER, 2015
THIS SKETCH WAS UPDATED ON THE 5th DAY OF JANUARY, 2016

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

423 WOOLWICH STREET GUELPH - ONTARIO, N1H 3X3 PHONE: (519) 821 - 2763 FAX: 821 - 2770 www.vanharten.com	660 RIDDELL ROAD, UNIT 1 ORANGEVILLE - ONTARIO, L9W 5G5 PHONE: (519) 940 - 4110 FAX: 519 - 940 - 4113 www.vanharten.com
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DRAWN BY: JAM	CHECKED BY: JEB	PROJECT No. 23272-15
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DETAIL
1:1000

ZONING : AGRICULTURAL
O.P. : PRIME AGRICULTURAL

O.P. : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

LANDS TO BE RETAINED
AREA=38±ha

② PIN 71483-0018(LT)

LOT 6, CONCESSION 2

617±

PIN 71483-0022 ⑮

CONCESSION 2

525±
NOT TO SCALE

BARN

557±

⑤ PIN 71483-0014

⑥ PIN 71483-0015

⑦ PIN 71483-0016

⑧ PIN 71483-0017

DWELLING NO. 8500

BARN

BARN

BARN

BARN

380±

PIN 71479-0002

⑩ PIN 71479-0044

⑪ PIN 71479-0045

⑫ PIN 71479-0046

⑬

⑭

PIN 71479-0066

20.12m WIDE

ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3

LOT 6
CONCESSION 2

PIN 71483-0018(LT) ②
ZONING : AGRICULTURAL

PROPOSED ACCESSORY BUILDING
MAXIMUM AREA ALLOWED 92.9m²
(Section 6.1.4)

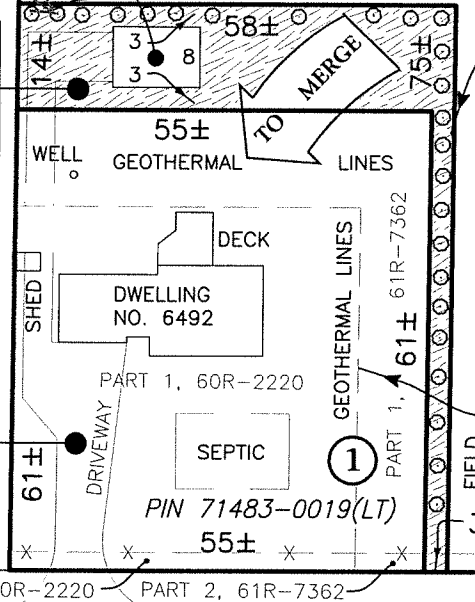
PROPOSED ROW OF TREES
FIELD

Accessory building

LANDS TO BE SEVERED
AREA=0.10±ha

TOTAL AREA=0.43±ha
PIN 71483-0020 ③

LANDS TO BE ADDED TO
AREA=0.33±ha



KNOWN AS SIDEROAD 6
ROAD ALLOWANCE BETWEEN LOTS 6 AND 7

PIN 71483-0020 ③

380±
NOT TO SCALE

SEE DETAIL

LANDS TO BE SEVERED

58±

①

75±

20.12m WIDE KNOWN AS SIDEROAD 6 PIN 71483-0050 ROAD ALLOWANCE BETWEEN LOTS 6 AND 7

LOT 7

From: Patty Wright <PWright@mapleton.ca>
Sent: Monday, November 4, 2019 11:26 AM
To: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: ZBA 2019-13 Huber

The above application is subject to site plan control. A buffer will be required and will be part of the site plan control agreement. The building department has no comments on this application.



Patty Wright CBCO, CPSO, CMM III
CHIEF BUILDING OFFICAL

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



From: Kyle Davis <KDavis@centrewellington.ca>
Sent: Thursday, October 31, 2019 7:19 PM
To: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: RE: ZBA2019-13 (Huber, Darren & Stephanie)

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*.

Regards,

Kyle Davis | Risk Management Official

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x362 | kdavis@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.



NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2019-14

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

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

Tuesday, November 12, 2019
Mapleton Township Municipal Offices
Council Chambers
7275 Sideroad 16
7:00 p.m.

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lots 11 & 12, Concession 13 (Peel) with a civic address of 7556 Wellington Rd 7. The property is approximately 38.56 ha (95.3 acres) in size and occupied by a single detached dwelling and three accessory structures. The location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the retained agricultural portion of the property to prohibit any future residential development and rezone the severed portion to permit the existing accessory structures. This rezoning is a condition of severance application B19/19, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 1.49 ha (3.7 ac) rural residential parcel from the retained 38.5 ha (95.3 ac) vacant agricultural parcel.

Oral or Written Submissions

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

Power of Tribunal to Dismiss Appeals

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

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

Request for Notice of Decision

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

Additional Information

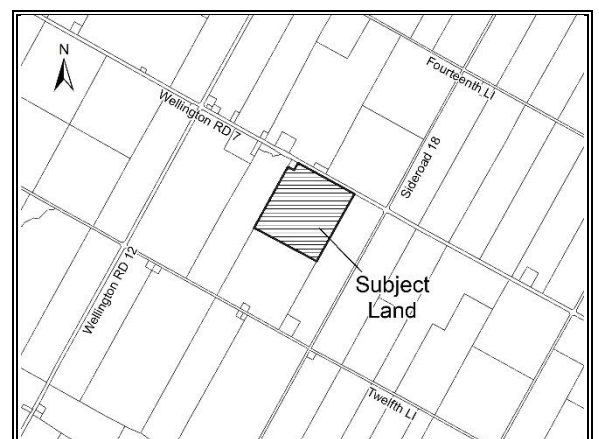
For more information about this matter, including information about appeal rights, please contact or visit the Municipal Office at the address shown below. O. Reg. 470/09, s. 2: 179/16, s. 2

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

Dated at the Township of Mapleton
This 23rd day of October 2019.

Barb Schellenberger, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton ON N0G1P0
Phone: 519.638.3313 Ext.23
Fax: 519.638.5113

bschellenberger@mapleton.ca





TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248
www.mapleton.ca

Staff Commenting Form

ZBA2019-14	OWNER: Klavan Farms Ltd. & Zachary Thomas Klassen Van Ankum 7440 Sideroad 18 R. R. # 1 Alma, ON N0B 1A0	SUBJECT LAND: Legal: Peel Concession 13 Part Lot 11 & 12 Civic Address: 7556 Wellington Road 7
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Staff confirmed the following:

- Property owners, agencies and relevant parties were provided with the required notice by prepaid, first class mail or by email on October 21, 2019.
- Proper postings were completed on October 24, 2019.
- Public Notice was placed in the November 7, 2019 issue of the Community News.
- Planning Report dated November 5, 2019 prepared by Senior Planner Michelle Innocente was received and included in the agenda package.
- CBO Patty Wright comments dated October 25, 2019 were received and included in the agenda package.
- Grand River Conservation Authority comments dated November 1, 2019 were received and included in the agenda package.
- County of Wellington Engineering Services comments dated November 1, 2019 state no objection.
- Wellington Source Water Protection Risk Management Official Kyle Davis comments dated October 31, 2019 state no issues.
- Fire Chief Rick Richardson comments dated October 25, 2019 state no issues.
- Ratepayers: No concerns or letters of objection were received.

Prepared on November 6, 2019 by:

Larry Wheeler, Deputy Clerk



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: November 5, 2019
TO: Manny Baron, C.A.O.
Township of Mapleton
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Klavan Farms**
7556 Wellington Road 7
Zoning By-law Amendment (ZBA 2019-14)

Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands and permit an increased ground floor area of 613 m² (6,600 ft²) for three existing accessory buildings on the severed rural residential parcel. This rezoning is to satisfy conditions of severance application B19/19, which has been granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 1.49 ha (3.7 ac) parcel with the existing dwelling, barn and sheds from the retained 38.5 ha (95.3 ac) vacant agricultural parcel.

With respect to the prohibition of future residential development on the retained agricultural portion of the subject lands we have no objection as both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. However, Planning Staff have concern with the request to permit the three existing accessory structures on the proposed severed lot that have a ground floor area of the 613 m² (6,600 ft²). The ground floor area of the existing three accessory buildings on the proposed new 1.49 ha (3.7 ac) parcel exceeds what is appropriate and considered accessory for a lot of this size. Furthermore, the ground floor area of these accessory structures also exceeds the maximum permitted ground floor of 464.5 m² (5,000 ft²) by 148 m² (1,600 ft²) on reduced lots.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 11 and 12, Concession 13 (Peel), with a civic address of 7556 Wellington Road 7. The proposal is a condition of a recent severance application on the property, B19/19. The proposed severed parcel is 1.49 ha (3.7 ac) with an existing dwelling, and three accessory buildings and the retained vacant agricultural parcel is 38.5 ha (95.3 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot and recognize the increased ground floor area for the existing accessory structures on the severed residential lot. This rezoning is a condition of severance application B19/19, that was granted provisional approval by the Wellington County Land Division

Committee. The consent will sever the existing dwelling and accessory structures from the agricultural parcel under the surplus farm dwelling policies.

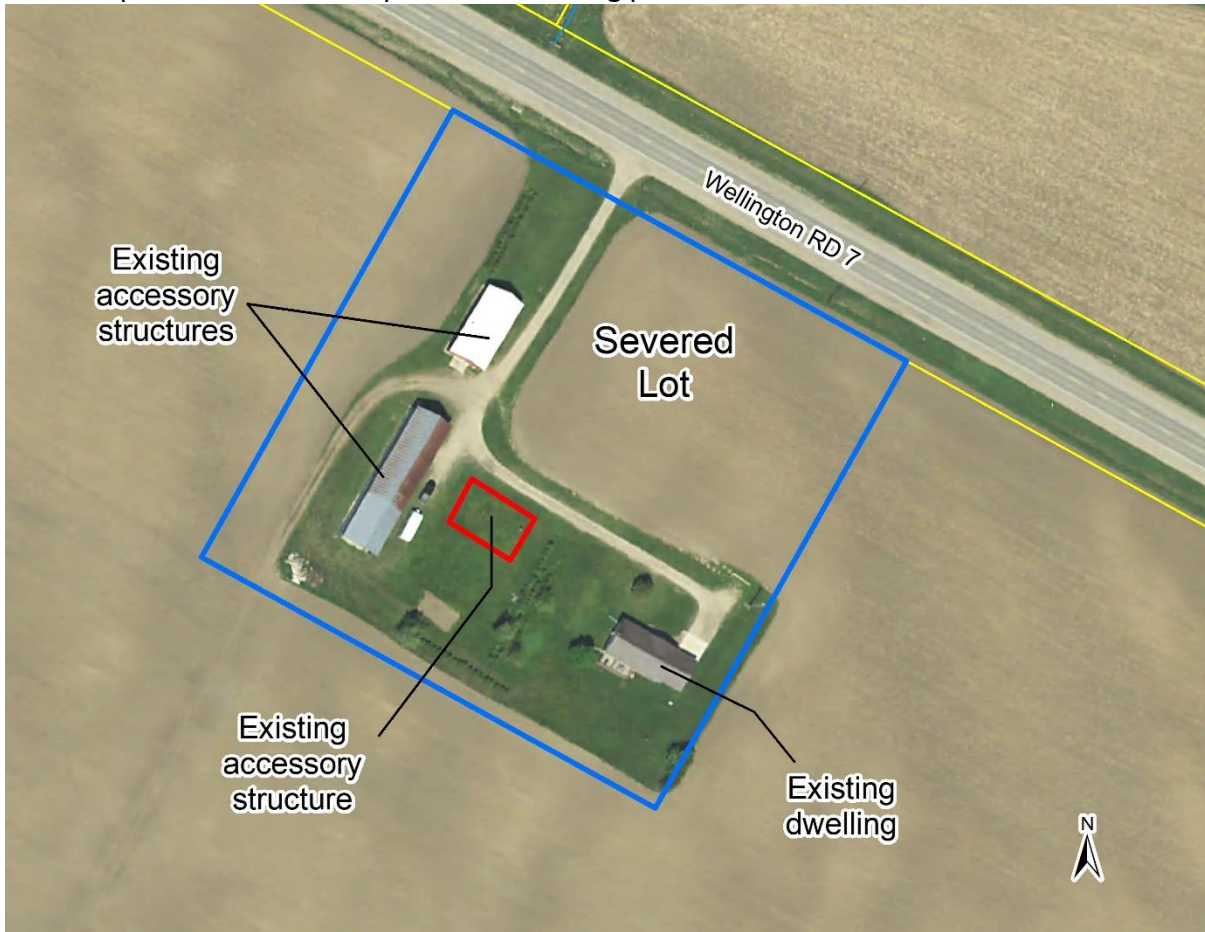


Figure 1: Aerial Photo

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE and CORE GREENLANDS. Identified environmental features include a Significant Wooded Area. This application is required as a result of a severance application B19/19. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This

zoning amendment will restrict any future residential development on the retained vacant agricultural parcel.

The applicants are also proposing to recognize the three existing accessory buildings as a condition of consent application B19/19. Section 6.1.4 b) of the By-law permits a ground floor area of 177 m² (1,900 ft²) for accessory buildings on the proposed reduced lot size of 1.5 ha (3.7 ac), therefore the existing accessory buildings at 613 m² (6,600 ft²) is larger than permitted. Furthermore, the maximum permitted ground floor area for accessory buildings on reduced agricultural lots (less than 10.1 ha (25 ac)) is 464.5 m² (5,000 ft²).

PLANNING DISCUSSION

Background:

A pre-consultation was held with the property owner prior to the submission of the consent application. At that time, it was indicated that the size of the accessory buildings exceeded what is permitted in the zoning by-law. In order to address the zoning deficiency, the property owner was advised an amendment to the zoning by-law may be required if they intend to keep the buildings. The property owner indicated in a conversation prior to the June Land Division Committee meeting (the meeting that consent application B19/19 was heard) that the applicant intended to keep the recently constructed accessory building closest to the dwelling and that they had yet to decide what accessory building to remove between the other buildings (the applicant indicated it was their intent to remove one or a portion of one of the remaining accessory building). The following condition was included as part of the approval of the consent:

That zoning compliance be achieved for the severed lands to the satisfaction of the local municipality to allow the accessory structure to remain or removal of some or all of the accessory structures in accordance with the zoning by-law.

For an agricultural lot that is 1.5 ha (3.7 ac) in size, up to 177 m² (1,900 ft²) of ground floor area for accessory buildings is permitted. The applicant is proposing to keep three accessory structures which have a combined ground floor area of 613 m² (6,600 ft²). This combined ground floor area exceeds what is permitted by 436 m² (4,700 ft²) and also exceeds the maximum permitted ground floor area for accessory buildings by 148.5 m² (1,600 ft²).

The surplus farm dwelling policies provide for the creation of a residential lot. The ground floor area of the existing three accessory buildings on the proposed new 1.49 ha (3.7 ac) parcel exceeds what is appropriate and considered accessory for a lot of this size. At this size the structures are not accessory.

Respectfully submitted

County of Wellington Planning and Development Department



Michelle Innocente, Senior Planner

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>Sept 5/19</u>
FILE NO. <u>2BA2019-14</u>
roll <u>4-18300</u>

APPLICATION for ZONING BY-LAW AMENDMENT

- Name of Owner(s) Klavan Farms Ltd + Zachary Thomas
Klaassen Van Ankum
Address 7440 SR18 RR#1 Alma Ont NOBIAO.
Telephone Number 519 8354200 Fax Number _____
Email address henryvanankum@sympatico.ca
- 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

- Name and address of any mortgagees, charges or other encumbrances in respect of the subject land:
Farm Credit Canada Suite 200 1133 St George Blvd Moncton
NB E1E 4E1
- Description of the lands subject to this application:

Legal Description (lot and concession / Registered Plan and Lot Number):
Part Lots 11 + 12 Conc 13 former Peel Township

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

Municipal Address (street or fire number): 7556 Wellington Rd 7 Alma
NOBIAO.

Please circle the appropriate measurement:
Frontage: 1591 feet / metres
Depth: 2200 feet / metres
Area: 95.3 acres / hectares

- Detail the rezoning of the subject lands that is being requested by this application:
Zoning as condition of surplus farm residence
application to impose restriction on farm land
to prohibit future residential use.

I would ask for zoning compliance to leave
the 3 accessory buildings standing for
storage purposes.

6. Explain why the rezoning is being requested:

to satisfy condition of Separance Application
B19-19
- the buildings are functional and in good
state of repair for storage.

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: n/a
(i.e. new/addition to livestock facility, manure storage area, new/addition to dwelling)

Required Distance	Actual Distance
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

8. How is access provided to the subject lands:

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

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

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

- Publicly owned and operated piped water system
- Private well
- Communal well
- Lake or other water body
- Other no water

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 no septic

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:

agricultural lands.

13. How long has the above use continued on the subject lands? Since acquired by Applicant Sept 12017

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	
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	
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	
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	
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	
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:

agricultural use.

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

Yes No.

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

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

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

Type	
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? Sept. 12017

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

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

complies.

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

required for severance application

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

Yes No.

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

23. The current zoning of the subject land is:

Agriculture

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

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

B19-19 provisional consent

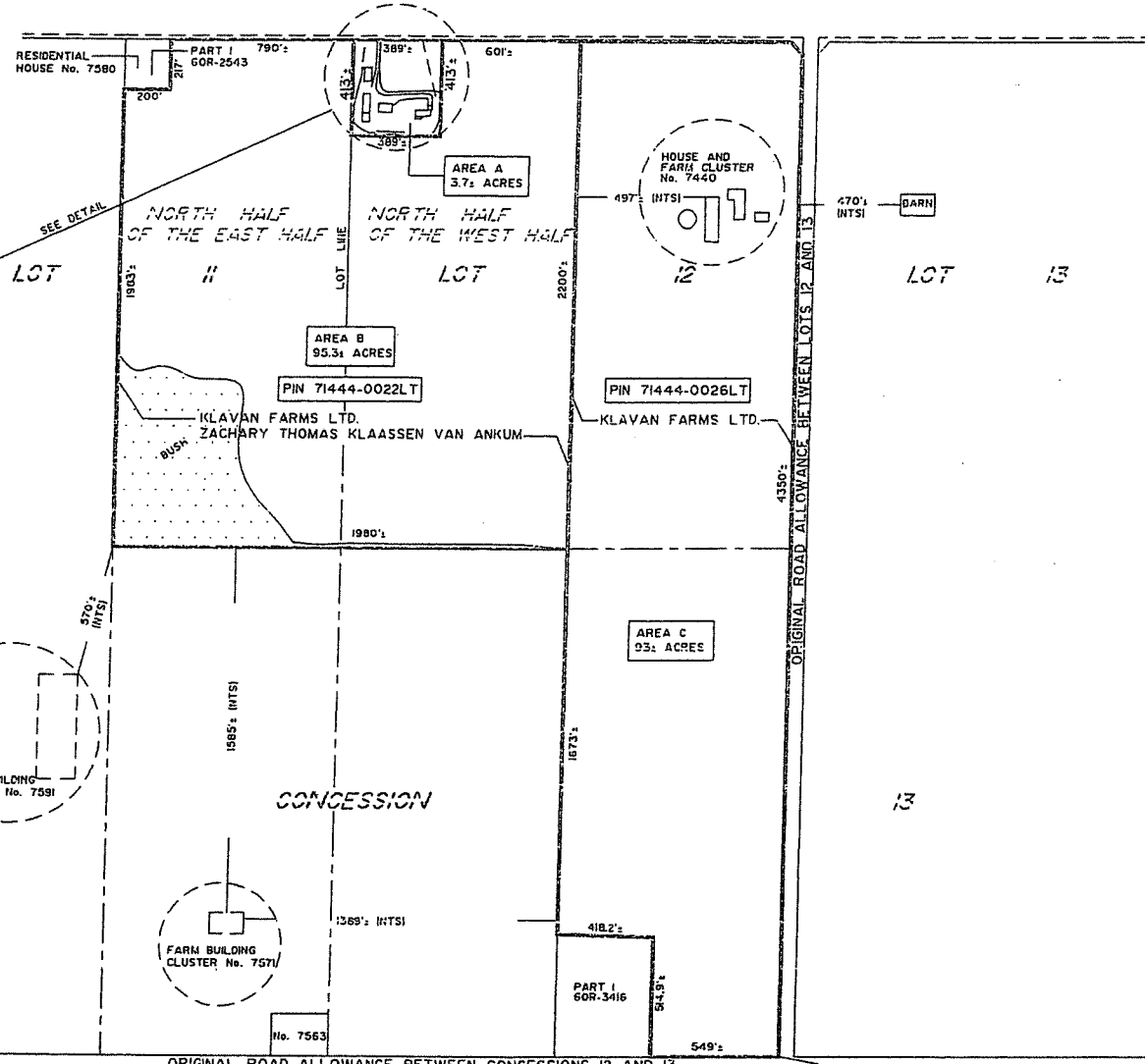
**SKETCH
OF PART OF LOTS II AND 12
CONCESSION 13
TOWNSHIP OF MAPLETON
(FORMERLY GEOGRAPHIC TOWNSHIP OF PEEL)
COUNTY OF WELLINGTON**

DEREK GIBSON GRAHAM
PROFESSIONAL SURVEYOR

THIS IS NOT A PLAN OF SURVEY

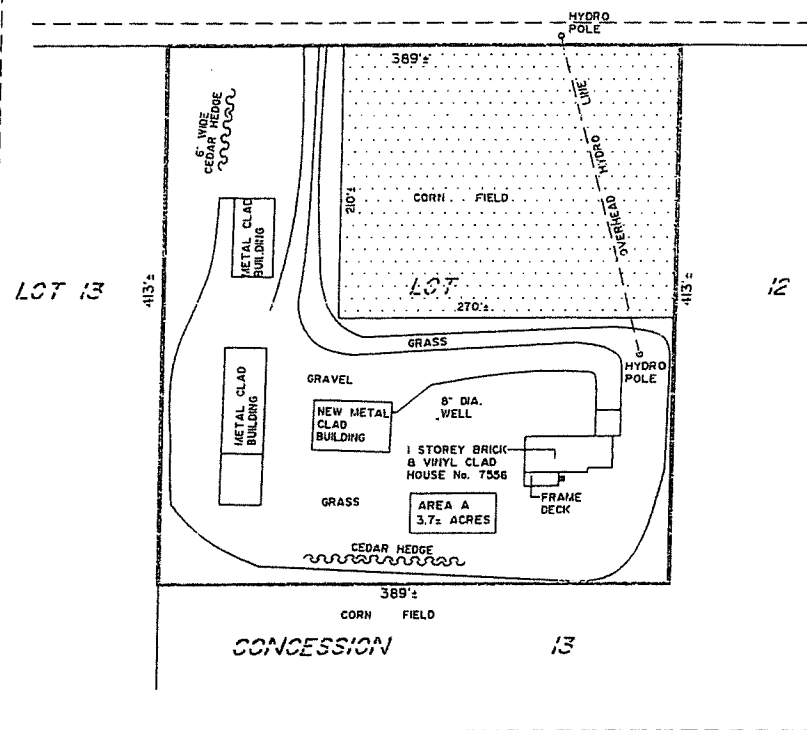
KEY PLAN (NOT TO SCALE)

WELLINGTON ROAD No. 7



DETAIL: SCALE: 1 INCH = 100 FEET

WELLINGTON ROAD No. 7



DEREK G. GRAHAM LIMITED
PROFESSIONAL LAND SURVEYING
LAND USE PLANNING
DRAINAGE ENGINEERING
7640 COLBORNE STREET EAST
P.O. BOX 329
CLARKE, ONTARIO
L9R 4S0
TEL: (905) 883-3333 (TELEPHONE)
FAX: (905) 883-3333 (FACSIMILE)

PER: PROFESSIONAL SURVEYOR	SEAL
ACAD DATE: APRIL 10, 2019	
FILE: 15-13 PEEL	
NOTE: VALID COPY WITH EMBOSSED SEAL ONLY.	

ALL DIMENSIONS SUBJECT TO FINAL FIELD SURVEY
ALL DIMENSIONS APPROXIMATE AND DERIVED FROM
FIELD MEASUREMENTS AND FROM COUNTY OF WELLINGTON
ON LINE GIS MAPPING (2015 PHOTOGRAPHY)

NTS DENOTES NOT TO SCALE

From: Patty Wright <PWright@mapleton.ca>
Sent: Friday, October 25, 2019 3:43 PM
To: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: ZBA2019-14 Klavan

Zoning compliance is required on the 3.7-acre parcel to allow the existing accessory structures. Zoning compliance to restrict residential development is require on the larger parcel. The building department has no concerns.



Patty Wright CBCO, CPSO, CMM III
CHIEF BUILDING OFFICAL

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





**PLAN REVIEW REPORT: Township of Mapleton
Barb Schellenberger, Deputy Clerk**

DATE: November 1, 2019 **YOUR FILE:** ZBA2019-14
GRCA FILE: ZBA2019-14 – 7556 Wellington Road 7

RE: **Application for Zoning By-law Amendment ZBA2019-14**
7556 Wellington Road 7, Township of Mapleton
Klavan Farms Ltd.

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 portion of a watercourse, a wetland and the regulated allowance adjacent to these features.

2. Legislative/Policy Requirements and Implications:

The retained parcel contains natural heritage features identified by the Provincial Policy Statement (PPS, 2014) and Core Greenlands System in the County of Wellington Official Plan (2018).

It is our understanding that the applicant is proposing to rezone the retained agricultural portion of the property to prohibit any future residential development and rezone the severed portion to permit the existing accessory structures. This is required in order to satisfy the conditions of consent application B19/19. As no further development is proposed on the retained lands, the GRCA has no objection to the proposed zoning by-law amendment.

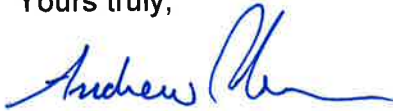
Due to the presence of the above-noted features, a portion of the property is regulated by the GRCA under Ontario Regulation 150/06 - Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation. Any future development or other alteration within the regulated area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

3. Plan Review Fees:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$410.00 for our review of the related application B19/19. As such, a plan review fee for this application is not required.

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

c.c. Klavan Farms Ltd. (email)

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

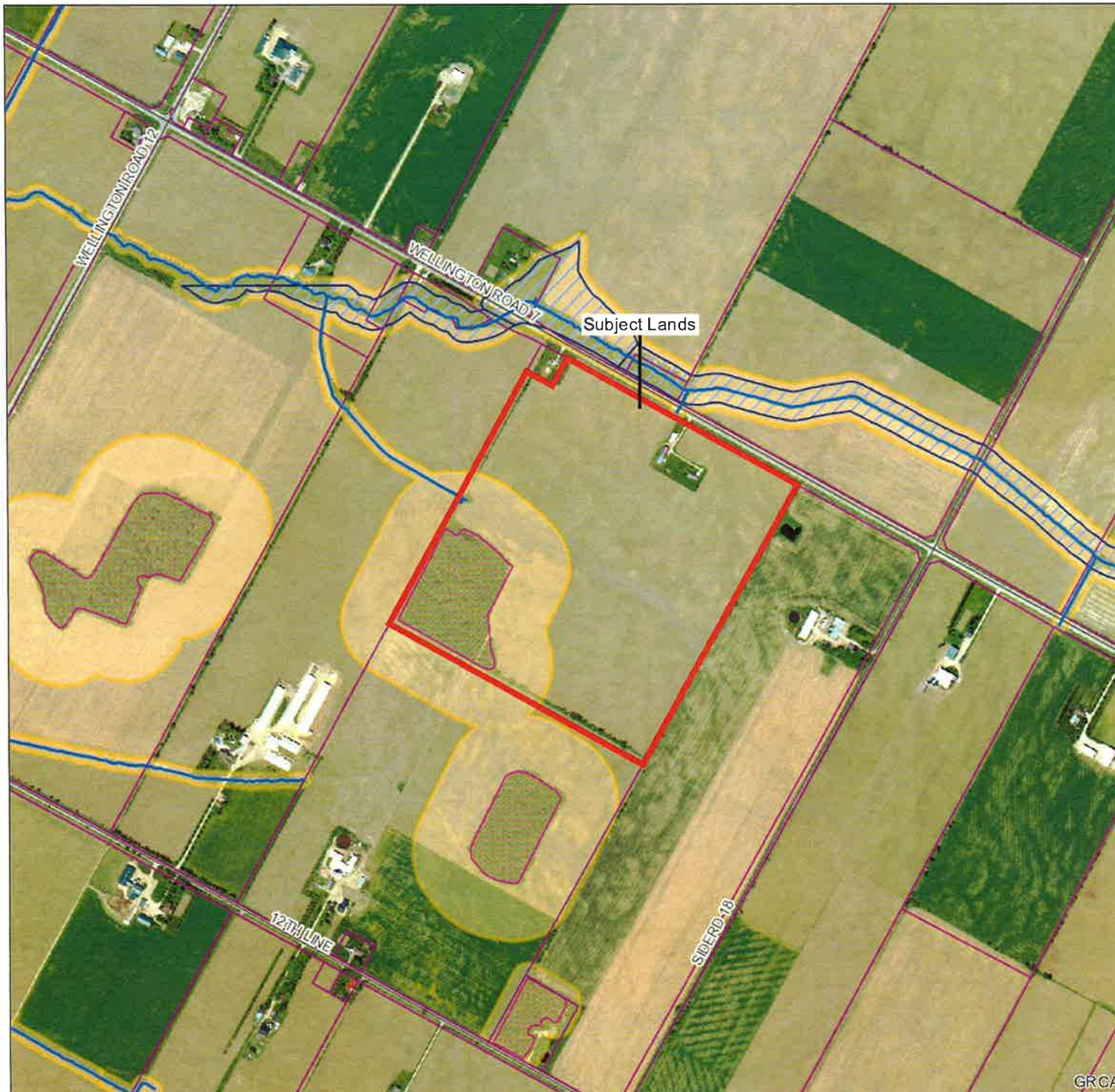
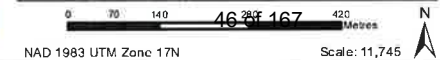


Legend

- 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.

Copyright Grand River Conservation Authority, 2019. Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





NOTICE OF A PUBLIC MEETING FOR AN AMENDMENT TO THE MAPLETON ZONING BY-LAW AND NOTICE OF COMPLETE APPLICATION ZBA 2019-15

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

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

Tuesday, November 12, 2019
Mapleton Township Municipal Offices
Council Chambers
7275 Sideroad 16
7:00 p.m.

Location of the Subject Land

The property subject to the proposed amendment is legally described as Part Lots 1 & 2, Concession 14 (Maryborough) with a civic address of 8695 Wellington Rd 7. The property is approximately 29.8 ha (73.6 acres) in size and occupied by a single detached dwelling and two accessory structures. The location is shown on the map below.

The Purpose and Effect of the Application

The purpose and effect of the proposed amendment is to rezone the retained agricultural portion of the property to prohibit any future residential development and rezone the severed portion to permit an increased ground floor area for an existing accessory structure and recognize the accessory structures location in the front yard. This rezoning is a condition of severance application B20/19, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 0.7 ha (1.73 ac) rural residential parcel from the retained 29.1 ha (71.9 ac) vacant agricultural parcel.

Oral or Written Submissions

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

Power of Tribunal to Dismiss Appeals

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

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

Request for Notice of Decision

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

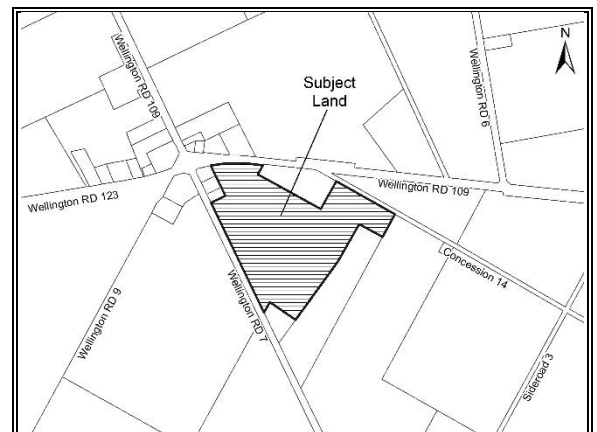
Additional Information

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

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

Dated at the Township of Mapleton
This 22nd day of October 2019.

Barb Schellenberger, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton ON. N0G 1P0
Phone: 519.638.3313 Ext.23
Fax: 519.638.5113
bschellenberger@mapleton.ca





TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
 Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248

www.mapleton.ca

Staff Commenting Form

ZBA2019-15	OWNER: Mark & Carolyn Luymes 8458 Concession 12. R. R. # 1 Moorefield, N0G 2K0 APPLICANT: Jeff Buisman of Van Harten Surveying Inc 423 Woolwich Street, Guelph N1H 3X3	SUBJECT LAND: Legal: Concession 14 (Maryborough) Part Lot 1 Part Lot 2 Civic Address: 8695 Wellington Rd 7
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Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail or by email on October 23, 2019.
- Proper postings were completed on October 24, 2019.
- Public Notice was placed in the November 7, 2019 issue of the Community News.
- Planning Report dated November 6, 2019 prepared by Planner Jessica Rahim was received and included in the agenda package.
- CBO Patty Wright comments dated November 4, 2019 were received and included in the agenda package.
- Grand River Conservation Authority comments dated November 1, 2019 were received and included in the agenda package.
- Wellington Source Water Protection Risk Management Official Kyle Davis comments dated October 31, 2019 state no issues.
- Fire Chief Rick Richardson Comments dated October 25, 2019 state no issues.
- Ratepayer: No concerns or letters of objection were received.

Prepared on November 6, 2019 by:

Larry Wheeler, Deputy Clerk



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: November 6, 2019
TO: Manny Baron, C.A.O.
Township of Mapleton
FROM: Jessica Rahim, Planner
County of Wellington
SUBJECT: **Mark & Carolyn Luymes**
8695 Wellington Road 7
Zoning By-law Amendment (ZBA 2019-15)

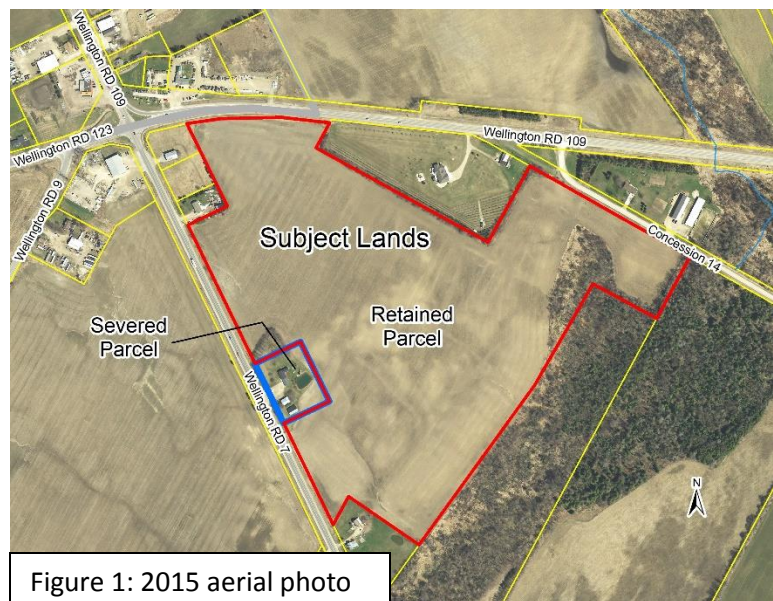
Planning Opinion

The purpose of this zoning amendment is to prohibit future residential development on the retained agricultural portion of the subject lands and permit an increased ground floor area of 142 m² (1528.5 ft²) for an existing accessory building and recognize the accessory structure location in the front yard on the severed rural residential parcel. This rezoning is to satisfy conditions of severance application B20/19, which has been granted provisional approval by the Wellington County Land Division Committee. The consent will sever a 0.7 ha (1.73 ac) parcel with the existing dwelling and sheds from the retained 29.1 ha (71.9 ac) vacant agricultural parcel.

We have no objections to the zoning amendment. Both the PPS and County Official Plan provide for surplus farm dwelling severances, provided the agricultural lands are rezoned to prohibit future development dwellings. We also have no objections to the increased ground floor area and location in the front yard of the existing accessory building as it maintain the general intent and purpose of the County Official Plan and Township Zoning By-law. This rezoning would satisfy conditions for consent application B20/19.

INTRODUCTION

The property subject to the proposed amendment is described as Part Lot 1 & 2, Concession 14 (Maryborough), with a civic address of 8695 Wellington Road 7. The proposal is a condition of a recent severance application on the property, B20/19. The proposed severed parcel is 0.7 ha (1.73 ac) with an existing dwelling and sheds and the retained vacant agricultural parcel is 29.1 ha (71.9 ac) in size. The location of the property is shown on Figure 1.



PROPOSAL

The purpose of the application is to rezone the subject lands to restrict future residential development on the retained agricultural lot and recognize the increased ground floor area for the existing accessory structures, and the location of the accessory structure in the front yard on the severed residential lot. This rezoning is a condition of severance application B20/19, that was granted provisional approval by the Wellington County Land Division Committee. The consent will sever the existing dwelling and accessory structures from the agricultural parcel under the surplus farm dwelling policies.

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is considered to be within a PRIME AGRICULTURAL area. Section 2.3.4.1(c) of the PPS provides consideration for the severance of a surplus residence, provided that new residential dwellings are prohibited on the remnant parcel of farmland.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated PRIME AGRICULTURE, RURAL EMPLOYMENT, CORE GREENLANDS AND GREENLANDS. Identified environmental features include wetlands and significant wooded area. This application is required as a result of a severance application B20/19. Section 10.3.4 of the Official Plan implements the PPS and requires that the remnant parcel be rezoned to prohibit dwellings. The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels where the impact on existing and future farm operations can be kept to a minimum.

ZONING BY-LAW

The subject lands are zoned Agricultural (A) and Natural Environment (NE). There are no proposed buildings or structures to be built within the NE zone. Permitted uses in the Agricultural zone include agricultural uses, single detached dwellings and accessory uses, buildings and structures. This zoning amendment will restrict any future residential development on the retained vacant agricultural parcel.

The applicants are also proposing to recognize the existing accessory buildings as a condition of consent application B20/19. Section 6.1.4 b) of the By-law permits a ground floor area of 92.9 m² (1000.0 ft²) for accessory buildings on the proposed reduced lot size of 0.7 ha (1.73 ac), therefore the existing 142 m² (1528.5 ft²) accessory buildings are larger than permitted. Section 6.1.2 c) of the By-law requires on a lot subject to the reduced lot regulations that all accessory buildings and structures shall not be located in a required front or required exterior side yard. The existing accessory structure is set back 12 m (39.4 ft) from the front lot line, where the required setback for a reduced agricultural lot is 18.3 m (60 ft).

A draft zoning by-law amendment will be prepared for the following Council meeting for Council's consideration, which introduces site specific exceptions for the subject lands. The proposed retained vacant agricultural parcel is proposed to be zoned with a site specific exception which prohibits the construction of a dwelling. A site specific exception is also proposed for the severed rural residential parcel to recognize the accessory buildings. Depending on the results of the housekeeping appeal period, the site specific amendment may only be required for the location of

the accessory building and the increased size may be in compliance with the updated zoning by-law.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim, Planner

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: Sept 19/19
FILE NO. ZBA 2019-15

Roll 13-00205

APPLICATION for ZONING BY-LAW AMENDMENT

1. Name of Owner(s) Mark & Carolyn LUYMES

Address 8458 Concession 12, R.R.#1, Moorefield, ON, N0G 2K0

Telephone Number 519-577-1812 Fax Number _____

Email address luymesfarms@gmail.com

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

Name of Applicant: Jeff Buisman of Van Harten Surveying Inc.

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

Telephone Number 519-821-2763 ext. 225 Fax Number 519-821-2770

Email address jeff.buisman@vanharten.com

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

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

Mortgage as in INST. No. WC562561 with the Canadian Imperial Bank of Commerce, located at 105 Main Street West, Listowel, ON, N4W 1A2

4. Description of the lands subject to this application:

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

Part of Lots 1 & 2, Concession 14 as in INST. RON57622, Geographic Township of Maryborough, Township of Mapleton

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

N/A

Municipal Address (street or fire number): 8695 Wellington Road 7, Palmerston

Please circle the appropriate measurement:

Severed Parcel:

Frontage: 85±m feet / metres

Depth: 82±m feet / metres

Area: 0.7±ha acres / hectares

Retained Parcel:

Frontage: 459±m

Area: 29±ha

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

A Zoning By-law Amendment is required to satisfy Conditions 6 & 10 on approved Severance Application B20/19. The zone change requests are as follows:

- A) To rezone the retained (farm) parcel from Agricultural to Site Specific Agricultural to prohibit a residential dwelling.
- B) To permit the existing accessory building on the severed (house) parcel to be in the front yard instead of rear or side yard as required in Section 6.1.2 c) of the Zoning By-law.
- C) To permit the existing accessory buildings on the severed (house) parcel to have a maximum floor area of 145m² instead of 92.9m² as required in Section 6.1.4 b) of the Zoning By-law.

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

- Publicly owned and operated sewage disposal system
- Private septic system **Severed Parcel**
- Communal septic system
- Privy
- Other **Septic not required for Retained Parcel**

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:

Severed Parcel: Rural Residential
Retained Parcel: Agricultural

13. How long has the above use continued on the subject lands? **Many years**

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

Type	See sketch for details
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	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	
Date Constructed	

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Type	
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:

Severed Parcel - Rural Residential

Retained Parcel - Agricultural

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	
Setback from Front Lot Line	
Setback from Rear Lot Line	
Setback from Side Lot Lines	
Height of Building	
Dimensions or Floor Area	

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

Type	
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? March 2019

19. Current designation of the subject land in the County of Wellington Official Plan is:
Prime Agricultural, Rural Employment Area and Core Greenlands

20. The current zoning of the subject land is Agricultural & Natural Environment

21. 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 type="checkbox"/>	<input type="checkbox"/>
Severance	<input checked="" 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:

Severance Application B20/19 has been approved by the County of Wellington Land Division Committee July 2019 subject to conditions

TOWN OF MINTO

CONCESSION C

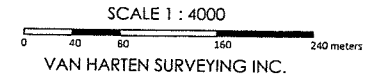
LOT 116

VILLAGE OF TEMIOTDALE

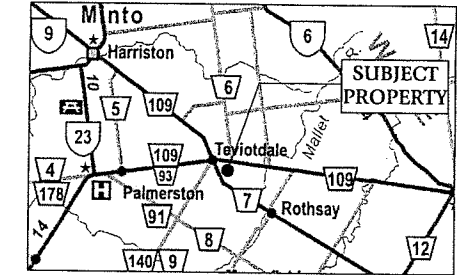
CONCESSION 15

(31.212)

ZONE CHANGE SKETCH
 PART OF LOTS 1 & 2, CONCESSION 14
 GEOGRAPHIC TOWNSHIP OF MARYBOROUGH
 TOWNSHIP OF MAPLETON
 COUNTY OF WELLINGTON



KEYMAP



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL, CORE GREENLANDS & RURAL EMPLOYMENT AREA.
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. PROPERTY OWNER: MARK & CAROLYN LUYMES.

THIS SKETCH WAS PREPARED ON THE 5th DAY OF SEPTEMBER 2019

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR



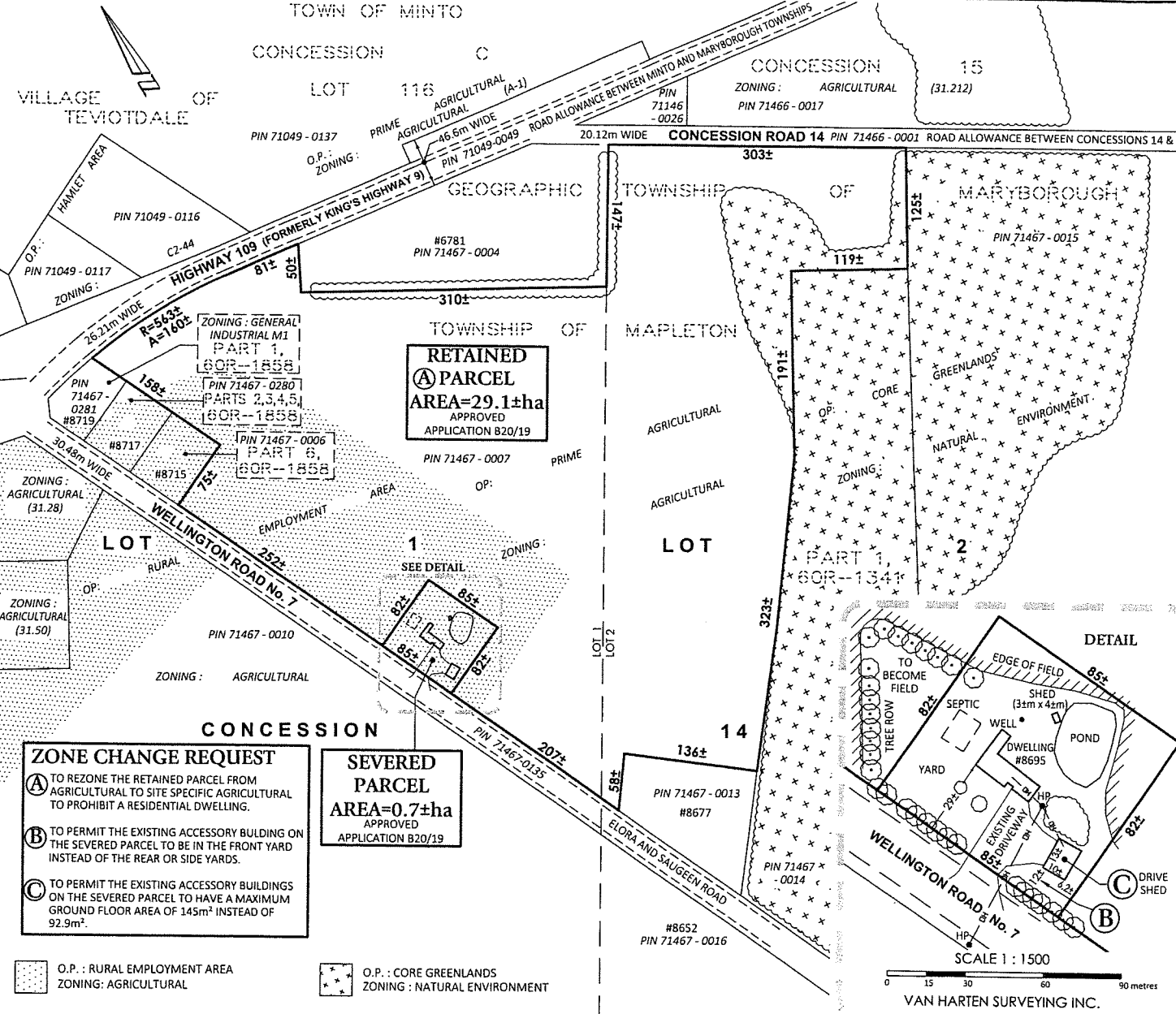
Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

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

DRAWN BY: ARN CHECKED BY: JEB PROJECT No. 26894-19

Sep 5, 2019-12:00:59 PM
 G:\MARYBOROUGH\Con14\CAD\ZONE LOT 1.2 (LUYMES) UTM.dwg



ZONE CHANGE REQUEST

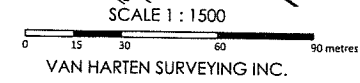
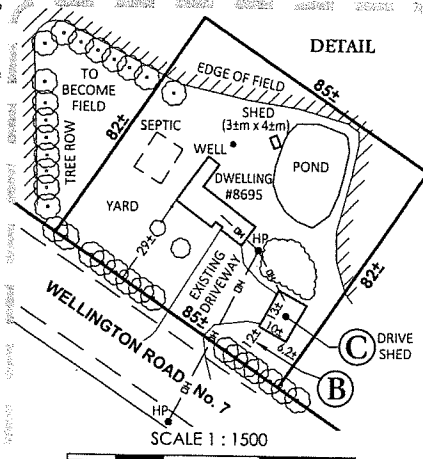
A TO REZONE THE RETAINED PARCEL FROM AGRICULTURAL TO SITE SPECIFIC AGRICULTURAL TO PROHIBIT A RESIDENTIAL DWELLING.

B TO PERMIT THE EXISTING ACCESSORY BUILDING ON THE SEVERED PARCEL TO BE IN THE FRONT YARD INSTEAD OF THE REAR OR SIDE YARDS.

C TO PERMIT THE EXISTING ACCESSORY BUILDINGS ON THE SEVERED PARCEL TO HAVE A MAXIMUM GROUND FLOOR AREA OF 145m² INSTEAD OF 92.9m².

SEVERED PARCEL
 AREA=0.7±ha
 APPROVED APPLICATION B20/19

- O.P. : RURAL EMPLOYMENT AREA
 ZONING: AGRICULTURAL
- O.P. : CORE GREENLANDS
 ZONING : NATURAL ENVIRONMENT



From: Patty Wright <PWright@mapleton.ca>
Sent: Monday, November 4, 2019 12:02 PM
To: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: ZBA2019-15 Luymes

Retained parcel:- will required rezoning to prohibit future residential development.

Severed parcel:

Zoning relief to permit structures with a combined area of approximately 1530 ft² as 1000 ft² is the max permitted as of the date of this meeting.

The existing accessory building maybe in the front yard but not in the required front yard as per 6.1.2.(c) of 2010-080. The front yard setback requires 33.3m (15m for setback to county road measured from the centre line of the road plus 18.3m for front yard setback. The submitted application show approximately 29 m from centre line. The building department has no concerns with this application.



Patty Wright CBCO, CPSO, CMM III
CHIEF BUILDING OFFICAL

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





**PLAN REVIEW REPORT: Township of Mapleton
Barb Schellenberger, Deputy Clerk**

DATE: November 1, 2019 **YOUR FILE:** ZBA2019-15
GRCA FILE: ZBA2019-15 – 8695 Wellington Road 7

RE: **Application for Zoning By-law Amendment ZBA2019-15**
8695 Wellington Road 7, Township of Mapleton
Mark and Carolyn Luymes

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 portion of a wetland and the regulated allowance adjacent to the wetland.

A portion of the property is within the jurisdiction of Maitland Valley Conservation Authority.

2. Legislative/Policy Requirements and Implications:

The retained parcel contains a natural heritage feature identified by the Provincial Policy Statement (PPS, 2014) and Core Greenlands System in the County of Wellington Official Plan (2018).

It is our understanding that the applicant is proposing to rezone the retained agricultural portion of the property to prohibit any future residential development and rezone the severed portion to permit an increased ground floor area for an existing accessory structure and recognize the accessory structures location in the front yard. This application is required in order to satisfy the conditions of consent application B20/19. As no further development is proposed on the retained lands, the GRCA has no objection to the proposed zoning by-law amendment.

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

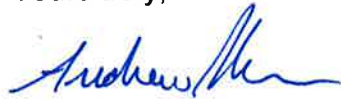
alteration within the regulated area will require prior written approval from GRCA in the form of a permit pursuant to Ontario Regulation 150/06.

3. Plan Review Fees:

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$410.00 for our review of the related application B20/19. As such, a plan review fee for this application is not required.

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. Mark and Carolyn Luymes (email)
Jeff Buisman, Van Harten Surveying Inc. (email)

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



ZBA2019-15 - 8695 Wellington Road 7

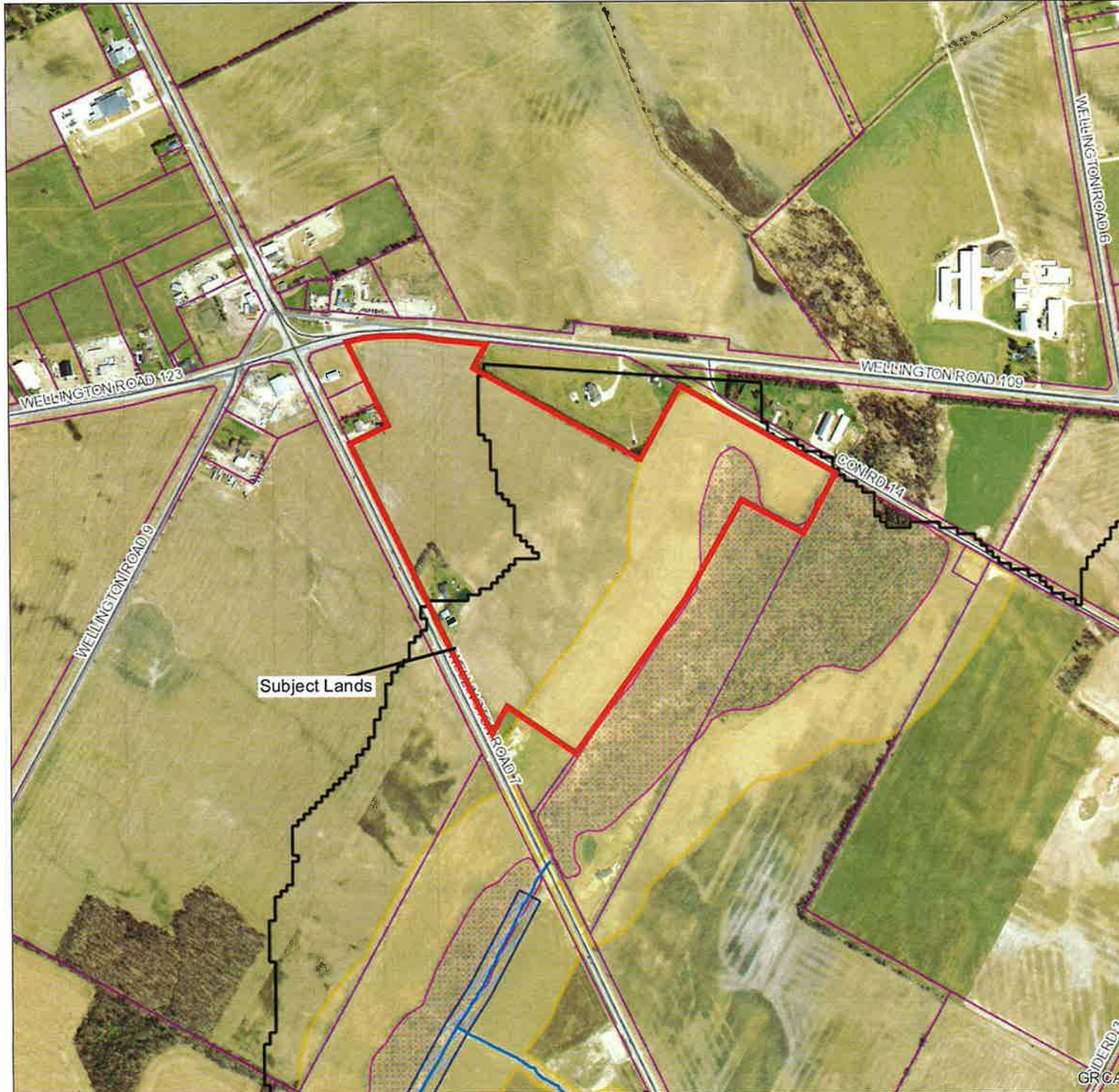
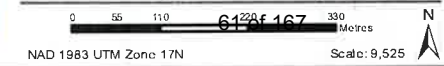


Legend

- 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.

Copyright Grand River Conservation Authority, 2019. Disclaimer: This map is for illustrative purposes only. Information contained herein is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user. The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to: <https://maps.grandriver.ca/Sources-and-Citations.pdf>





NOTICE OF PUBLIC MEETING COMMUNITY IMPROVEMENT PLAN AMENDMENT

TAKE NOTICE that pursuant to the Planning Act, R.S.O. 1990, as amended, the Township of Mapleton will hold a public meeting to consider an amendment to the Township of Mapleton's Community Improvement Plan (CIP) on:

Tuesday, November 12, 2019
Mapleton Township Municipal Offices
Council Chambers
7275 Sideroad 16
7:00 p.m.

Location of the Subject Land

The land subject to the proposed amendment includes all lands within the community improvement project area identified within the Township of Mapleton's Community Improvement Plan (CIP).

Purpose and Effect of the Proposed Amendment

The purpose and effect of the proposed amendment is to introduce additional provisions into the Township's CIP so that residential conversion, rehabilitation and intensification projects may be considered by the Township and; so the County may also provide grants and loans to eligible landowners/tenants undertaking community improvement projects in the Township.

Oral or Written Submissions

Any person or public body is entitled to attend the public meeting and make written or oral submission in support or in opposition to the proposed CIP Amendment. Written comments should be copied to the Township Clerk at the address shown below.

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Council of the Township of Mapleton to the Local Planning Appeal Tribunal (LPAT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Mapleton before the CIP amendment is adopted, the person or public body is not entitled to appeal the decision.

AND TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Township of Mapleton before the CIP amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

REQUEST FOR NOTICE OF DECISION regarding the adoption of the proposed CIP Amendment or the refusal of a request to amend the CIP, you must make a written request to the Township Clerk at the address provided below.

ADDITIONAL INFORMATION related to the proposed CIP Amendment, including information about appeal rights is available between regular business hours at the Township of Mapleton Municipal Office.

Dated at the Township of Mapleton on this 21st day of October, 2019

Barb Schellenberger, Clerk
Township of Mapleton
7275 Sideroad 16
Drayton ON N0G1P0
Phone: 519.638.3313 Ext.23
Fax: 519.638.5113

bschellenberger@mapleton.ca



TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248

www.mapleton.ca

Staff Commenting Form

ZBA2019-17	APPLICANT: Township of Mapleton	SUBJECT LAND: All lands within the community improvement project area identified within the Township of Mapleton's Community Improvement Plan (CIP)
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Staff confirmed the following:

- Agencies and relevant parties were provided with the required notice by prepaid first class mail or by email on October 23, 2019.
- Public Notice was placed in the October 24, 2019 issue of the Wellington Advertiser and the October 31, 2019 issue of the Community News.
- Planning Report dated November 5, 2019 prepared by Planner Jessica Rahim was received and included in the agenda package.
- CBO Patty Wright comments dated November 7, 2019 were received and included in the agenda package.
- Grand River Conservation Authority comments dated November 1, 2019 state no objection.
- Wellington Source Water Protection Risk Management Official Kyle Davis comments dated October 31, 2019 state no issues.
- Ratepayer: No concerns or letters of objection were received.

Prepared on November 7, 2019 by:

Larry Wheeler, Deputy Clerk



PLANNING REPORT for the TOWNSHIP OF MAPLETON

Prepared by the County of Wellington Planning and Development Department

DATE: November 5, 2019
TO: Manny Baron, C.A.O.
Township of Mapleton
FROM: Michelle Innocente, Senior Planner
County of Wellington
SUBJECT: **Community Improvement Plan Amendment**

RECOMMENDATION

That Mapleton Council approve amendment No. 1 to the Township of Mapleton Community Improvement Plan.

PURPOSE

The purpose of this report is to provide Council with an overview of the recent consultation process related to amendment No. 1 to the Township's Community Improvement Plan (CIP) and to provide a recommendation to Council on how to proceed with the amendment.

The proposed amendment will introduce additional provisions into the Township's CIP so that residential conversion, rehabilitation and intensification projects may be considered by the Township and; so the County may also provide grants and loans to eligible landowners/tenants undertaking community improvement projects in the Township.

BACKGROUND

The Township of Mapleton introduced a Community Improvement Plan in 2017. The Township-wide CIP is a strategic planning tool that is focused on making Mapleton a more inviting destination and ensuring that it is a business friendly community.

In 2015, Wellington County began a process to look at how it might strategically provide funding through community improvement planning activities across its seven member municipalities. On January 28, 2016, County Council adopted Official Plan Amendment 96, which enabled the County to make grants or loans to local municipalities to assist in the implementation of CIPs. More recently the County's Economic Development Department has developed the Invest Well Community Improvement Programme, which outlines the County's involvement in community improvement initiatives. Together these strategic actions have created a framework for the County of Wellington to act as a partner with member municipalities in local community improvement.

In response to the County of Wellington Invest Well Community Improvement Programme, Mapleton began a process to update the Township CIP. The 2019 update builds on the Initial Township of Mapleton CIP (2017), to reflect the Wellington County Invest Well Programme, to be inclusive of agricultural-related uses, as well as introducing a Residential Conversion, Rehabilitation and Intensification program.

AGENCY AND PUBLIC CONSULTATION

A draft amendment to the Community Improvement Plan was prepared and circulated to appropriate agencies for review and comment. No concerns regarding the proposed amendment had been received at the time of the writing of this report.

Notice of the November 12, 2019 Public Meeting was given in the Wellington Advertiser.

A Public Open House was held on October 30, 2019 at the Township Office. The open house was attended by 9 members of the community.

There were no written or oral comments provided by the public on the proposed amendment.

Community Improvement Amendment

In order for the County of Wellington to participate in eligible community improvement projects, the Township's CIP needs to be amended to include provisions for County participation. The proposed amendment introduces a new section to the CIP, Section 10 Invest Well: County Participation in Financial Incentives. This section outlines the financial incentives programmes offered by the County of Wellington.

The amendment also makes changes to Section 6: Financial Incentive Programs which include:

- a new incentive: Residential Conversion, Rehabilitation and Intensification Grant; and,
- updated eligibility criteria to include: Agricultural-related uses which are open to the visiting public and which represent value added agricultural activity.

Under the Planning Act, the process to amend the Township's CIP is similar to an Official Plan amendment and includes providing appropriate notices and holding required public meetings. Through this amendment process the Township was required to consult with the Ministry of Municipal Affairs on the proposed changes. Township Council is the approval authority and can adopt the amendment once it is satisfied with the proposed changes.

The CIP amendment will become final once adopted and the 20 day appeal period passes with no appeals.

Conclusion

Planning Staff have prepared a draft amendment to update the Community Improvement Plan. The draft amendment is attached to this report for public viewing and Council's consideration.

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

Respectfully submitted
County of Wellington Planning and Development Department



Michelle Innocente, RPP
Senior Planner

From: Patty Wright <PWright@mapleton.ca>
Sent: November 7, 2019 9:19 AM
To: Manny Baron <mbaron@mapleton.ca>
Subject: CIP

Items for consideration with the CIP:

6.11 Residential conversions – applications will be subject to the requirements

Zoning

official plan and

building code compliance

allocation availability.



Patty Wright CBCO, CPSO, CMM III
CHIEF BUILDING OFFICAL

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





TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
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www.mapleton.ca

CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B66-19

APPLICANT

Ronald & Dana Shantz
Carol & Theodore Schoen
6890 Wellington Rd 16
Belwood, ON. N0B 1J0

LOCATION OF SUBJECT LANDS

Township of Mapleton
Part Lot 14
Concession 13 (Peel)

RECOMMENDATION:

THAT Township of Mapleton support Consent Application B66-19 as presented for lands described as Part Lot 14 Con 13, (Peel) with the following conditions:

- THAT Payment be made for a letter of clearance (as per Fees and Charges By-law as amended)
- 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 a copy of deposited Reference Plan be submitted to the Township

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 October 11, 2019 for the above noted file.

Clerk's Department Staff confirmed the following:

- Staff (including CAO, CBO, Director of Finance, Director of Public Works, Fire Chief, and Source Water Protection Official) were provided with the required notice by hand delivered hard copy or by emailed Pdf on October 17, 2019.

Staff comments were received from:

- CBO - Patty Wright comments dated November 5, 2019 state no issues.

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Jessica Rahim, planning report dated October 30, 2019 is attached
- Wellington Source Water Protection - Kyle Davis comments received October 18, 2019 stating the subject application does not require a Section 59 notice under the Clean Water Act.

Prepared by
Barb Schellenberger
Municipal Clerk

Reviewed by
Manny Baron
CAO

Attach A – Planning report dated October 30, 2019
Attach B – Application B66-19
Attach C – Source Water Protection comments received October 18, 2019



Application	B66/19
Location	Part Lot 14, Concession 13 TOWNSHIP OF MAPLETON (Peel)
Applicant/Owner	Ronald & Dana Shantz; Carol & Theodore Schoen

PRELIMINARY PLANNING OPINION: This application would create a 365 square metre hydro easement over proposed severed lot B67/19 to provide hydro to both the severed and retained lands.

We have no concern with the application to create an easement for hydro purposes to benefit both the proposed severed and retained lands for application B67/19.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The proposed easement crosses lands designated PRIME AGRICULTURAL. The matters under Section 10.1.3 were considered including item b) “that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards with undue financial burden on the municipality”.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural Exception (A-31.92) and Natural Environment (NE). Section 6.34 of the By-law permits the installation or maintenance of overhead or underground electrical services in all zones.

SITE VISIT INFORMATION: The subject property has not been visited at this time.



 Jessica Rahim, Planner
 October 30, 2019

October 11, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 02, 2019

FILE NO. B66-19

APPLICANT

Ronald & Dana Shantz; Carol & Theodore
Schoen
6890 Wellington Road 16
Belwood N0B 1J0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Peel)
Part Lot 14
Concession 13

Proposed hydro easement of 365 square metres over proposed severed lot (B67/19). Note: hydro easement to benefit severed and retained.

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

November 13, 2019

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 Ontario Municipal Board 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 Ontario Municipal Board Hearing. 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 Ontario Municipal Board 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

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

Required Fee: \$ 4340
Fee Received: Oct 2 / 19

File No. Bldg / 19

Accepted as Complete on: Oct 2 / 19

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

2. (a) Name of Registered Owner(s) Ronald Gary SHANTZ, Dana Winnifred SHANTZ, Carol SCHOEN & Theodore SCHOEN

Address 6890 County Road 16, Belwood, ON, N0B 1J0

Phone No. 519-571-4655

Email: ron@shantzfarmequip.com

(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[]

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

Hydro Easement in favour of the Retained Parcel (PIN 71444-0161)

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

Owners of the Retained Parcel

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

Local Municipality: Township of Mapleton (Township of Peel)

Concession 13

Lot No. Part of Lot 14

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8359

Part No. 2 & 3

Civic Address 7452 Wellington Road No. 7

(b) When was property acquired: April 2008

Registered Instrument No. WC208323

5. Description of Land intended to be SEVERED:

Frontage/Width 4m ±

Metric [] Imperial []

Depth

AREA 365m² ±

Existing Buildings or structures: Hydro Line

Existing Use(s) Hydro Line

Proposed Uses (s):

Proposed hydro easement on Severed Parcel in favour of Retained Parcel (for existing dwelling)

Type of access (Check appropriate space)

Existing []

Proposed []

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

- Right-of-way
- Private road
- Crown access road
- Water access
- Other

Not required for easement

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

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

Not required for easement

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 easement

6. Description of Land intended to be RETAINED:

Metric [X]

Imperial []

Frontage/Width 406 / 209 ±

AREA

40 ha ±

Depth 1330 ±

Existing Use(s)

Agricultural

Existing Buildings or structures: Dwelling, Proposed Drainage Easement and Proposed Hydro Easement for the Severed Parcel

Proposed Uses (s): Agricultural - No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[] Right-of-way

[X] County Road

[] Private road

[] Municipal road, maintained year round

[] Crown access road

[] Municipal road, seasonally maintained

[] Water access

[] Easement

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

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

[] Municipally owned and operated sanitary sewers

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

[] Pit Privy

[] Other (Specify):

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. a) 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 [X] NO []

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 [] NO [X]

Name of Rail Line Company: _____

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) _____

Farm Business – Shantz Farm Equipment Ltd.

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 [] NO [X]

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

22. Has the parcel intended to be severed ever been, or is it now, the subject of an application for a plan of subdivision or other Consent or approval under the Planning Act or its predecessors? YES [] NO [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 Severance Application is being submitted simultaneously with this Easement Application

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

The application is consistent with Section 2.3.4.1 (b) of the PPS for severances for agricultural-related uses which states that severances are permitted to a minimum size needed to accommodate the use and appropriate sewage and water services. The severed parcel is of an appropriate size to contain the existing sewage and water services and buildings for the existing farm related business.

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 subject property does not contain any natural heritage features.

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 has an Official Plan designation of Prime Agricultural and Core Greenlands and this severance follows the guidelines set out in Section 10.3.3 for severances for agricultural related uses. This proposal is to sever the existing farm business (Farm Equipment Sales) from the remainder of the agricultural property.

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? **Agricultural (A-31.92) and Natural Environment**

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

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

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

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

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

- Mortgage as in INST. No. RO729091 with the Bank of Montreal located at 125 Geddes Street, Elora, ON, N0B 1S0
- Mortgage as in INST. No. RO806361 with Marjorie Shantz located at RR#1, Alma, ON, N0B 1A0

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 [] Beef Cattle [] Swine [] Poultry [] Other [X]

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

Severed	Width	Length	Area	Use
	<u>15±m</u>	<u>30±m</u>	<u>450±m²</u>	<u>Building 1</u>
	<u>18±m</u>	<u>37±m</u>	<u>666±m²</u>	<u>Building 2</u>
			<u>925±m²</u>	<u>Building 3</u>

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

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

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

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>	Appear to be drains; name unknown	Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

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

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

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

YES NO

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

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

Please see covering letter.

NOTES:

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

OWNER'S AUTHORIZATION:

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

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

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

I, (we), Ronald Gary SHANTZ, Dana Winnifred SHANTZ, Carol SCHOEN & Theodore SCHOEN
the Registered Owners of

Part of Lot 14, Concession 13, Parts 2 & 3, 61R-8359 Of the Geog. Township of Peel, Township
of Mapleton in the

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

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

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

Signature(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 14, Concession 13, Parts 2 & 3, 61R-8359 Of the Geog. Township of Peel, 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 1 day of October 2019

James Michael Laws,
a Commissioner, etc.,
Commissioner of Oaths
for Van Harten Surveying Inc.
Expires July 13, 2021.

County of Wellington

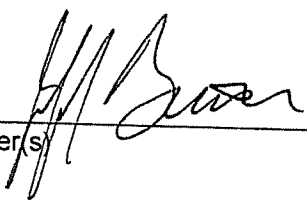
(Owner or Applicant)

(Owner or Applicant)

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 Oct 7, 2019

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



LAND SURVEYORS and ENGINEERS

October 2, 2019
27036-19

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 & Sketch
7452 Wellington Road No. 7
Part of Lot 14, Concession 13
Geographic Township of Peel
Township of Mapleton**

RECEIVED

OCT 02 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Severance and Easements on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application forms, required deeds, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$410.00, and a cheque to Wellington County for \$8,680.00.

Proposal:

The proposal is to sever the existing farm business (known as Shantz Farm Equipment Ltd.) from the agricultural farm parcel. This proposal is in adherence with Official Plan Policy 10.3.3 which allows for severances of Agricultural-Related Uses.

Application #1 (Severance):

The proposed severed parcel has a frontage of 206± m, depth of 220± m for an area of 4.6± ha where the existing farm equipment business will remain. The severance was configured around the existing buildings, septic, communication tower, parking and natural features and does not include any agricultural field.

The north-western boundary limit will be clear of the driveway on the retained (dwelling) parcel. A separate entrance for the farm business exists and will continue to be used for the severed (farm business) parcel.

71 Weber Street East
Kitchener, ON N2H 1C6
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 application also includes a request for an easement for the drainage line and hydro line on the retained parcel, in favour of the severed parcel. The drainage easement will have an area of $290\pm$ m² and the hydro easement will have an area of 202 m². Eventually the underground drainage line will have to be located so that the easement limits can properly contain the drain. The width for both easements is proposed to be 4 m.

The retained parcel has area of approximately $40\pm$ ha and contains a dwelling and agricultural fields that will remain.

Severance #2 (Easement):

A second application is proposed for a Hydro Easement on the severed parcel in favour of the dwelling on the retained parcel. Again, this will be 4 m wide.

Justification:

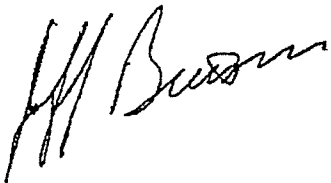
The subject property is currently zoned Agricultural A-31.92 which permits the existing farm business. Also, Section 10.3.3 of the Wellington County Official Plan allows for severances of Agricultural-Related Uses. Shantz Farm Equipment is a well-established and successful agricultural-related use.

Section 10.3.3 of the Official Plan states: that a new lot should be kept to a minimum size necessary and that water and sewage system requirements are met. The severed parcel was configured around the existing business buildings, septic, parking and storage areas and does not contain agricultural field. The proposed lot configuration is logical to accommodate the existing farm business and takes into consideration environmental and topographic features.

We anticipate the need for a Zone Change to remove the specialized "A-31.92" from the retained agricultural parcel and to address any zoning non-conformance items.

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

Very truly yours,
Van Harten Surveying Inc.

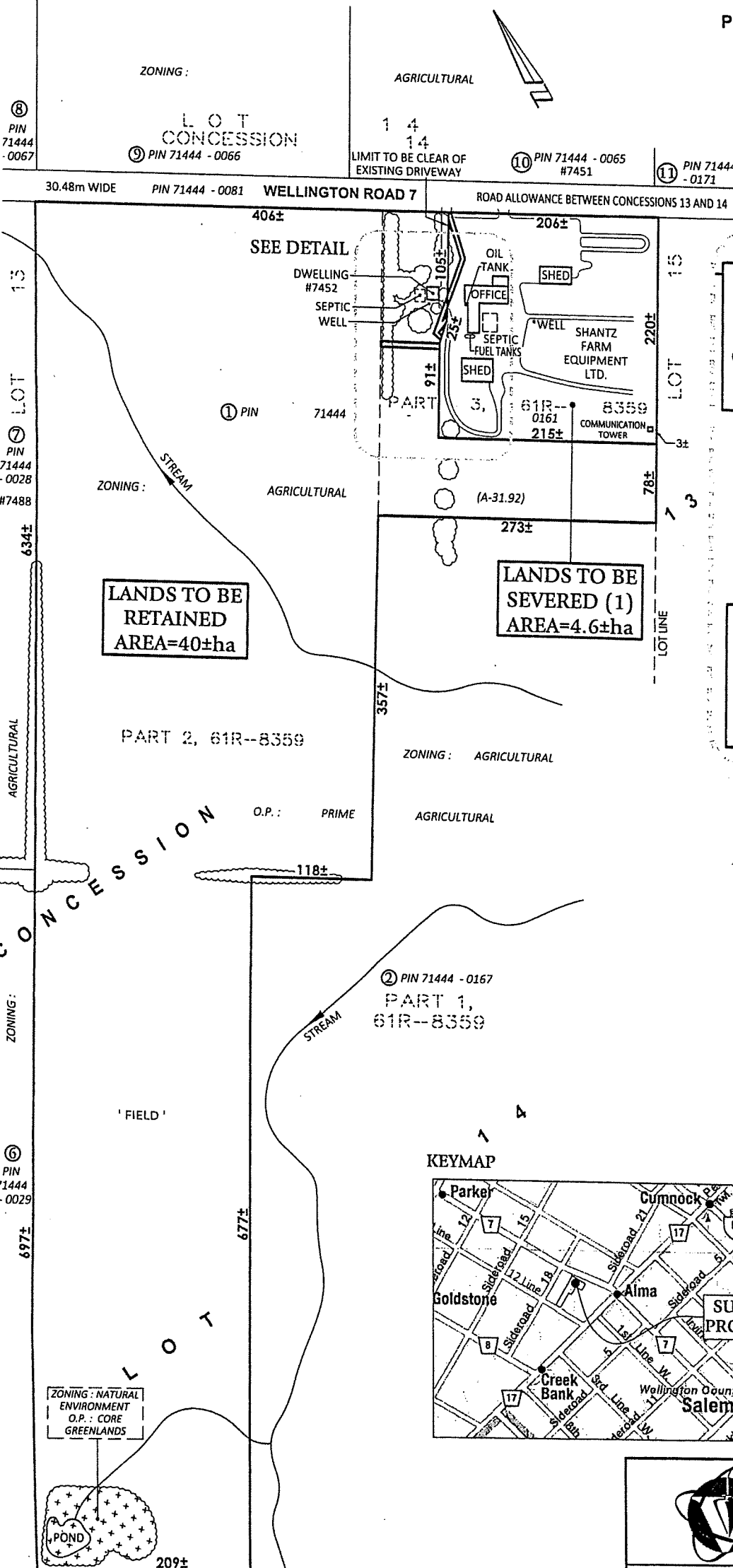


Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Ron Shantz
cc Vince Starratt, SV Law

SEVERANCE SKETCH
 PART OF LOT 14, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF PEEL
 TOWNSHIP OF MAPLETON
 COUNTY OF WELLINGTON

SCALE 1 : 4000
 0 40 80 160 240 meters
 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 AGRICULTURAL (A-31.92) & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND CORE 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 OCTOBER 2019

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener 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. 27036-19
Oct 2, 2019-8:46:35 AM		81-01-107
G:\PEEL\Con13\acad\SEV LOT 14 (SHANTZ) UTM.dwg		

12 LINE ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13

5 PIN 71445 - 0026

4 PIN 71445 - 0126

PART 1, 61R--9121

CONCESSION

3 PIN 71445 - 0129

12

From: Kyle Davis <KDavis@centrewellington.ca>
Sent: Friday, October 18, 2019 10:58 AM
To: Barb Schellenberger <BSchellenberger@mapleton.ca>
Cc: Source Water <sourcewater@centrewellington.ca>
Subject: Fwd: consent b66-19 Shantz & Shoen

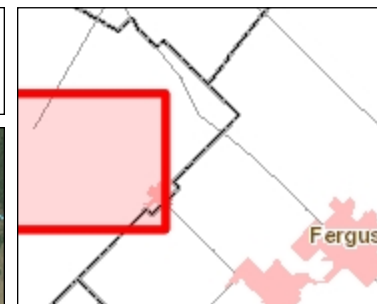
Hi Barb,

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.

Thanks,
Courtney

Roll number: 2332000004179000000



Legend

- Waterbodies
- Watercourses
- Well Locations
- Q1 and Q2 Boundary
- Wellhead Protection Area Boui
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- Q1 and Q2
 - Approved
 - Draft
- RoadsLookup

3.3 0 1.63 3.3 Kilometers

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

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

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

Notes



TOWNSHIP OF MAPLETON

7275 Sideroad 16, P.O. Box 160, Drayton, ON N0G 1P0
Phone: 519.638.3313, Fax: 519.638.5113, TF: 1.800.385.7248
www.mapleton.ca

CONSENT APPLICATION SUMMARY LAND DIVISION FILE NO. B67-19

APPLICANT

Ronald & Dana Shantz
Carol & Theodore Schoen
6890 Wellington Rd 16
Belwood, ON. N0B 1J0

LOCATION OF SUBJECT LANDS

Township of Mapleton
Part Lot 14
Concession 13 (Peel)

RECOMMENDATION:

THAT Township of Mapleton support Consent Application B67-19 as presented for lands described as Part Lot 14 Con 13, (Peel) with the following conditions:

- THAT Payment be made for a letter of clearance pursuant to Fees and Charges By-law 2018-089 (unless further amended)
- THAT a Parkland dedication fee be paid pursuant to Fees and Charges By-law 2018-089 (unless further amended)
- 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 the Owner enter into an agreement apportioning future maintenance costs on any applicable drains
- That any concerns of the Conservation Authority are adequately addressed
- THAT zoning compliance be achieved to the satisfaction of the local municipality
- That a copy of deposited Reference Plan be submitted to the Township

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 October 11, 2019 for the above noted file.

Clerk's Department Staff confirmed the following:

- Staff (including CAO, CBO, Director of Finance, Director of Public Works, Fire Chief, and Source Water Protection Officer) were provided with the required notice by hand delivered hard copy or by emailed Pdf on October 17, 2019.

Staff comments were received from:

- CBO - Patty Wright comments dated November 5, 2019 state no issues.

Additional comments were received from:

- County of Wellington Planning and Development Department - Planner Jessica Rahim, planning report dated October 30, 2019.
- Wellington Source Water Protection - Officer Kyle Davis comments received October 18, 2019 stating the subject application does not require a Section 59 notice under the Clean Water Act.

Prepared by
Barb Schellenberger
Municipal Clerk

Reviewed by
Manny Baron
CAO

Attach A – Planning report dated October 30, 2019
Attach B – Application B67-19
Attach C – Source Water Protection comments received October 18, 2019



Application	B67/19
Location	Part Lot 14, Concession 13 TOWN OF MAPLETON (Peel)
Applicant/Owner	Ronald & Dana Shantz; Carol & Theodore Schoen

PRELIMINARY PLANNING OPINION: This application would sever a 4.6 ha (11.37 ac) parcel in the Prime Agricultural area with an office, sheds and a communication tower. A 40 ha (98.84 ac) parcel would be retained with an existing dwelling.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns provided the following matters are addressed as conditions of approval:

- a) That any concerns of the Conservation Authority are adequately addressed; and,
- b) Zoning compliance be achieved to the satisfaction of the local municipality.

A PLACE TO GROW: The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. All planning decisions are required to conform with the Growth Plan.

The proposed lot is located outside any Key Hydrologic or Key Natural Heritage features.

PROVINCIAL POLICY STATEMENT (PPS): Under Section 2.3.4.1b) “Lot creation in prime agricultural areas is discouraged and may only be permitted for agricultural-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services”.

The proposed severed lands is limited in size to the existing buildings, sewage, well, communication tower and parking area for the agricultural-related use known as Shantz Farm Equipment Ltd.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. Section 10.3.1 states that lot creation in the prime agricultural areas will be limited to the following:

- a) Agricultural uses
- b) Agricultural-related uses
- c) A residence surplus to a farming operation
- d) Lot line adjustments
- e) Community service facility

Section 10.3.3 permits “new lots for agricultural-related uses should be kept to a minimum size necessary for the use and appropriate water and sewage systems”. Both the severed and retained lands have separate existing water and sewage systems.

Section 10.3.2 permits “new agricultural lots will normally be a minimum of 35 hectares in size”. The retained agricultural parcel is approximately 40 ha (98.9 ac) in size.

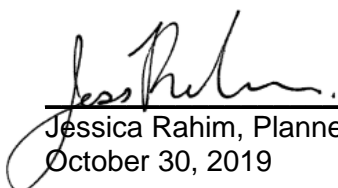
The matters under section 10.1.3 were considered.

WELL HEAD PROTECTION AREA: The subject property is not located within WHPA.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural Exception (A-31.92) and Natural Environment (NE). The A-31.92 site specific zone permits the sale of new and used farm equipment and parts, and a communication tower in addition to the permitted uses in the Agricultural zone. Both the severed and retained lands meet the minimum lot area and lot frontage requirements.

Zoning compliance is required as a condition to remove the site specific zoning from the retained farm parcel and rezone the severed lands to Agricultural Commercial (AC) zone.

SITE VISIT INFORMATION: The subject property has not been visited at this time.



 Jessica Rahim, Planner
 October 30, 2019

October 11, 2019

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: October 02, 2019

FILE NO. B67-19

APPLICANT

Ronald & Dana Shantz; Carol & Theodore
Schoen
6890 Wellington Road 16
Belwood N0B 1J0

LOCATION OF SUBJECT LANDS

Township of Mapleton (Peel)
Part Lot 14
Concession 13

Proposed severance is 4.6 hectares with 206m frontage, existing and proposed agricultural use with 3 buildings and communication tower. Together with a drainage easement being 290 square metres and hydro easement being 202 square metres in favour of severed parcel.

Note: hydro easement over severed to be registered under B66-19.

Retained parcel is 40 hectares with 406m frontage on Wellington Rd 7 and 209m frontage on 12th Line, existing and proposed agricultural use with existing dwelling.

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

November 13, 2019

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 Ontario Municipal Board 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 Ontario Municipal Board Hearing. 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 Ontario Municipal Board 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

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

Required Fee: \$ 4340
Fee Received: Oct 2/19
File No. B67/19
Accepted as Complete on: Oct 2/19

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

2. (a) Name of Registered Owner(s) Ronald Gary SHANTZ, Dana Winnifred SHANTZ, Carol SCHOEN & Theodore SCHOEN

Address 6890 County Road 16, Belwood, ON, N0B 1J0

Phone No. 519-571-4655

Email: ron@shantzfarmequip.com

(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[X] URBAN RESIDENTIAL[] COMMERCIAL/INDUSTRIAL[]

To sever an a parcel for agricultural related business purposes.

OR

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

Easement for Hydro and Drainage on retained parcel

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

No Change (continue to be owned by Shantz Farm Equipment Ltd.)

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

Local Municipality: Township of Mapleton (Township of Peel)

Concession 13

Lot No. Part of Lot 14

Registered Plan No. _____

Lot No. _____

Reference Plan No. 61R-8359

Part No. 2 & 3

Civic Address 7452 Wellington Road No. 7

(b) When was property acquired: April 2008

Registered Instrument No. WC208323

5. Description of Land intended to be SEVERED:

Metric []

Imperial []

Frontage/Width 206 / 215 ±

AREA

4.6 ha ±

Depth 220 ±

Existing Use(s)

Agricultural Related Use

Existing Buildings or structures: 3 Buildings (Shantz Farm Equipment Ltd.) & Communication Tower

Proposed Uses (s): No Change

Type of access (Check appropriate space)

Existing [X]

Proposed []

[] Provincial Highway

[X] County Road

[] Municipal road, maintained year round

[] Municipal road, seasonally maintained

[] Easement

[] Right-of-way

[] Private road

[] Crown access road

[] Water access

[] Other

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

[] Municipally owned and operated piped water system

[X] Well [X] individual [] communal

[] Lake

[] Other

Type of sewage disposal - Existing [X] Proposed [] (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:

Frontage/Width **406 / 209 ±**

Depth **1330 ±**

Metric [X]

Imperial []

AREA

40 ha ±

Existing Use(s)

Agricultural

Existing Buildings or structures: **Dwelling, Proposed Drainage Easement and Proposed Hydro Easement for the Severed Parcel**

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

Type of access (Check appropriate space)

Existing [X]

Proposed []

Provincial Highway

County Road

Municipal road, maintained year round

Municipal road, seasonally maintained

Easement

Right-of-way

Private road

Crown access road

Water access

Other

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

Municipally owned and operated piped water system

Well individual communal

Lake

Other

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

Municipally owned and operated sanitary sewers

Septic Tank (specify whether individual or communal): **Individual**

Pit Privy

Other (Specify):

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. a) 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 [X] NO []

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 metres [1640']? YES [] NO [X]

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

Name of Rail Line Company: _____

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)

Farm Business – Shantz Farm Equipment Ltd.

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 [] NO [X]

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

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

An Easement Application is being submitted simultaneously with this Severance Application

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

The application is consistent with Section 2.3.4.1 (b) of the PPS for severances for agricultural-related uses which states that severances are permitted to a minimum size needed to accommodate the use and appropriate sewage and water services. The severed parcel is of an appropriate size to contain the existing sewage and water services and buildings for the existing farm related business.

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 subject property does not contain any natural heritage features.

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 has an Official Plan designation of Prime Agricultural and Core Greenlands and this severance follows the guidelines set out in Section 10.3.3 for severances for agricultural related uses. This proposal is to sever the existing farm business (Farm Equipment Sales) from the remainder of the agricultural property.

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? **Agricultural (A-31.92) and Natural Environment**

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

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

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

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

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

- Mortgage as in INST. No. RO729091 with the Bank of Montreal located at 125 Geddes Street, Elora, ON, N0B 1S0
- Mortgage as in INST. No. RO806361 with Marjorie Shantz located at RR#1, Alma, ON, N0B 1A0

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 [] Beef Cattle [] Swine [] Poultry [] Other [X]

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

Severed	Width	Length	Area	Use
	<u>15±m</u>	<u>30±m</u>	<u>450±m²</u>	<u>Building 1</u>
	<u>18±m</u>	<u>37±m</u>	<u>666±m²</u>	<u>Building 2</u>
			<u>925±m²</u>	<u>Building 3</u>

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

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

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

Type	Drain Name & Area	Outlet Location
Municipal Drain <input type="checkbox"/>	Appear to be drains; name unknown	Owner's Lands <input type="checkbox"/>
Field Drain <input type="checkbox"/>		Neighbours Lands <input type="checkbox"/>
		River/Stream <input type="checkbox"/>

35. **Source Water Protection Plan**

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

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

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

YES NO

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

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

Please see covering letter.

NOTES:

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

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), Ronald Gary SHANTZ, Dana Winnifred SHANTZ, Carol SCHOEN & Theodore SCHOEN
the Registered Owners of

Part of Lot 14, Concession 13, Parts 2 & 3, 61R-8359 Of the Geog. Township of Peel, Township
of Mapleton in the

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

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

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

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

[Handwritten signatures: Jeffrey E. Buisman, Carol Schoen, Theodore Schoen]

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 14, Concession 13, Parts 2 & 3, 61R-8359 Of the Geog. Township of Peel, 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 1 day of October 20 19

Commissioner of Oaths

County of Wellington

[Handwritten signature: Jeffrey E. Buisman]

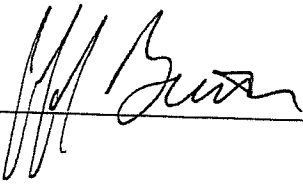
(Owner or Applicant)

(Owner or Applicant)

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for ~~Noted~~ Commissioner, etc. Name
Expires May 11, 2021.

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 Oct 1, 2019

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



Van Harten
SURVEYING INC.

LAND SURVEYORS and ENGINEERS

October 2, 2019

27036-19

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 & Sketch
7452 Wellington Road No. 7
Part of Lot 14, Concession 13
Geographic Township of Peel
Township of Mapleton

RECEIVED

OCT 02 2019

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed an application for a Severance and Easements on the above-mentioned property. Included with this submission are copies of the Severance Sketch, completed application forms, required deeds, PIN report and map, addresses of neighbouring properties, a cheque to the GRCA for \$410.00, and a cheque to Wellington County for \$8,680.00.

Proposal:

The proposal is to sever the existing farm business (known as Shantz Farm Equipment Ltd.) from the agricultural farm parcel. This proposal is in adherence with Official Plan Policy 10.3.3 which allows for severances of Agricultural-Related Uses.

Application #1 (Severance):

The proposed severed parcel has a frontage of 206± m, depth of 220± m for an area of 4.6± ha where the existing farm equipment business will remain. The severance was configured around the existing buildings, septic, communication tower, parking and natural features and does not include any agricultural field.

The north-western boundary limit will be clear of the driveway on the retained (dwelling) parcel. A separate entrance for the farm business exists and will continue to be used for the severed (farm business) parcel.

71 Weber Street East
Kitchener, ON N2H 1C6
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 application also includes a request for an easement for the drainage line and hydro line on the retained parcel, in favour of the severed parcel. The drainage easement will have an area of $290\pm$ m² and the hydro easement will have an area of 202 m². Eventually the underground drainage line will have to be located so that the easement limits can properly contain the drain. The width for both easements is proposed to be 4 m.

The retained parcel has area of approximately $40\pm$ ha and contains a dwelling and agricultural fields that will remain.

Severance #2 (Easement):

A second application is proposed for a Hydro Easement on the severed parcel in favour of the dwelling on the retained parcel. Again, this will be 4 m wide.

Justification:

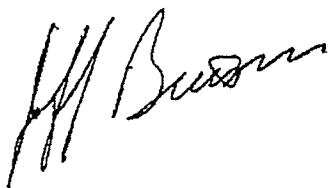
The subject property is currently zoned Agricultural A-31.92 which permits the existing farm business. Also, Section 10.3.3 of the Wellington County Official Plan allows for severances of Agricultural-Related Uses. Shantz Farm Equipment is a well-established and successful agricultural-related use.

Section 10.3.3 of the Official Plan states: that a new lot should be kept to a minimum size necessary and that water and sewage system requirements are met. The severed parcel was configured around the existing business buildings, septic, parking and storage areas and does not contain agricultural field. The proposed lot configuration is logical to accommodate the existing farm business and takes into consideration environmental and topographic features.

We anticipate the need for a Zone Change to remove the specialized "A-31.92" from the retained agricultural parcel and to address any zoning non-conformance items.

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

Very truly yours,
Van Harten Surveying Inc.



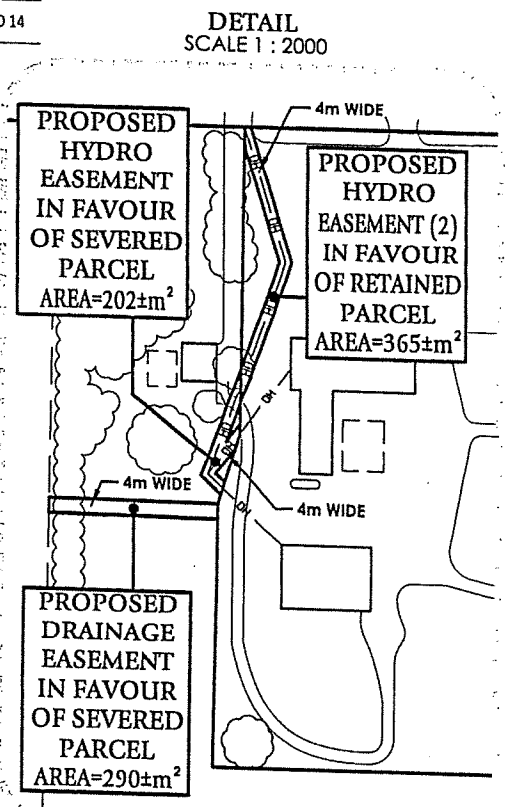
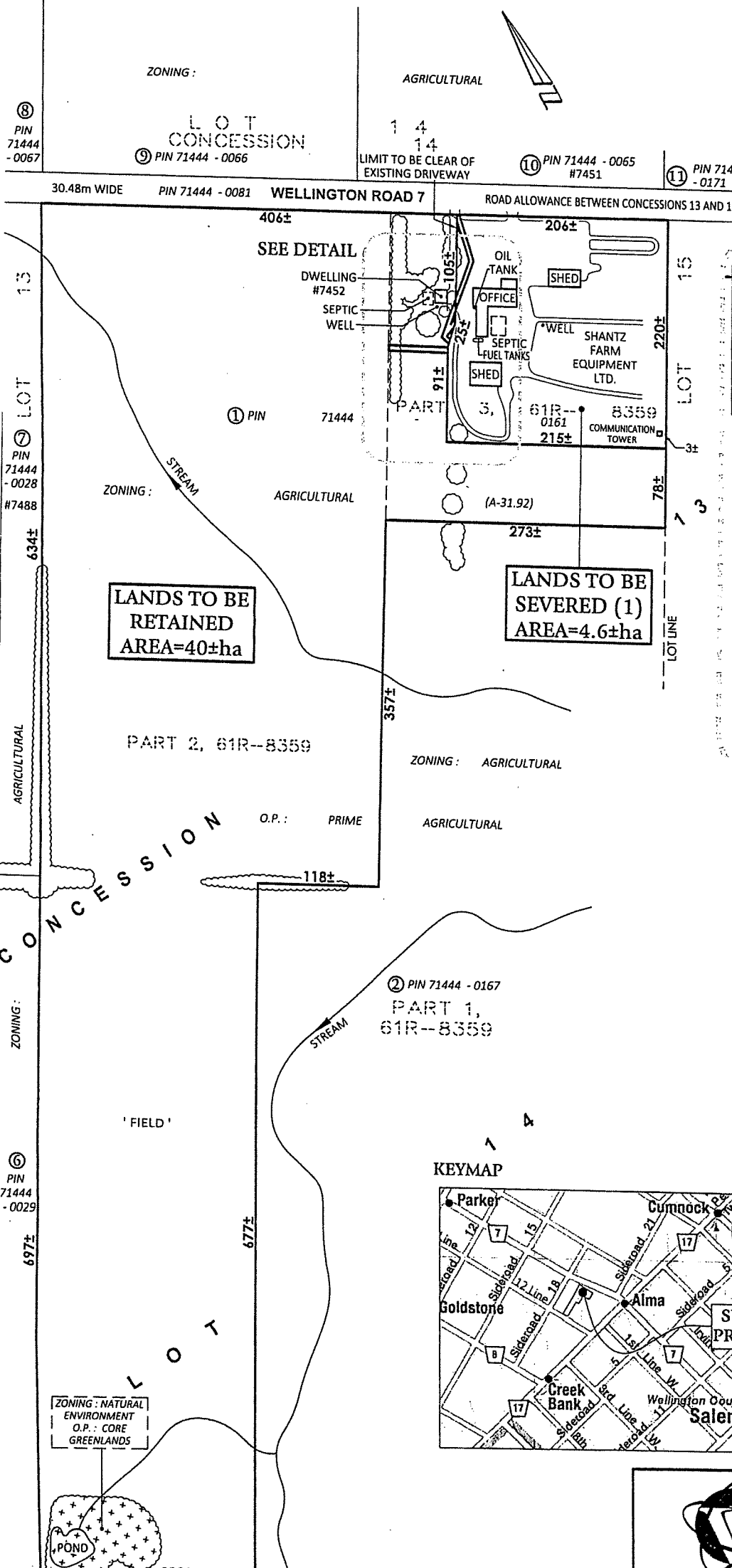
Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Ron Shantz
cc Vince Starratt, SV Law

SEVERANCE SKETCH
 PART OF LOT 14, CONCESSION 13
 GEOGRAPHIC TOWNSHIP OF PEEL
 TOWNSHIP OF MAPLETON
 COUNTY OF WELLINGTON

SCALE 1 : 4000
 0 40 80 160 240 meters

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 AGRICULTURAL (A-31.92) & NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF PRIME AGRICULTURAL AND CORE 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 OCTOBER 2019

Jeffrey E. Buisman
 JEFFREY E. BUISMAN
 ONTARIO LAND SURVEYOR

Van Harten
 SURVEYING INC.
 LAND SURVEYORS and ENGINEERS

Kitchener 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. 27835-19
Oct 2, 2019-8:46:35 AM		
G:\PEEL\Con13\acad\SEV LOT 14 (SHANTZ) UTM.dwg		

PIN 71444 - 0002 20.12m WIDE 12 LINE ROAD ALLOWANCE BETWEEN CONCESSIONS 12 AND 13

⑤ PIN 71445 - 0026
 ④ PIN 71445 - 0126
 PART 1, 61R-9121
 CONCESSION

③ PIN 71445 - 0129

12

From: Kyle Davis <KDavis@centrewellington.ca>
Sent: Friday, October 18, 2019 10:59 AM
To: Barb Schellenberger <BSchellenberger@mapleton.ca>
Subject: Fwd: b67-19 shantz & shoen

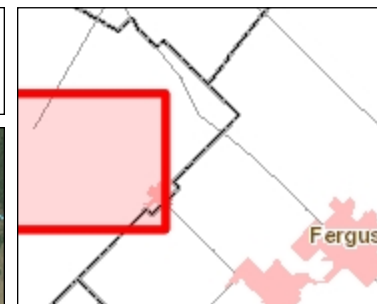
Hi Barb,

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.

Thanks,
Courtney

Roll number: 2332000004179000000



Legend

- Waterbodies
- Watercourses
- Well Locations
- Q1 and Q2 Boundary
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6 (D)
- Q1 and Q2
 - Approved
 - Draft
- RoadsLookup

1: 64,000

3.3 0 1.63 3.3 Kilometers

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

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

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

Notes

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
PARKS AND RECREATION COMMITTEE MINUTES
THURSDAY, OCTOBER 17, 2019 @ 6:00 PM
COUNCIL CHAMBERS



PRESENT: Kevin Ottens, Chairperson
Marlene Ottens, Councilor
Cindy Martin, Member
Dahl Atin, Member
Lorrie Spaling, Member

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

REGRETS: Michael Norris, Member
Gregg Davidson, Mayor, Ex-officio Member

1. **Call to Order** - 6:01 pm
2. **Declaration of Pecuniary Interest** – None
3. **Confirmation of Minutes**

- 3.1 Committee Minutes dated August 15, 2019.
- 3.2 Council Resolution dated September 10, 2019 concerning August 15, 2019 Committee Minutes was received.

RESOLUTION PRC 2019-04-01

Moved: Lorrie Spaling

Seconded: Cindy Martin

THAT Council Resolution dated September 10, 2019 be received for information;
AND FURTHER THAT the minutes of the Township of Mapleton Parks and Recreation Committee Meeting held on August 15, 2019 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 Rural Community Parks & Recreation Strategic Master Plan Update – 2019

Sam Mattina provided the committee with an update.

8.2 Trail Initiative

Sam Mattina provided the committee with an update.

8.3 50/50 Funding Application

Sam Mattina provided the committee with an update.

We received one formal application from the Alma Community Recreation Association and a second informal request from the Moorefield Optimist Club.

- Accessible Play Equipment for Walter Cummings Park in Alma
- Additional funding for Moorefield Rink Roof initiative

Committee is recommending that Council approve \$5,000 to each group for their projects for a total of \$10,000 awarded for year 2020.

8.4 Proposed 2020 Meeting Schedule

Committee accepted the proposed 2020 meeting schedule. The dates are as follows:

- February 20, 2020
- April 16, 2020
- June 18, 2020
- August 20, 2020
- October 15, 2020
- December 17, 2020

Several updates were provided on local events.

An update was provided on the washroom project at the ABC Park and the two pavilion construction projects located at ABC Park and at Kinsman Park.

9. Adjournment

There being no further business the meeting adjourned at 6:35 p.m.

Kevin Ottens, Chairperson

Wanda Patton, Minute Taker

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BUILDING REPORT BD2019-14

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 12, 2019

RECOMMENDATION:

THAT Township of Mapleton Council receive Building Department Report BD2019-13 dated November 12, 2019 regarding October Month End and Year to Date (YTD).

BACKGROUND:

Attached you will find a report showing the following:

- Permits issued in October 2019
- Permits issued YTD in 2019
- Total value for permits issued for October 2019
- Total value for permits issued YTD 2019
- Fees collected in October 2019
- Fees collected in YTD 2019
- 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 \$50,950.12 therefore the current month is below the 3-year average. Year to date numbers range from \$266,524.36 to \$511,536.08 over the past 3 years and the average of fees collected to date from 2016-2018 is \$422,640.33. 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

TOWNSHIP OF MAPLETON

October 2019

Description	Permits	YTD	Value	Value YTD	Fees	Fees YTD
Single Family Dwelling	4	21	\$ 1,123,100.00	\$10,395,100.00	\$ 10,334.70	\$ 68,260.90
SFD Additions/Renovations	4	28	\$ 253,000.00	\$ 2,198,300.00	\$ 2,321.50	\$ 19,182.40
SFD Accessories	2	27	\$ 27,500.00	\$ 1,035,200.00	\$ 737.20	\$ 12,461.00
Decks	1	20	\$ 1,000.00	\$ 123,000.00	\$ 153.90	\$ 3,583.70
Agricultural	2	93	\$ 550,000.00	\$20,670,370.00	\$ 5,881.20	\$174,765.10
Agricultural Commercial		0		\$ -		\$ -
Agricultural Industrial		0		\$ -		\$ -
Septic Systems	5	30	\$ 88,000.00	\$ 590,000.00	\$ 2,500.00	\$ 14,250.00
Industrial	2	11	\$ 305,000.00	\$ 3,937,500.00	\$ 2,238.60	\$ 39,611.65
Institutional		1		\$ 615,000.00		\$ 747.50
Commercial	1	7	\$ 40,000.00	\$ 1,595,000.00	\$ 1,254.50	\$ 16,211.00
Cottages - New/Additions/Renovations		10		\$ 380,500.00		\$ 5,458.45
Designated Structures	2	17	\$ 3,000.00	\$ 476,800.00	\$ 200.00	\$ 2,090.00
Assembly Building		7		\$ 135,000.00		\$ 4,432.55
Demolition	3	10	\$ 6,200.00	\$ 27,400.00	\$ 405.00	\$ 1,350.00
Multi Units		1		\$ 8,700,000.00		\$ 22,721.89
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	
TOTAL OCTOBER 2017	31		\$ 9,024,500.00		\$ 63,933.80	
TOTALS YEAR TO DATE 2017	327		\$54,299,235.00		\$ 489,860.55	

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
FINANCE REPORT FIN2019-20

TO: Mayor Davidson and Members of Council
FROM: John Morrison BA, CPA, CGA Director of Finance
RE: RBC Banking services
DATE: November 12th, 2019

RECOMMENDATION:

THAT Township of Mapleton Council receive Finance Report FIN2019-20 regarding RBC Banking services and;

1. authorize staff to enter into a five-year service agreement with RBC; and
2. consent to the fee schedule proposed for the term of the agreement.

BACKGROUND:

Generally, the Township purchasing, and procurement policy requires a competitive process for the purchase of goods or services. However, Council may authorize any method of procurement where it can be demonstrated that it is in the best interests of the Township to do so. Staff is seeking authority to procure banking services from RBC without engaging in a competitive process. The rationale for this is that the Township has been a long-time client of RBC, RBC's banking services are integrated into the Township business processes, RBC's bank rates are competitive in relation to other banking institutions offering similar services to municipal clients and RBC is only the banking institution with a branch office located within the Township. This report is seeking Council authorization to extent and renew the Township's banking service agreement with RBC a further 5-years.

PREVIOUS PERTINENT REPORTS:

None

DISCUSSION:

The Township's banking service agreement expired on April 30th,2019. RBC has proposed a five-year extension agreement commencing May 1st, 2019 to April 30, 2024. RBC is offering the Township its marketplace pricing for Public Sector entities.

Interest earned on our deposits continue with the same terms and conditions that currently prevail; there was no change. Interest is paid by RBC on the average net balance maintained for the month for each account.

Royal Bank Prime less 1.75%

However, under the new extension agreement, deposit account service fees (see appendix 1 attached) in some categories have been increased or in some instances no longer waived. The overall impact is around a 12.7% increase. The actual cost incurred by these fees vary and fluctuate with volume. Staff estimates an annual cost of approximately \$6,000 in bank charges each year; a change of under a \$1,000 per year. As is typical with banking service agreements should our account balances or volumes vary by more than 20% year over year either party may reopen price negotiations.

RBC since the inception of the Township has been providing banking services. Currently RBC provides the following services

- Maintenance of various bank accounts
- Direct deposit payroll
- Pre-authorized payment collection for taxes and water
- Stop payments
- Daily deposits to the local branch
- Wire payments and electronic fund transfers

RBC has been responsive to the Township's and has provided valuable support, advise and innovative ideas to meet the Township needs. Further, there is concern that any potential changeover in service will lead to higher costs than those now being proposed in the new extension agreement. A case in point, no other financial institution has a branch located within the Township, therefore making daily cash deposits would consume more staff time and be disruptive.

This report recommends that the agreement for banking services with RBC be renewed, thereby ensuring continuity of consistent and uninterrupted service.

CONSULTATION: N/A

FINANCIAL IMPLICATIONS:

The annual cost for banking service fees is approximately \$6,000, an amount which is included in the Township's budget. The net impact from the prior year is under \$1,000.

COMMUNICATION:

NA.

STRATEGIC PLAN:

Municipal Infrastructure: n/a

The Local Economy: n/a

Recreation: n/a

Municipal Administration: n/a

Financial Responsibility:

Establishing and maintaining appropriate banking services on a cost-effective basis assists the Township in managing its finances prudently.

Prepared By:
John Morrison
Director of Finance

Reviewed By:
Manny Baron
CAO

Attachments:

1. Appendix "1" RBC proposed service deposit account service charges

OPERATING ACCOUNT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD		EXISTING		PROPOSED	
		FEE	TOTAL	FEE	TOTAL	FEE	TOTAL
CURRENT ACCOUNT							
01222 1222975, 01762 1010107, 01762 1020924, 01762 1021245							
# ELECTRONIC DEBITS	32	0.60	19.20	0.10	3.20	0.10	3.20
# ELECTRONIC DEPOSITS/CREDIT	231	0.55	127.05	0.10	23.10	0.10	23.10
# REGULAR CHEQUES/DEBITS	140	1.25	175.00	0.30	42.00	0.30	42.00
# REGULAR DEPOSITS/CREDITS	30	1.25	37.50	0.30	9.00	0.30	9.00
# ITEMS ON DEPOSIT	375	0.22	82.50	0.01	3.75	0.01	3.75
AMT OF CASH DEP-ATM		0.00225	0.00	0.00180	0.00	0.00180	0.00
AMT OF CASH DEP-IN BRANCH	13,113	0.00250	32.78	0.00180	23.60	0.00180	23.60
AMT OF CASH DEP-NIGHT DEPOSIT		0.00225	0.00	0.00180	0.00	0.00180	0.00
# CHEQUES CERTIFIED		20.00	0.00	5.00	0.00	5.00	0.00
# DEBIT TRANSFERS AUTO		2.00	0.00	1.65	0.00	1.65	0.00
# DUPLICATE STATEMENTS		3.50	0.00	3.50	0.00	3.50	0.00
# E-STATEMENT RETRIEVAL		2.50	0.00	2.50	0.00	2.50	0.00
# INTERIM STATEMENTS		6.00	0.00	6.00	0.00	6.00	0.00
# ITEMS DEPOSITED RETURNED	1	7.00	7.00	5.00	5.00	5.00	5.00
# MANUAL TRANSFERS		5.00	0.00	5.00	0.00	5.00	0.00
# OL BKG ARCHIVE ITEMS		1.50	0.00	1.50	0.00	1.50	0.00
# OL BKG COPY ITEMS		1.50	0.00	1.50	0.00	1.50	0.00
# PAPER STATEMENTS WITH IMAGES		4.50	0.00	2.00 WAIVED		Waived	0.00
# PAPER STATEMENTS WITHOUT IMAGES		3.50	0.00	2.00 WAIVED		Waived	0.00
# REPRINT STATEMENT		5.00	0.00	5.00	0.00	5.00	0.00
# STOP PAYMENT ORDERS - ASSISTED		25.00	0.00	5.00	0.00	5.00	0.00
# STOP PAYMENT ORDERS - SELF SERVE		12.50	0.00	5.00	0.00	5.00	0.00
# TRACE ARCHIVE ITEMS		10.00	0.00	10.00	0.00	10.00	0.00
# TRACE ITEMS		5.00	0.00	5.00	0.00	5.00	0.00
TOTAL CURRENT ACCOUNT			481.03		109.65		109.65

OPERATING ACCOUNT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD		EXISTING		PROPOSED	
		FEE	TOTAL	FEE	TOTAL	FEE	TOTAL
CURRENT ACCOUNT							
01762 1021930, 01762 1038975							
# ELECTRONIC DEBITS		0.75	0.00	0.75	WAIVED	Waived	0.00
# ELECTRONIC DEPOSITS/CREDIT		0.75	0.00	0.75	WAIVED	Waived	0.00
# REGULAR CHEQUES/DEBITS		1.25	0.00	1.25	WAIVED	Waived	0.00
# REGULAR DEPOSITS/CREDITS		1.25	0.00	1.25	WAIVED	Waived	0.00
# ITEMS ON DEPOSIT		0.22	0.00	0.22	WAIVED	Waived	0.00
AMT OF CASH DEP-ATM		0.00225	0.00	0.00225	WAIVED	Waived	0.00
AMT OF CASH DEP-IN BRANCH		0.00250	0.00	0.00250	WAIVED	Waived	0.00
AMT OF CASH DEP-NIGHT DEPOSIT		0.00225	0.00	0.00225	WAIVED	Waived	0.00
# CHEQUES CERTIFIED		20.00	0.00	20.00	WAIVED	Waived	0.00
# DEBIT TRANSFERS AUTO		2.00	0.00	2.00	WAIVED	Waived	0.00
# DUPLICATE STATEMENTS		3.50	0.00	3.50	WAIVED	Waived	0.00
# E-STATEMENT RETRIEVAL		2.50	0.00	2.50	WAIVED	Waived	0.00
# INTERIM STATEMENTS		6.00	0.00	6.00	WAIVED	Waived	0.00
# ITEMS DEPOSITED RETURNED		7.00	0.00	7.00	WAIVED	Waived	0.00
# MANUAL TRANSFERS		5.00	0.00	5.00	WAIVED	Waived	0.00
# OL BKG ARCHIVE ITEMS		1.50	0.00	1.50	WAIVED	Waived	0.00
# OL BKG COPY ITEMS		1.50	0.00	1.50	WAIVED	Waived	0.00
# PAPER STATEMENTS WITH IMAGES		4.50	0.00	4.50	0.00	4.50	0.00
# PAPER STATEMENTS WITHOUT IMAGES		3.50	0.00	3.50	0.00	3.50	0.00
# REPRINT STATEMENT		5.00	0.00	5.00	WAIVED	Waived	0.00
# STOP PAYMENT ORDERS - ASSISTED		25.00	0.00	25.00	WAIVED	Waived	0.00
# STOP PAYMENT ORDERS - SELF SERVE		12.50	0.00	12.50	WAIVED	Waived	0.00
# TRACE ARCHIVE ITEMS		10.00	0.00	10.00	WAIVED	Waived	0.00
# TRACE ITEMS		5.00	0.00	5.00	WAIVED	Waived	0.00
TOTAL CURRENT ACCOUNT			0.00		0.00		0.00
ROYAL DIRECT ACCESS							
ACC. 028144716709							
MONTHLY FEE	1	8.50	8.50	8.50	WAIVED	Waived	0.00
TOTAL ROYAL DIRECT ACCESS			8.50		0.00		0.00
TOTAL OPERATING SERVICES			489.53		109.65		109.65
TOTAL ANNUAL OPERATING SERVICES			5,874.39		1,315.84		1,315.84

CASH MANAGEMENT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD FEE	EXISTING TOTAL FEE	PROPOSED TOTAL FEE	TOTAL
<u>RBC EXPRESS ACCOUNT TRANSFER</u>					
ACC. 300814470700					
# RBC TO RBC TRANSFERS	1	1.00	1.00	1.00	1.00
TOTAL RBC EXPRESS ACCOUNT TRSF			1.00	1.00	1.00
<u>RBC EXPRESS BAL REP OPTION 2</u>					
ACC. 300814470700					
# ACCOUNTS OTHER FI (TIERED)		25.00	0.00	25.00	0.00
# ACCOUNTS RBC IN CANADA (tiered))	2	15.00	30.00	10.00	10.00
# TRANSACTIONS RBC IN CANADA		0.035	0.00	0.0000	0.00
CREDIT CARDS (1 free, - \$5.00 esch additional)			0.00	0.00	0.00
CREDIT CARDS (1 free, - \$5.00 esch additional)		5.00	0.00	0.00	0.00
MONTHLY FEE (includes 5 accounts)	1	45.00	45.00	25.00	25.00
TOTAL RBC EXPRESS BAL REP			75.00	35.00	35.00
<u>RBC EXPRESS ACCOUNT IMAGES</u>					
ACC. 81447067001					
DELIVERY /RETRIEVAL OF ITEM		1.00	0.00	1.00	0.00
TOTAL RBC EXPRESS ACCOUNT IMAGES			0.00	0.00	0.00
<u>RBC EXPRESS STOP PAYMENTS</u>					
ACC. 81447067001					
STOP PAYMENTS		10.00	0.00	5.00	0.00
TOTAL RBC EXPRESS STOP PAYMENTS			0.00	0.00	0.00
<u>RBC EXPRESS VIEW E-STATEMENT</u>					
ACC.81447067001					
E-STATEMENT RETRIEVAL FEE	1	2.50	2.50	2.50	2.50
TOTAL RBC EXPRESS VIEW E-STATEMENT			2.50	2.50	2.50
<u>RBC EXPRESS WIRE ADVICE</u>					
ACC.81447067001					
INBOUND WIRE ADVICE		2.00	0.00	2.00	0.00
TOTAL RBC EXPRESS WIRE ADVICE			0.00	0.00	0.00
<u>RBC EXPRESS</u>					
ACC.81447067001					
AUTODEPOSIT REGISTRATION		5.00	0.00	5.00	0.00
ALERTS - SENT		0.00001	0.00	0.00001	0.00
MOBILE - MONTHLY FEE		0.00001	0.00	0.00001	0.00
NEW TOKEN FEE		50.00	0.00	50.00	0.00
SECURID TOKENS - MONTHLY FEE		5.00	0.00	5.00	0.00
TOTAL RBC EXPRESS			0.00	0.00	0.00

CASH MANAGEMENT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD		EXISTING		PROPOSED	
		FEE	TOTAL	FEE	TOTAL	FEE	TOTAL
<u>INCOMING WIRE PAYMENTS</u>							
01222 1222975, 01762 1038975, 01762 1010107, 01762 1020924, 01762 1021245, 01762 1032481							
NO INCOMING WIRE PYMTS NON-STP		17.00	0.00	17.00	0.00	17.00	0.00
NO INCOMING WIRE PYMTS STP		17.00	0.00	17.00	0.00	17.00	0.00
TOTAL INCOMING WIRE PAYMENTS			0.00		0.00		0.00
<u>OUTGOING WIRE PAYMENTS</u>							
01222 1222975, 01762 1010107, 01762 1020924, 01762 1021245, 01762 1038496, 01762 1038975							
#OG WIRE PYMT TO USA NODEDUCT		20.00	0.00	20.00	0.00		0.00
CNP-PYMTS TO FI UN USA		55.00	0.00	55.00	0.00	55.00	0.00
CNP-PYMTS TO FOREIGN FI		55.00	0.00	55.00	0.00	55.00	0.00
CNP PYMTS TO OTHER FI IN CAN		55.00	0.00	55.00	0.00	55.00	0.00
CNP PYMTS TO RBC UNIT IN CAN		55.00	0.00	55.00	0.00	55.00	0.00
PYMTS TO FI IN USA		45.00	0.00	45.00	0.00	45.00	0.00
PYMTS TO FOREIGN FI		45.00	0.00	45.00	0.00	45.00	0.00
PYMTS TO OTHER FI IN CAN		45.00	0.00	45.00	0.00	45.00	0.00
PYMTS TO RBC UNIT IN CAN		45.00	0.00	45.00	0.00	45.00	0.00
PYMTS WITH NO IBAN		35.00	0.00	35.00	0.00	35.00	0.00
TOTAL OUTGOING WIRE PAYMENTS			0.00		0.00		0.00

CASH MANAGEMENT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD		EXISTING		PROPOSED	
		FEE	TOTAL	FEE	TOTAL	FEE	TOTAL
PC - PERSONALLY APPROVED PAYMENTS, CAD							
ACC. 8505520000							
ACCOUNT MAINTENANCE FEE	1	27.00	27.00	25.00	WAIVED	27.00	27.00
BLOCKED FILES RECEIVED		100.00	0.00	100.00	WAIVED	Waived	0.00
BULK MAINTENANCE REQUESTS		15.00	0.00	11.15	WAIVED	Waived	0.00
BULK MAINTENANCE TRANSACTIONS		0.20	0.00	0.10	WAIVED	Waived	0.00
CONNECT TIME - EPM		0.55	0.00	0.55	WAIVED	Waived	0.00
CROSS BORDER MONTHLY FEE		10.00	0.00	10.00	0.00	10.00	0.00
FILES RECEIVED	4	6.00	24.00	6.00	24.00	6.00	24.00
FILES SCHEDULED FOLLOW UP		35.00	0.00	35.00	WAIVED	Waived	0.00
FILES UNSCHEDULED INPUT		35.00	0.00	35.00	WAIVED	Waived	0.00
INVESTIGATIONS		30.00	0.00	15.00	WAIVED	Waived	0.00
PAYMTS BY VOUCHER		1.00	0.00	1.00	WAIVED	Waived	0.00
PYMTS ELECTRONIC (tiered)	549	0.125	68.63	0.055	30.20	0.055	30.20
PYMTS HELD-ERROR		0.10	0.00	0.10	WAIVED	Waived	0.00
PYMTS MAINTENANCE BY BANK		20.00	0.00	6.15	WAIVED	Waived	0.00
PYMTS MAINTENANCE BY CLIENT	4	1.00	4.00	0.50	WAIVED	Waived	0.00
PYMTS SENT TO USA (tiered)		3.00	0.00	0.10	WAIVED	Waived	0.00
RE-PRESENTED PAYMENTS		0.75	0.00	0.75	0.00	0.75	0.00
REPORT DATA FILES		5.00	0.00	5.00	WAIVED	Waived	0.00
REPORT FORMATTED FILES	18	0.65	11.70	0.50	WAIVED	Waived	0.00
REPORT PAGES FAX LONG DIST OTHER		2.00	0.00	2.00	WAIVED	Waived	0.00
REPORT PAGES FAX NORTH AMERICA		0.80	0.00	0.80	WAIVED	Waived	0.00
REPORT PAGES PRINTED		2.00	0.00	0.20	WAIVED	Waived	0.00
REPORTS OPTIONAL		10.00	0.00	10.00	WAIVED	Waived	0.00
RETURNED PYMTS	1	0.75	0.75	1.00	1.00	0.75	0.75
RETURNED PYMTS MANUAL POSTING		0.75	0.00	5.00	WAIVED	Waived	0.00
TEST RUNS		35.00	0.00	35.00	WAIVED	Waived	0.00
TOTAL P.A.P.			136.08		55.20		81.95

CASH MANAGEMENT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD		EXISTING		PROPOSED	
		FEE	TOTAL	FEE	TOTAL	FEE	TOTAL
PC PAYMENT DISTRIBUTION SERVICE (PDS), CAD							
ACC. 6259520000							
ACCOUNT MAINTENANCE FEE	1	27.00	27.00	25.00	WAIVED	27.00	27.00
BLOCKED FILES RECEIVED		100.00	0.00	100.00	WAIVED	Waived	0.00
BLOCKED FILES RECEIVED-PAYG		50.00	0.00		0.00	Waived	0.00
BULK MAINTENANCE REQUESTS		15.00	0.00	11.15	WAIVED	Waived	0.00
BULK MAINTENANCE TRANSACTIONS		0.20	0.00	0.10	WAIVED	Waived	0.00
CONNECT TIME - EPM		0.55	0.00	0.55	WAIVED	Waived	0.00
CROSS BORDER MONTHLY FEE		10.00	0.00	10.00	WAIVED	10.00	0.00
FILES RECEIVED	5	6.00	30.00	6.00	30.00	6.00	30.00
FILES SCHEDULED FOLLOW-UP		35.00	0.00	35.00	WAIVED	Waived	0.00
FILES UNSCHEDULED INPUT		35.00	0.00	35.00	WAIVED	Waived	0.00
INVESTIGATIONS		30.00	0.00	15.00	WAIVED	Waived	0.00
PYMTS ELECTRONIC-PAYG		0.85	0.00		0.00	Waived	0.00
PAYMENTS ELECTRONIC (tiered)	175	0.15	26.25	0.055	9.63	0.055	9.63
PYMTS HELD-ERROR	4	0.10	0.40	0.10	WAIVED	Waived	0.00
PYMTS MAINTENANCE BY BANK		20.00	0.00	6.15	WAIVED	Waived	0.00
PYMTS MAINTENANCE BY CLIENT	1	1.00	1.00	0.50	WAIVED	Waived	0.00
PYMTS SENT TO USA (tiered)		3.00	0.00	0.10	WAIVED	Waived	0.00
REPORT DATA FILES		5.00	0.00	5.00	WAIVED	Waived	0.00
REPORT FORMATTED FILES	17	0.65	11.05	0.50	WAIVED	Waived	0.00
REPORT PAGES FAX LONG DIST OTHER		2.00	0.00	2.00	WAIVED	Waived	0.00
REPORT PAGES FAX NORTH AMERICA		0.80	0.00	0.80	WAIVED	Waived	0.00
REPORT PAGES PRINTED		2.00	0.00	2.00	WAIVED	Waived	0.00
REPORTS OPTIONAL		10.00	0.00	10.00	WAIVED	Waived	0.00
REPORTS OPTIONAL - PAYG		15.00	0.00		0.00	Waived	0.00
RETURNED PYMTS		0.75	0.00	0.50	WAIVED	Waived	0.00
RETURNED PYMTS MANUAL POSTING		0.75	0.00	5.00	WAIVED	Waived	0.00
TEST RUNS		35.00	0.00	35.00	WAIVED	Waived	0.00
TOTAL PDS			95.70		39.63		66.63
CORPORATE CREDITOR SERVICE							
ACC. 01580, 05392							
BILL PAYMENTS	198	0.065	12.87	0.065	WAIVED	Waived	0.00
MAINTENANCE FEE - TYPE 1	1	15.00	15.00	15.00	WAIVED	Waived	0.00
REPORTS	21	1.25	26.25	1.25	WAIVED	Waived	0.00
TOTAL CORPORATE CREDITOR SERVICE			54.12		0.00		0.00

CASH MANAGEMENT SERVICES REVIEW - CAD

CLIENT NAME: CORPORATION OF THE TOWNSHIP OF MAPLETON

REVIEW PERIOD: MAY 2018 TO APRIL 2019

ACCOUNT SERVICES	MONTHLY ACTIVITY VOLUME	STANDARD FEE	TOTAL	EXISTING FEE	TOTAL	PROPOSED FEE	TOTAL	
<u>E-COMMERCE SERVICES</u>								
ACC. 814470670								
KILOCHARACTERS (tiered pricing)								
	499	68	0.21	14.28	0.21	14.28	0.21	14.28
	999		0.18	0.00		0.00	0.18	0.00
	Total	68		14.28		14.28	0.21	14.28
TOTAL E-COMMERCE SERVICES				14.28		14.28		14.28
<u>EDI PAYMENT RECEIVER</u>								
ACC. 814470670								
PAYMENTS	81.000		0.45	36.45	0.45	36.45	0.45	36.45
REMITTANCES (tiered pricing)	390.000		0.05	19.50	0.05	19.50	0.05	19.50
TOTAL EDI PAYMENT RECEIVER				55.95		55.95		55.95
<u>RPS-MICR SERVICE</u>								
ACC. 90009896								
APA PAYMENTS - EDI			0.075	0.00	0.24	WAIVED	WAIVED	0.00
APA PAYMENTS - NON EDI			0.075	0.00	0.01	WAIVED	WAIVED	0.00
BILLS / PYMTS REC VIA APA			0.075	0.00	0.12	WAIVED	WAIVED	0.00
BILLS / PYMTS REC VIA LBX			0.62056	0.00	0.24	WAIVED	WAIVED	0.00
FILES CREATED			10.00	0.00		WAIVED	WAIVED	0.00
GOODS RETURNED TO CLIENT			5.00	0.00	5.00	WAIVED	WAIVED	0.00
ITEMS DEL VIA APA			0.075	0.00	0.05	0.00	WAIVED	0.00
POSTDATED CHQ'S PROCESSED			0.45	0.00	0.45	WAIVED	WAIVED	0.00
TEL / ELEC PAYMENTS			0.075	0.00	0.075	WAIVED	WAIVED	0.00
UNPROCESSABLE PAYMENTS			0.15	0.00	0.15	WAIVED	WAIVED	0.00
MAIN FEE -MICR/APA ENDLIST			50.00	0.00	50.00	WAIVED	WAIVED	0.00
TOTAL RPS-MICR SERVICE				0.00		0.00		0.00
TOTAL CASH MANAGEMENT SERVICES				434.63		203.55		257.30
TOTAL ANNUAL CASH MANAGEMENT SERVICES				5,215.50		2,442.60		3,087.60
<u>TOTAL - ALL CDN \$ SERVICES</u>				<u>924.16</u>		<u>313.20</u>		<u>366.95</u>

THE CORPORATION OF THE TOWNSHIP OF MAPLETON
FINANCE REPORT FIN2019-21

TO: Mayor Davidson and Members of Council
FROM: John Morrison BA, CPA, CGA Director of Finance
RE: 2019 Q3 Operating Budget Variance Report
DATE: November 12th, 2019

RECOMMENDATION:

THAT Township of Mapleton Council receive Finance Report FIN2019-21 regarding the Q3 2019 Operating Budget Variance as information.

BACKGROUND:

All departments monitor their revenues and expenditures on an ongoing basis. The intent of this report is to highlight and summarize trends and to ensure that all material variances are mitigated as effectively as possible. As is typical with most forecasts, accuracy increases as the year progresses and more information and data become available.

PREVIOUS PERTINENT REPORTS:

FIN2019-06 - 2019 Q1 Operating Budget Variance Report – April 23rd, 2019
FIN2019-15 - 2019 Q2 Operating Budget Variance Report – August 13th, 2019

DISCUSSION:

Based on our financial position as of September 30th, 2019, staff is projecting a possible year-end surplus of \$123,891.

The Township’s operations are significantly impacted by seasonal needs. Accordingly, revenue and associated expenditures are not linearly proportional. In developing this forecast, staff made the following assumptions. Where a revenue or an expenditure is known, it was projected. Where a revenue or an expenditure is seasonal in nature, the budget is the projection. Where a revenue or an expenditure is linear in nature, the trend was projected.

Variances by Department

<i>Budget Variance by Department</i>	YTD Actual	Annual Budget	Projection	Forecast Surplus/(Deficit)	Variance % of Gross Budget
Taxation	(\$388,600)	(\$196,661)	(\$403,026)	\$206,365	104.9%
Unconditional Grants	(\$627,892)	(\$835,500)	(\$835,500)	\$0	0.0%
General Government	\$570,047	\$1,301,617	\$1,571,392	(\$269,775)	-20.7%
Protection to Persons & Property	\$424,715	\$834,674	\$812,165	\$22,509	2.7%

<i>Budget Variance by Department</i>	YTD Actual	Annual Budget	Projection	Forecast Surplus/(Deficit)	Variance % of Gross Budget
Transportation Services	\$3,978,977	\$5,152,045	\$5,153,280	(\$1,235)	0.0%
Environment Services	\$2,946	\$0	\$57,982	(\$57,982)	0.0%
Health Services	(\$43,980)	\$91,040	\$42,782	\$48,258	53.0%
Social & Family Services	(\$645)	\$0	\$4,548	(\$4,548)	#DIV/0!
Recreation & Culture	\$650,919	\$912,744	\$873,713	\$39,031	4.3%
Planning & Development	\$304,468	\$546,770	\$405,501	\$141,269	25.8%
	\$4,870,955	\$7,806,729	\$7,682,838	\$123,891	1.6%

Table 1

The variances by department (table 1), convey to Council the effective and efficient use of tax supported dollars in delivering our core municipal services.

Key Points

The surplus/deficit forecast for General government is in a deficit position due to significant legal expenses (\$194,054 YTD). These legal bills are the costs connected to the RFP for of water and wastewater services. The forecast assumed that by year end the legal bill may be as high as \$250,000. Should the RFP be awarded it is assumed that the successful proponent would reimburse the township for its legal expenses.

Transportation services is a slight deficit position. However, year-to-date expenditures for winter maintenance is over budget and may be significantly over budget by year-end. As conveyed in the Q2 report staff assumed a deficit by year-end of \$134,000 for winter maintenance. However, linear trending in other programs and operations is helping to moderate this budget pressure.

Environment services is forecast to be in a deficit position of \$57,982. The timing and cycle of the utility billings is major factor in the year-end projection. Linear trending is suggesting that revenue shortfall may be as high as \$108,844.

The surplus for Recreational services is as previous conveyed in the Q2 report a trending of lower energy costs for hydro at our major facilities and savings in various accounts for operations and maintenance.

Planning and development services is trending a significant savings this year for municipal drainage maintenance and upkeep; approximately \$100,000.

Variances by Category

To provide an alternative view, the projected year end variance was also broken down by major account categories.

Budget Variance by Category	YTD Actual	Annual Budget	Projection	Forecast Surplus/(Deficit)	Variance % of Gross Budget
Revenue					
Taxation	(\$437,224)	(\$277,681)	(\$484,046)	\$206,365	74.3%
Grants	(\$1,346,387)	(\$1,754,378)	(\$2,335,378)	\$581,000	33.1%
Transfers from other Funds	\$0	(\$319,350)	(\$319,350)	\$0	0.0%
User Fees, Permits & other charges	(\$944,615)	(\$1,179,958)	(\$1,221,785)	\$41,827	3.5%
Utilities Rates & Charges	(\$804,557)	(\$1,181,587)	(\$1,072,743)	(\$108,844)	-9.2%
Other revenues	(\$5,204)	(\$36,045)	(\$36,045)	\$0	0.0%
	(\$3,537,987)	(\$4,748,999)	(\$5,469,346)	\$720,347	15.2%
Expenses					
Salaries & Benefits	\$2,424,513	\$3,498,353	\$3,603,937	(\$105,584)	-3.0%
Utilities & insurance	\$471,502	\$685,708	\$637,504	\$48,204	7.0%
Contracted Services	\$966,439	\$1,171,014	\$1,405,817	(\$234,803)	-20.1%
Operating & maintenance	\$1,471,425	\$2,354,384	\$1,978,689	\$375,695	16.0%
Transfers to other Funds	\$2,448,055	\$3,667,405	\$4,347,374	(\$679,969)	-18.5%
Financial expenses	\$627,008	\$1,178,864	\$1,178,864	\$0	0.0%
	\$8,408,942	\$12,555,728	\$13,152,184	(\$596,456)	-4.8%
	\$4,870,955	\$7,806,729	\$7,682,838	\$123,891	1.6%

Table 2

The variances, by category (table 2), is intended to convey to Council groupings of expenditures required to deliver services and an insight into potential budget pressures.

Key Points

Penalties and interest are driving a forecast surplus in taxation.

As noted in Council's Q1 update, the Minister of Municipal Affairs and Housing (MMA) provided the Township an unexpended and unconditional one time grant of \$581,800 to help modernize service delivery and reduce future costs

User fee revenues is a linear projection. This projection anticipates a deficit of \$41,827.

Salaries and benefits are trending into a deficit position. This is primary due to the negative forecast in winter maintenance of \$94,000; conveyed in the Q2 report. This forecast may change due to milder weather and/or surpluses derived from other seasonal programs or operations within Transportation Services

Current market prices for hydro is driving a favourable forecast for utility and insurance costs.

Incurred legal fees related to the RFP for the provision of water and wastewater services is driving the deficit in contracted services. Again, should the RFP be

awarded it is assumed that the successful proponent would reimburse the township for its legal expenses.

As directed by Council, the one-time funding from MMA to help modernize service delivery is transferred to the capital reserves. Further, staff is projecting a year-end surplus for the Building Department of \$107,169. These unbudgeted “transfers to other funds” are offset by surplus revenues.

As more data becomes available staff will refine its year-end projections and identify the more significant trends (if any) in each expense category.

CONSULTATION: N/A

FINANCIAL IMPLICATIONS:

Operating surplus/deficits are impacted by seasonal needs. Staff will continue to monitor those impacts. YTD financial statements, actual versus budget, with prior year comparatives have been added for Council’s review.

SUMMARY:

Staff is projecting a year-end surplus \$123,891. Projections are subject to significant refinements as the fiscal year progresses.

COMMUNICATION:

Operating surplus/deficits will be reported to Council on a quarterly basis.

STRATEGIC PLAN:

Municipal Infrastructure: n/a

The Local Economy: n/a

Recreation: n/a

Municipal Administration: n/a

Financial Responsibility:

The quarterly operating variance report conveys to Council potential threats and opportunities. The intent of this report is to highlight for Council the impact of its budget decisions, the changing environment and to help it assess the sustainability of the services being provided.

Prepared By:
John Morrison
Director of Finance

Reviewed By:
Manny Baron
CAO

Attachments:

1. YTD Income Table 1 Statement by department
2. YTD Income Table 2 Statement by category

INCOMESTATEMENT -OPERATING



For Period Ending 30-Sep-2019

	LYTD ACTUAL	LYTD ANNUAL BUDGET	VARIANCE	%	YTD ACTUAL	YTD ANNUAL BUDGET	VARIANCE	%
General Operating								
Taxation	(329,422)	(195,550)	133,872	(68.46)	(388,600)	(196,661)	191,939	(97.60)
Unconditional Grants	(626,625)	(735,500)	(108,875)	14.80	(627,892)	(835,500)	(207,608)	24.85
General Government	937,925	1,141,524	203,599	17.84	570,047	1,301,617	731,570	56.20
Protection to Persons & Property	324,654	795,183	470,529	59.17	424,715	834,674	409,959	49.12
Transportation Services	3,225,707	4,780,982	1,555,275	32.53	3,978,976	5,152,045	1,173,069	22.77
Environment Services	357,542	0	(357,542)	0.00	2,946	0	(2,946)	0.00
Health Services	(43,152)	79,772	122,924	154.09	(43,980)	91,040	135,020	148.31
Social & Family Services	(20,969)	0	20,969	0.00	(645)	0	645	0.00
Recreation & Culture	682,625	923,349	240,724	26.07	650,919	912,744	261,825	28.69
Planning & Developments	232,120	447,454	215,334	48.12	304,468	546,770	242,302	44.32
Total General Operating	4,740,406	7,237,214	2,496,808	34.50	4,870,955	7,806,729	2,935,774	37.61

Budget Variance by Category

For Period Ending 30-Sep-2019



	LYTD ACTUAL	LYTD ANNUAL BUDGET	VARIANCE	%	YTD ACTUAL	YTD ANNUAL BUDGET	VARIANCE	%
General Operating								
Revenue								
Taxation	(347,615)	(276,550)	71,065	(25.70)	(437,224)	(277,681)	159,543	(57.46)
Grants	(965,553)	(1,511,223)	(545,670)	36.11	(1,346,387)	(1,754,378)	(407,991)	23.26
Transfers from other Funds	0	(371,558)	(371,558)	100.00	0	(319,350)	(319,350)	100.00
User Fees, Permits & Charges	(935,425)	(1,071,192)	(135,767)	12.67	(944,615)	(1,179,958)	(235,343)	19.95
Utilities Rates & Charges	(779,273)	(1,183,107)	(403,834)	34.13	(804,557)	(1,181,587)	(377,030)	31.91
Other revenues	(26,325)	(35,339)	(9,014)	25.51	(5,204)	(36,045)	(30,841)	85.56
Total Revenue	(3,054,191)	(4,448,969)	(1,394,778)	31.35	(3,537,987)	(4,748,999)	(1,211,012)	25.50
Expenses								
Salaries & Benefits	2,236,203	3,127,301	891,098	28.49	2,424,513	3,498,353	1,073,840	30.70
Utilities & Insurance	521,677	711,703	190,026	26.70	471,502	685,708	214,206	31.24
Contracted Services	793,327	1,041,842	248,515	23.85	966,439	1,171,014	204,575	17.47
Operating & Maintenance	1,297,872	2,378,867	1,080,995	45.44	1,471,425	2,354,384	882,959	37.50
Transfers to other Funds	2,321,543	3,539,702	1,218,159	34.41	2,448,055	3,667,405	1,219,350	33.25
Financial expenses	623,975	886,768	262,793	29.63	627,008	1,178,864	551,856	46.81
Total Expenses	7,794,598	11,686,183	3,891,585	33.30	8,408,942	12,555,728	4,146,786	33.03
Total General Operating	4,740,406	7,237,214	2,496,808	34.50	4,870,955	7,806,729	2,935,774	37.61

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2019-096

A By-law to adopt Amendment No. 1 to the
Community Improvement Plan (CIP)

The Council of the Corporation of the Township of Mapleton, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment No. 1 to the Community Improvement Plan for the Township of Mapleton, consisting of this explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ a first, second and third time on Thursday, November 7, 2019.

Mayor Gregg Davidson

Clerk Barb Schellenberger

AMENDMENT NO. 1
TO THE TOWNSHIP OF MAPLETON
COMMUNITY IMPROVEMENT PLAN

AMENDMENT NO. 1 TO THE COMMUNITY IMPROVEMENT PLAN

INDEX

PART A - THE PREAMBLE

The preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT

The amendment describes the changes and/or modifications to the Township of Mapleton's Community Improvement Plan which constitute Amendment No.1.

PART C - THE APPENDICES

The appendices, if included herein, provide information related to the amendment, but do not constitute part of the amendment.

PART A - THE PREAMBLE

PURPOSE

The purpose of the amendment is to update the Community Improvement Plan policies to enable County participation in local community improvement initiatives through the Invest Well Programme; to be inclusive of agricultural-related uses; and to add Residential Conversion, Rehabilitation and Intensification projects to the Plan.

LOCATION

The amendment applies to the entire community improvement project area, as described by Section 4 and shown in Appendix A of the Community Improvement Plan.

BACKGROUND

In 2017, The Township of Mapleton adopted a Community Improvement Plan(CIP). The Township-wide Plan is a strategic planning tool that is focused on making Mapleton a more inviting destination and ensuring that it is a business friendly community.

BASIS

Under the Planning Act, local councils may by by-law, designate “Community Improvement Project Areas” within which a local municipality may acquire land, prepare Community Improvement Plans and undertake various community improvement initiatives and works to implement those plans, including the provision of grants and loans to private landowners

County Council may participate in a municipality’s Community Improvement Plan, and may make grants and loans to the Council of a lower tier municipality for the purpose of carrying out a Community Improvement Plan that has come into effect, on such terms as to security and otherwise as County Council considers appropriate.

On January 28, 2016 the County of Wellington adopted Official Plan Amendment 96, which incorporated provisions that enable the County to make grants or loans to local municipalities to assist in the implementation of CIPs in accordance with the Planning Act.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with the relevant policies of the Township of Mapleton Community Improvement Plan.

PART B - THE AMENDMENT

All of this part of the document entitled **Part B - The Amendment**, consisting of the following text constitutes Amendment No. 1 to the Township of Mapleton Community Improvement Plan.

DETAILS OF THE AMENDMENT

The Community Improvement Plan of the Township of Mapleton is hereby amended as follows:

1. THAT the “Contents” section be amended by adding the following to Section 1 Introduction:

“This 2019 update builds on the initial Township of Mapleton CIP (2017), to reflect the Wellington County Invest Well Programme, be inclusive of agricultural-related uses, i.e., ‘farm stands’, as well as a Residential Conversion, Rehabilitation and Intensification program.”
2. THAT the “Contents” section be amended by adding the following subsection 6.1:

“8. Residential Conversion, Rehabilitation and Intensification Grant”
3. THAT the “Contents” section be amended by adding a row to Table 2 under Section 6 with the following:

“Residential Conversion, Rehabilitation and Intensification Grant”
4. THAT the “Contents” section be amended by adding bullets to each column within Table 2, under section 6 for the Residential Conversion, Rehabilitation Intensification Grant row;
5. THAT the “Contents” section be amended by adding the following to subsection 6.4.3 Eligibility Criteria:

“e) Agriculture-related uses (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.”
6. THAT the “Contents” section be amended by deleting 6.6.1 a) and replacing with the following:

“The Façade, Signage, and Property Improvement Grant may be available to eligible applicants to assist with the financing of improvements to an existing building’s façade or signage, or to assist with other eligible improvements to private property (i.e., parking and landscaping) and agriculture-related uses (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.”
7. THAT the “Contents” section be amended by deleting 6.6.4 a) vii. and replacing with the following:

“Redesign/design of storefront, agricultural-related uses such as farm stands, sign or entrance modifications, including provisions to improve accessibility; and”

8. THAT the “Contents” section be amended by deleting 6.6.4 b) and replacing with the following:

“For a signage Improvement undertaking, improvements to the main storefront sign of buildings and/or agricultural-related uses such as farm stand signs are eligible. Where a side and/or rear wall sign is visible from a public street or public space, or fronts onto a laneway or parking lot, improvements to these sign may also be eligible.”

9. THAT the “Contents” section be amended by adding to section 6.8.1 a) the following:

“This includes Agriculture-related uses (e.g. farm stands) which are open to the visiting public and which represent value added agricultural activity.”

10. THAT the “Contents” section be amended by adding the following subsection 6.11 Residential Conversion, Rehabilitation and Intensification Program Details, and renumbering the pages accordingly:

6.11 Residential Conversion, Rehabilitation and Intensification Program Details

6.11.1 Purpose and Anticipated Benefits:

- a) The Residential Conversion, Rehabilitation and Intensification loan or grant program may be available to eligible applicants to assist in the renovation of existing residential units and construction of new residential units within and near the Downtown core of the urban centres within the CIPA.
- b) The purpose of this program is to support an increase in the residential population living in and around the Downtown of the urban centres.

6.11.2 Value Grant:

- a) Open to owners of properties within the CIPA. Township provides a grant equal to 50% of the cost to rehabilitate existing residential units and/or constructing new residential units on the basis of \$10 per sq. ft. of habitable floor space rehabilitated/constructed, to max grant of \$5,000 per unit, a max of 4 units per property/project. Total max is \$20,000.
- b) Grant can be used for rental or ownership units. If ownership, grant may apply to buildings that fall under the Condominium Act.

6.11.3 Eligibility Criteria:

- a) Properties will be eligible for Residential Conversion, Rehabilitation and Intensification loan or grant if the proposed or existing use are in accordance with the table of eligible uses in Section 6.2 (Table 1).
- b) All general eligibility criteria set out in Section 6.2 of this CIP must be met.
- c) Applicants receiving the Residential Conversion, Rehabilitation and Intensification loan or grant program may be eligible for additional incentive programs offered through this Plan in accordance with Section 6.2(g).

6.11.4 Eligible Costs:

The Residential Conversion, Rehabilitation and Intensification loan or grant program may be provided for the construction, rehabilitation, and renovation costs related to the following types of projects:

- i. Renovations to existing residential units in mixed use buildings (which include commercial/residential, commercial/institutional and other mixed uses containing a commercial use);
- ii. Conversion of excess commercial and vacant space on upper stories of commercial and mixed-use buildings to residential units;
- iii. Residential intensification; and
- iv. Infilling of vacant lots with new residential units.

6.11.5 Payment:

- a) All completed projects must comply with the description as provided in the grant application form.
 - b) The grant will be provided upon successful completion of the approved project. The grant will be paid in a lump sum as a reimbursement of costs incurred.”
11. THAT the contents section be amended by adding “10 Invest Well: County Participation in Financial Incentives”, and renumbering the pages accordingly:

“10 INVEST WELL: COUNTY PARTICIPATION IN FINANCIAL INCENTIVES

The following sections of the Township of Mapleton CIP describe how and when Wellington County will participate in financial incentive programmes offered by the Township of Mapleton CIP, based on an evaluation of individual applications by the Township of Mapleton and Wellington County. The following Sections are included in the Township of Mapleton CIP in accordance with Section 28 of the Planning Act and Section 4.1 of the Invest Well Programme.

10.1 *About the Invest Well Programme*

The Wellington County Invest Well Programme is a strategic planning and economic development tool that directly supports the County’s longer-term planning and economic development priorities. Invest Well was developed by the

County in early 2018 and sets out goals, criteria, and an implementation framework for the County's participation in the financial incentive programs of the Township of Mapleton and this CIP.

The Invest Well Programme was endorsed by the County on June 28, 2018. The full document is available on the County's website <https://www.wellington.ca/en/business/EDCommImprovPlan.aspx> and should be reviewed for full details on County participation in the Township of Mapleton CIP. The full document will also be used by the member municipalities to integrate County participation within the Townships incentive programs. A by-law was approved by Mapleton Council incorporating the Invest Well Program into the Mapleton CIP on _____, 2019.

10.2 Goals

The County has identified the following three goals for the Invest Well Programme, which will guide the County's financial participation in the Township of Mapleton CIP:

GOAL #1: INVEST WELL:

To prioritize the investment of County resources into community improvement projects that directly support a set of long-term, County-wide planning and economic development priorities.

GOAL #2: INVEST READY:

To strategically position privately-owned properties with high development/redevelopment potential in order to attract further investment from investors and the private sector.

GOAL #3: INVEST MORE:

To recognize community improvement projects that are approved for incentives through a member municipality CIP and to provide further support through County resources.

1.3 Criteria for Investment

As further explained in the County's full document, Invest Well is a criteria-based community improvement programme. This means that to be eligible for funding from the County through the incentive programmes in the Township of Mapleton CIP, proposed community improvement projects must meet a certain number of the County's 'criteria for investment'.

The criteria for investment are introduced below and organized according to a list of County economic development and planning priorities. They are provided in no particular order.

PRIORITY #1: TO USE LAND STRATEGICALLY

- 1.1 The proposed project involves the redevelopment of vacant/underutilized lands.
- 1.2 The proposed project will achieve a construction value threshold established by County Council
- 1.3 The proposed project will result in employment opportunities created or retained in target sectors.

PRIORITY #2: TO PROVIDE RENTAL HOUSING

- 2.1 A new mixed-use building is proposed, with commercial uses at grade and upper floor rental apartment housing units.
- 2.2 The proposed project will result in the upgrade of existing rental units.
- 2.3 The proposed project is an example of residential intensification in a downtown area.

PRIORITY #3: TO IMPROVE BUILDINGS AND INFRASTRUCTURE

- 3.1 The proposed project involves the adaptive reuse of vacant or underutilized buildings.
- 3.2 The proposed project incorporates sustainable building and/or green infrastructure features.
- 3.3 The proposed project will result in improvements/upgrades to utilities/servicing.

PRIORITY #4: DIVERSIFY THE ECONOMY

- 4.1 The proposed project results in new on-farm diversified or agriculture-related uses.
- 4.2 The proposal will result in the creation of a new business in a target sector or value-chain/cluster.
- 4.3 The proposal involves new retail, restaurant, or other critical businesses in the downtown area.

PRIORITY #5: TO PROMOTE TOURISM

- 5.1 The proposed project provides for an increase in short-term accommodation options.
- 5.2 The proposed project involves the beautification/restoration/enhancement of key landmarks/ tourism assets.
- 5.3 The use is a current or proposed participant in the County's tourism promotion activities (i.e., Top Wellington Destinations, Taste Real).

To determine the extent to which an applicant meets the above 'Criteria for Investment', an evaluation matrix has been prepared and is provided in the County's full document. The evaluation matrix may also be available from the Township of Mapleton. It will be used by the Township of Mapleton and County of Wellington in order to determine eligibility for County funding. Applications will be pre-screened by Township of Mapleton and if a minimum required score is awarded, the application will be endorsed to the County and processed by County staff to confirm eligibility for incentives.

10.4 County Funding/Incentive Programmes

“Invest Well: County Participation in financial incentives” is a funding relationship between the County and the Township of Mapleton to support the implementation of the Township of Mapleton’s CIP. The Invest Well programme sets out a framework for providing County funding in accordance with the goals identified in Section H.2 and the ‘criteria for investment’ in Section H.3. The Invest Well Framework is made up of two incentive programmes (Invest Ready and Invest More), as shown below.

The following is a description of financial incentive programmes that have been created by the County of Wellington via Invest Well to guide the County’s participation in the Township of Mapleton CIP.

10.4.1 INVEST READY INCENTIVES PACKAGE

10.4.1.1 Purpose

The Invest Ready Incentive Package is in direct support of Invest Well Goal #2. It is intended to help prepare properties that have a high potential for development/redevelopment by making them development-ready and therefore more attractive to investors and site selectors in various sectors. The Invest Ready Incentive Package will help fund:

- a) The completion of background studies regarding site-specific issues and constraints, such as servicing and utilities, transportation access, and environmental records; and
- b) Future development/redevelopment and eligible costs for major redevelopment projects.

In addition, successful applicants of the Invest Ready Incentive Package may receive marketing and investment attraction support from the County.

10.4.1.2 Who Benefits?

Through the Invest Ready Incentive Package, the following benefits are anticipated:

- a) The County, its member municipalities, and the public will benefit from an increase in the number of development-ready properties in Wellington County, and the future redevelopment of these sites;
- b) Landowners will benefit from the financial and non- financial support from Wellington County; and
- c) Potential investors will benefit from the availability of information related to a site condition or a proposed development, which will facilitate site selection decisions.

10.4.1.3 Who is Eligible?

In addition to the General Eligibility Criteria in Section 6.2 of this Plan and Section 4.0 of the County's full Invest Well document, to be eligible for the Invest Ready Incentive Package, the following requirements must be met:

- a) The subject property must achieve a minimum score (as identified by the County and reviewed on an annual basis), when evaluated against the County's 'criteria for investment', above; and
- b) The subject property must be sponsored and endorsed by the Township of Mapleton.

10.4.1.4 Programme Details and Value

Where a property/applicant satisfies all applicable eligibility requirements, financial incentives may be available in three phases, as shown below, and described in this section.

PHASE ONE: Pre-Development Design/Study Grant:

The County may contribute financially to the 'Design and Study Grant' offered through Section 6.4 of this CIP.

- a) The grant will provide funding to cover eligible costs required to complete due diligence, planning, technical, and/or design studies that will investigate potential site-specific development constraints and/or provide new background information regarding a potential development and redevelopment project.
- b) Eligible costs will include professional services outlined in Section 6.4.4 of this CIP.
- c) If eligible and approved, a grant from the County will be provided for 100% of the total value of eligible costs, to a maximum of \$20,000 per project and/or property.
- d) This is not a matching grant and a grant made by the Township of Mapleton in the same amount is not required in order for the County to provide funding.

PHASE TWO: Tax Increment Equivalent Grant (TIEG):

The County may contribute financially to the 'Tax Increment Equivalent Grant' offered through Section 6.10 of this CIP.

- i. The grant will provide funding to cover construction, demolition, on-site infrastructure, and other associated costs as a result of a redevelopment, adaptive reuse, building rehabilitation, or retrofit works.
- ii. Eligible costs will include those outlined in Section 6.10.4 of this CIP.
- iii. In addition, the following will be considered eligible costs for County funding only:
 - County tipping fees;

- County planning application and building permit fees;
 - Any costs for design and study work not covered in PHASE ONE; and
 - Additional community improvement costs, as determined by the County.
- iv. The grant will be calculated based on the County portion of a property tax increment that is incurred as a result of a major community improvement project. Following the payment of County property taxes (annually or at the end of the five-year term), a grant will be provided to the landowner which is equal to the County portion of an increase in property taxation.
- v. The actual grant value will be calculated as follows:
- In year one, the grant is equal to 100% of the County portion of the tax increment;
 - In year two, the grant is equal to 80% of the County portion of the tax increment;
 - In year three, the grant is equal to 60% of the County portion of the tax increment;
 - In year four, the grant is equal to 40% of the County portion of the tax increment; and
 - In year five, the grant is equal to 20% of the County portion of the tax increment.

PHASE THREE: Marketing /Investment Attraction Support:

For a discussion of this County-led initiative, refer to Section 3.2.1 of the full Invest Well document.

10.4.1.5 Payment

Grant payments will be made upon successful completion of the project. All completed projects must comply with the approved project description as provided in the grant application form and submitted to the Township of Mapleton.

Grant payments from the County will be provided to the Township of Mapleton. Grants to the successful applicant will be issued and administered by the Township of Mapleton.

10.4.2 INVEST MORE GRANT

10.4.2.1 Purpose

The Invest More Grant is in direct support of Goal 3 of Invest Well. It is intended to help support a broad range of improvements to existing buildings/ properties and contribute to the overall beautification and revitalization of built-up areas. The Invest More Grant will help fund:

- a) Costs required to complete due diligence, planning, technical, and/or design studies that will investigate potential site-specific development constraints and/or provide new background information regarding a potential development and redevelopment project;

- b) Physical, structural, and aesthetic improvements to existing commercial, industrial, mixed-use, and office buildings/ properties and contribute to the overall beautification, revitalization, energy efficiency, function, and safety of built-up areas; and
- c) Other significant changes to a building, property, or business that result in the productive use of land and/or buildings to accommodate new job growth.

10.4.2.2 Who Benefits?

Through the Invest More Grant, the following benefits are anticipated:

- a) The County, its member municipalities, and the public will benefit from the overall improvement and revitalization of land and buildings; and
- b) Landowners/investors/businesses will benefit from additional financial and non-financial support from County of Wellington.

10.4.2.3 Who is Eligible?

In addition to the General Eligibility Criteria in Section 6.2 of this Plan and Section 4.0 of the County’s full Invest Well document, to be eligible for the Invest More Grant, the following requirements must be met:

- a) The subject property must achieve a minimum score (as identified by the County and reviewed on an annual basis), when evaluated against the County’s ‘criteria for investment’, above; and
- b) The subject property must be sponsored and endorsed by the Township of Mapleton.

10.4.2.4 Programme Details and Value

Where a property/applicant satisfies all applicable eligibility requirements, the Invest More Grant may be available, subject to the following:

- a) The County may contribute financially to successful applicants of any grant programme offered in Section 6.0 of this CIP, with the exception of the TIEG (Section 6.10) as noted above.
- b) The grant will provide funding to cover eligible costs required for a broad range of physical, structural, and aesthetic improvements to existing commercial, industrial, mixed-use, and office buildings/properties, as determined by the County.
- c) Eligible costs will include those outlined in the eligible incentive programmes discussed in section 6.0 of this CIP.
- d) In addition, for the Invest More grant, the following will be included as eligible costs:
 - Roof-top patios, outdoor dining spaces/areas;
 - Privately Owned Publicly Accessible Spaces;
 - Bed and Breakfasts, and other short-term accommodations; and

- Additional community improvement costs, as determined by the County.
- e) If eligible and approved, a grant from the County will be provided for 50% of the total value of eligible costs, to a maximum of \$10,000 per project and/or property.
 - f) This is not a matching grant and a grant made by the Township of Mapleton in the same amount is not required in order for the County to provide funding; however, the applicant must be approved for at least one eligible programme in the Township of Mapleton CIP (except for the TIEG).

10.4.1.5 Payment

- a) Grant payments will be made upon successful completion of the project. All completed projects must comply with the approved project description as provided in the grant application form and submitted to the Township of Mapleton.
- b) Grant payments from the County will be provided to the Township of Mapleton. Grants to the successful applicant will be issued and administered by the Township of Mapleton.
- c) The Invest More Grant will be paid in a lump sum as a reimbursement of costs incurred.

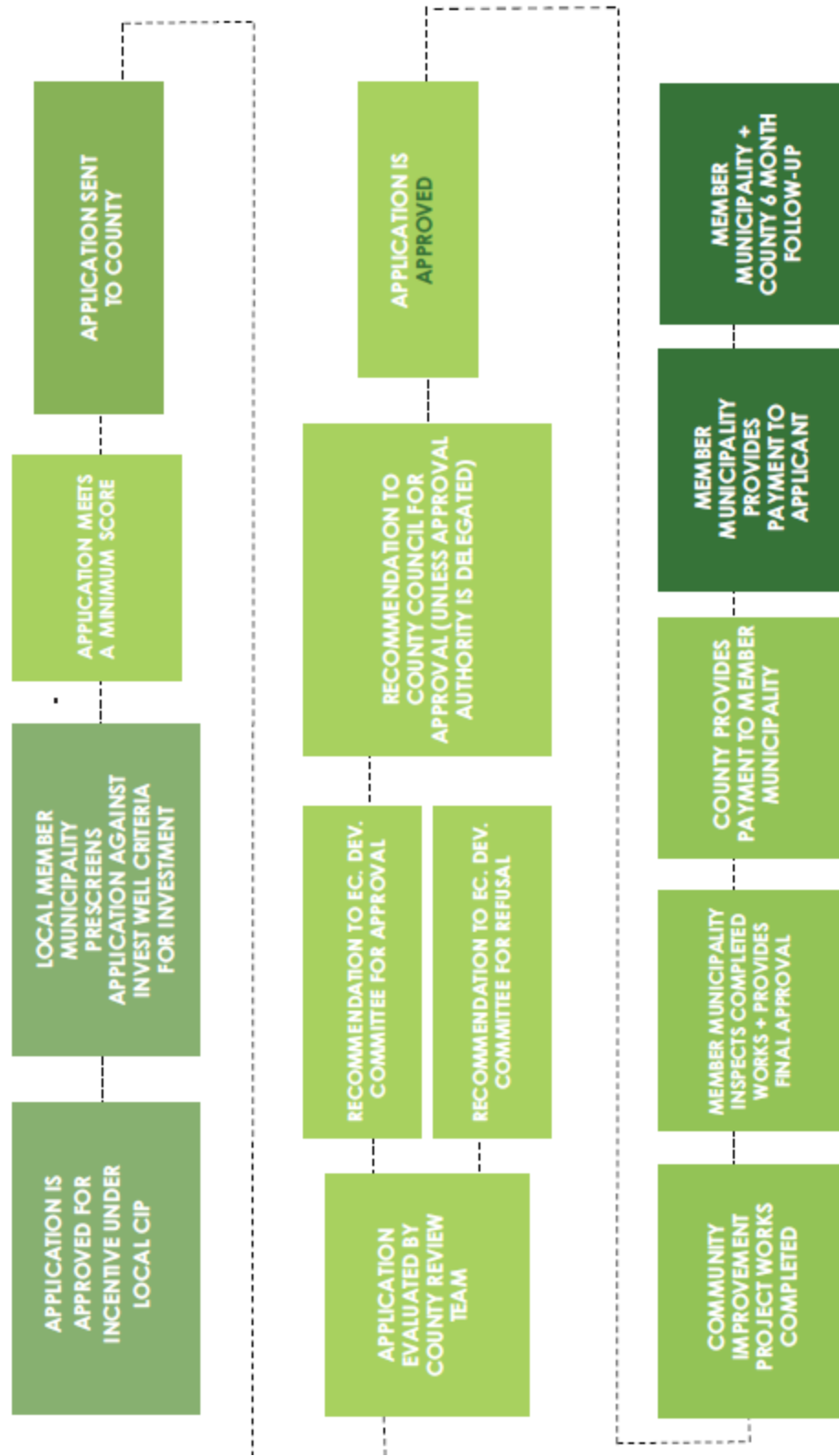
10.4.3 Application and Approvals Process

Applicants to the Township of Mapleton CIP will automatically be considered for County funding through the Invest Well Programmes, provided the applicant has participated in a pre-consultation meeting with Township of Mapleton Staff to discuss the proposal details, and to review the application against the eligibility requirements of the Township of Mapleton and Wellington County incentive programmes.

The flow chart below summarizes the process by which applications will be reviewed, evaluated, and approved for Invest Well incentives.

For additional information about the Invest Well Programme, applicants should consult with the Township of Mapleton Economic Development Officer

10.5 Invest Well Application Process Flow Chart



11.0 Community Futures Invest Well Loan.

It is often the case that a property owner wishes to improve his/her building but does not have the cash flow to cover the required matching funds of a Community Improvement Plan. This can result in lack of uptake of the programme and a property which remains in a poor state. To remedy this and further enhance the County Invest Well Programme (CIP), two local Community Futures organizations have committed to providing additional business funding and support.

11.1 Overview

The two Community Futures (CFs) organizations in Wellington County are Wellington Waterloo Community Futures Development Corporation and Saugeen Economic Development Corporation. They are non-profit organizations mandated to support businesses by providing loans, business coaching and training workshops to encourage entrepreneurship and stimulate economic activity in rural communities. As part of a network of 268 organizations across Canada, they also provide community planning and economic development support. The Community Futures CIP contribution is an innovative and practical funding partnership as it can act as the catalyst to encourage business owners to invest in their property improvements. The County CIP encourages this kind of coordination and enables the Community Futures to contribute loans to supplement a project outside of the contribution by the municipalities. Businesses that were previously unaware of the Community Futures fleet of services may then, through the CIP, be stimulated to receive business advice or education.

11.2 Overview

The Process – Saugeen Economic Development Corporation

For those businesses located within Wellington North and Minto and having received formal written approval by the Township to participate in the local CIP, the specific programme offered by the Saugeen Economic Development Corporation is as follows:

- a) A Business Improvement Loan Fund to provide 50% of the matching funds required for a commercial and/or industrial revitalization project. The Fund would assist with:
 - Small business equipment purchases/upgrades
 - Leasehold and façade improvements
 - IT needs including: Computers/Software/Websites/POS Systems

Terms:

- Proof of Municipal CIP approval
- Unsecured Business Loans up to \$20,000
- 3% Interest Rate
- Simple Application Process
- Flexible Repayment Terms
- Personal Guarantee Required

A further loan of 50% matching funds are available for residential improvements related to affordable housing and for infrastructure improvements up to \$20,000 at an interest rate of 5%. The funding would be based on based on municipal approval and require a personal guarantee. Requests over \$20,000 must be approved by SEDC and secured. For further information, please visit www.sbdc.ca.

11.3 The Process – Wellington Waterloo Community Futures

For those businesses located in Mapleton, Centre Wellington, Erin, Guelph Eramosa and Puslinch and having already received formal written approval by the Township to participate in a local CIP, the specific programme offered by the Wellington Waterloo Community Futures Development Corporation is as follows:

- a) A business development fund to assist commercial and/or industrial projects related to the County's Invest Well priority three: improve buildings and infrastructure. If approved to receive grant funds from a member municipal CIP, the applicant will automatically be approved to receive funding to put towards upfront and/or matching costs related to the approved grant. The funds will be loaned at a 3% rate on a 5-year term.

Terms:

- Proof of Municipal CIP approval
- Unsecured Business Loans up to \$20,000
- 3% Interest Rate
- Simple Application Process
- Flexible Repayment Terms
- Personal Guarantee Required

Requests over \$20,000 must be approved by WWCFDC and secured. For further information, please visit www.wwcf.ca.”

12. THAT the “Contents” section be amended by adding to subsection Glossary the following:

“Agriculture-related uses mean those farm-related commercial and farm-related industrial uses that are small scale and directly relate to a farm operation and are required in proximity to a farm operation ie: Roadside farm stand.”

519 638 1000 or 1 866 446 4546

November is Falls Prevention Month in Ontario We all have a role to play in falls prevention. We all know the things we should do to reduce our risk of a fall so now we need to turn that knowledge into action! Please get a night light for your bathroom, put a non-slip mat in your bath and throw out your scatter rugs. Poor lighting and slippery surfaces are some of the reasons that we can fall and they are so simple to fix. Remember to exercise regularly, get your vision checked each year and get a medication review if meds are making you feel dizzy. Everyone who is reading this newsletter probably knows someone whose life has been drastically changed by a fall. Don't become a statistic.

FREE Indoor Walking: Do you want to get into or maintain your physical fitness over the winter months, then these groups are for you. Offered at your local arena, a space to walk in a safe and warm environment with your neighbours. All you need is a clean pair of walking shoes. Please check out the calendar for times and days in the communities of Drayton, Palmerston, Harriston and Arthur or give us a call for details 519.638.1000

CAUTION; WINTER WEATHER AHEAD! In an effort to keep everyone safe and sound through the winter season and avoid those "white knuckle" car rides, our programs will not run if the school buses in North Wellington have been cancelled. Please check your local radio station, call Norwell District High School at 519.343.3107 and push 600 to hear the status of school buses in North Wellington, or if you're online visit www.stwdsts.ca. This cancellation policy will apply to all programs scheduled for that day.

*****SMART Exercise Programs new in Arthur and Harriston;** check the calendar for the SMART exercise program in your community. SMART stands for Seniors Maintaining Active Roles Together; exercise is good for both your mental & physical health and is a proven falls reduction strategy. Join these free groups & reap the benefits.

At Your Local Libraries: Please go to their website or call your library for other events.

Harriston Fri, Nov 8th 2-3 p.m. Carnegie Café "How Times Have Changed" register 519.338.2396

Clifford Tues, Nov 12th "Craft and Create" register 519.327.8328

Palmerston Wed, Nov 13th "Hooks and Needles" register 519.343.2142

Arthur Wed, Nov 20th 2-3 p.m. "Interactive Story Making" register 519.848.3999

Mt Forest Wed, Nov 20th 10:30-11:30 "Master our New Online Catalogue" register 519.323.4541

Drayton Mon, Nov 25th 2- 3 p.m. "Mood Board 101" register 519.638.3788

Care Partner Support Group - Alzheimer Society, Tuesday Nov 5th from 10-11:30 in Mt Forest & Palmerston. An opportunity to connect with other caregivers and to enhance your understanding of dementia strategies to support a person living with dementia. To register call 519.742.1422 ext 2090

Living with Loss: Wednesday, November 6th Birmingham Retirement Community @ 7 p.m. This free peer-support group is for adults grieving the death of a loved one. An opportunity to share your thoughts, hear new perspectives and learn coping strategies. Registration is suggested 519.603.0196.

Arthur Writer's Group: Thursday, November 7th Arthur Public Library, lower level @ 6 pm. Free! Just bring your imagination, for more info; Arthur.writers@outlook.com or Doris @ 519.848.2019

Seniors Yoga in Arthur: Wednesdays in November @ 11 to 12p.m. @ Balanced Breath Studio \$5 per class; increase mobility and flexibility; all levels welcome. This class will be gentle but strength building and offer modifications for all. Props and chairs are provided 183 George St 519 400 9755 fitness instructor Kristina Kelly

Shuffleboard PMD Arena on Thursdays 1-3 p.m. \$3 each week. Come and join the shuffleboard players at the arena for fun and fitness. Meet new friends or renew old friendships. Please call Ann at 519.638.2865 to register

Line Dancing: Harriston Arena on Mondays 10 am to 11am improve your fitness level and coordination at this fun filled class. No previous experience necessary! \$3 per class

Yoga: Palmerston United Church, weekly Mondays @10 a.m. increase your flexibility, strength and endurance by participating in this class with your peers join Kerry Ammerman \$5 per class.

Living with Cancer Support Group, Claire Stewart Medical Centre, Tuesday Nov 12th 1:30 open to all people living with cancer and those who care about them. 519.323.0255 ext. 5014

Ostomy Support Group Claire Stewart Medical Centre on Thursday, Nov 14th 1:30; open to those who have an ostomy and their family members. Education, support and a variety of great speakers, please call Carol at 519.323.0255 ext. 5014

Euchre – Palmerston Wed November 20th at the CNRA Bldg @ 2 pm; Cash prizes! Cost \$2

Friendship Circle: Tuesdays at the Mount Forest Pentecostal Church from 10:30-11:30 a.m. this coffee group runs every Tuesday morning @ 259 Fergus Street South **FREE**. The 3rd Tuesday of the month is the Golden Hearts Luncheon, Oct 15th, with a guest speaker. A donation is requested to cover the cost of your lunch.

Friendship Circle: Palmerston United Church @ 10:00 a.m. FREE Wed Oct 30th Please come and have a hot cup of coffee or tea and enjoy conversation with your friends. All are welcome.

CONGREGATE DINING PROGRAMS 12:00 p.m. – 1:30 p.m.

People of all faiths welcome! Presentations are free and begin at 12:30 p.m.

Come for lunch @ noon for just \$12. Please register by calling 519-638-1000 or toll free 1-866-446-4546.

Drayton Reformed Church Friday, Nov 8th 12 p.m. "Italy" Join Jennifer, editor, from the Rural Route magazine as she shares her beautiful photos and stories from her trip to Italy.

Palmerston United Church Wednesday Nov 13th 12 p.m. "Falls Prevention" Learn ways to increase your strength and mobility all from the comfort of your chair! Getting more active will reduce your risk of falling. Sandy will lead us through a seated exercise demonstration that you can easily try at home.

Clifford (Knox) United Church Friday, Nov 15th 12 p.m. "Home Safety" join Occupational Therapist Olivia Fischer as she shares tips on how to keep yourself, family & friends safe in your home and prevent a fall.

Harriston United Church Wednesday Nov 27th 12 p.m. "Falls Prevention" Learn ways to increase your strength and mobility all from the comfort of your chair! Getting more active will reduce your risk of falling. Sandy will lead us through a seated exercise demonstration that you can easily try at home.

Arthur United Church Thursday, Nov 28th 12 p.m. "Falls & Arthritis" join Susan McAuslen, physiotherapist, Arthritis Society as she discusses the connection between falls & arthritis and how to prevent a fall. ^{138 of 167}

2019

NOVEMBER

SENIORS' CENTRE *for* **EXCELLENCE**

Monday	Tuesday	Wednesday	Thursday	Friday
28	29	30	31	01
<p>Walking for Free is back at your local arena- check calendar for times and days</p>	 	<p>ASH - Arthur Seniors Hall BRC - Birmingham Retirement Community, Mt Forest CUC - Clifford United Church CNRA -Palmerston DRC - Drayton Reformed Church DUC - Drayton United Church</p>	<p>KPC - Knox Presbyterian Church - Harriston MFPC- Mount Forest Pentecostal Church PUC - Palmerston United Church VON - Mt Forest Curling Club</p>	<p>9:00 Palmerston Walking - Arena 9:00 Harriston Walking-Arena 9:00 Drayton Walking PMD 9:00 SMART Exercise PUC 9:30 SMART Exercise DRC 10:15 SMART Exercise PUC</p>
04	05	06	07	08
<p>9:00 Palmerston & Harriston Walking-Arena 9:00 SMART Exercise - CUC 9:00 Euchre - Drayton United Church 9:30 SMART Exercise - DRC 10:00 Yoga - PUC - \$5. per class 10:00 Line Dancing \$3. Harriston Arena 3:00 Smart Exercise - VON MF CC</p>	<p><u>Good Food Box Orders & Payment</u> 9:00 Drayton Walking PMD 9:00 SMART Exercise PUC 9:30 Arthur Walking-Arena 10:15 SMART Exercise - ASH & PUC 10:30 Friendship Circle - MFPC 11:30 SMART Exercises-Harriston KPC</p>	<p>9:00 Palmerston & Harriston Walking-Arena 9:00 SMART Exercise CUC 9:30 Arthur Walking-Arena 9:30 SMART Exercise DRC 1:30 Games Afternoon -MF Complex \$1.00 7:00 Bereavement Group - Birmingham Retirement Community</p>	<p>9:00 Drayton Walking PMD 9:00 Palmerston Walking - Arena 9:30 Arthur Walking-Arena 10:15 SMART Exercise - ASH - NEW 11:00 Tastes for Life - MFPC 11:30 SMART Exercise - KPC - NEW 6:00 Arthur Writer's Group - Library</p>	<p>9:00 Palmerston & Harriston Walking-Arena 9:00 Drayton Walking - PMD 9:00 SMART Exercise PUC & CUC 9:30 SMART Exercise DRC 10:15 SMART Exercise PUC 12:00 Drayton Dining:"Italy" With Rural Route editor Jennifer Bowden</p>
11	12	13	14	15
<p>9:00 SMART Exercise - CUC 9:00 Euchre - Drayton United Church 9:30 SMART Exercise - DRC 10:00 Yoga - PUC - \$5. per class 3:00 Smart Exercise - VON MF CC</p>	<p><u>Good Food Box Pick up/Delivery</u> 9:00 Drayton Walking PMD 9:00 SMART Exercise PUC 9:30 Arthur Walking-Arena 10:15 SMART Exercise - ASH & PUC 10:30 Friendship Circle - MFPC 11:30 SMART Exercise - Harriston KPC</p>	<p>9:00 Palmerston & Harriston Walking-Arena 9:00 SMART Exercise CUC 9:30 Arthur Walking-Arena 9:30 SMART Exercise DRC 12:00 Palm Dining: "Falls Prevention" Sandy Turner Health Promoter MMFHT 1:30 Games Afternoon -MF Complex \$1.00</p>	<p>9:00 Drayton Walking PMD 9:00 Palmerston Walking - Arena 9:30 Arthur Walking-Arena 10:15 SMART Exercise - ASH 11:30 SMART Exercise - KPC 3:00 SMART Exercise - VON MF CC</p>	<p>9:00 Palmerston&Harriston Walking-Arena 9:00 Drayton Walking - PMD 9:00 SMART Exercise PUC & CUC 9:30 SMART Exercise DRC 10:15 SMART Exercise PUC 12:00 Clifford Dining:"Falls Prevention" OT Olivia Fischer MMFHT</p>
18	19	20	21	22
<p>9:00 Palmerston Walking - Arena 9:00 Harriston Walking-Arena 9:00 SMART Exercise - CUC 9:00 Euchre - Drayton United Church 10:00 Line Dancing \$3. Harriston Arena 10:00 Yoga - PUC -\$5. per class 1:30 Cards-Harriston Seniors Centre \$2</p>	<p>9:00 Drayton Walking PMD 9:00 SMART Exercise PUC 9:30 Arthur Walking-Arena 10:15 SMART Exercise PUC & ASH 10:30 Golden Hearts Luncheon- MFPC 11:30 SMART Exercise Harriston KPC</p>	<p>9:00 Palmerston/Harriston Walking-Arena 9:00 SMART Exercise CUC 9:30 Arthur Walking-Arena 9:30 SMART Exercise DRC 11:00 Yoga -\$5 Arthur -Balanced Breath 1:30 Games Afternoon -MF Complex \$1.00 2:00 Cards-CNRA Bldg-Palm \$2.00</p>	<p>9:00 Palmerston Walking - Arena 9:00 Drayton Walking - PMD Arena 9:30 Arthur Walking-Arena 10:15 SMART Exercise - ASH 11:30 SMART Exercise - KPC 3:00 SMART Exercise - VON MF CC</p>	<p>9:00 Palmerston Walking - Arena 9:00 Harriston Walking-Arena 9:00 Drayton Walking - PMD Arena 9:00 Smart Exercise - CUC 9:30 SMART Exercise DRC</p>
25	26	27	28	29
<p>9:00 Palmerston/Harriston Walking-Arena 9:00 SMART Exercise - CUC 9:00 Euchre - Drayton United Church 9:30 SMART Exercise - DRC 10:00 Line Dancing \$3. Harriston Arena 10:00 Yoga - PUC -\$5. per class 1:30 Cards-Harriston Seniors Centre \$2</p>	<p>9:00 Drayton Walking PMD 9:00 SMART Exercise PUC 9:30 Arthur Walking-Arena 10:15 SMART Exercise - ASH - NEW 10:15 SMART Exercise PUC 10:30 Friendship Circle- MFPC 11:30 SMART Exercise-Harr KPC</p>	<p>9:00 Palmerston & Harriston Walking-Arena 9:00 SMART Exercise CUC 9:30 Arthur Walking-Arena 9:30 SMART Exercise DRC 10:00 Friendship Circle- PUC 12:00 Harriston Dining "Falls Prevention" Sandy Turner Health Promoter MMFHT</p>	<p>9:00 Drayton Walking - PMD 9:00 Palmerston Walking - Arena 10:15 SMART Exercise - ASH - NEW 11:30 SMART Exercise - KPC - NEW 12:00 Arthur Dining "Falls & Arthritis" Physiotherapist Susan McAuslan 3:00 SMART Exercise - VON MF CC</p>	<p>9:00 Palmerston Walking - Arena 9:00 Harriston Walking-Arena 9:00 Drayton Walking - PMD Arena 9:00 Smart Exercise CUC 9:00 SMART Exercise PUC 9:30 SMART Exercise DRC 10:15 SMART Exercise PUC</p>

Fall & Winter Walking Groups Nov 2019 to April 2020

Come out and join a local walking group! **FREE**
A great way to meet new people, exercise and have fun!

Drayton

Every Tuesday, Thursday,
Friday
9:00am-10:00am
PMDArena

Palmerston

Every Monday, Wednesday,
Thursday, Friday
9:00am-10:00am
Palmerston Arena

Arthur

Every Tuesday, Wednesday,
Thursday
9:30am-10:30am
Arthur & Area Community
Centre

Harriston

Every Monday,
Wednesday, Friday
9:00am-10:00am
Harriston Arena



For more information call the Seniors' Centre for Excellence
at 519-638-1000 or Toll Free 1-866 446 4546

From: Drayton Kinettes <draytonkinettes@gmail.com>

Item 12.2 i)

Date: October 8, 2019 at 2:36:04 PM EDT

November 12, 2019

To: Gregg Davidson <gdavidson@mapleton.ca>, Paul Douglas <pdouglas@mapleton.ca>

Subject: Facility rate increases

To the Mapleton Council;

We are writing today to comment on the proposed fee increases, specifically for recreation facility rentals.

These proposed increases to the facility fees will make the halls even more unattainable for not-for-profits. It is incredibly difficult to host a successful fundraiser in this community, when there is such a large rental fee right away. While the idea of an hourly rate to lower the cost seems beneficial on paper, I implore you to come up with some fundraisers that can have set up, tear down and an event within the 3 hours allotted for an hourly rental. The rental fee is causing groups in our community to take their rental dollars elsewhere a majority of the time.

The main objective of our association is to serve the community's greatest need by returning funds raised to the community. This is done in a variety of ways, including direct donations to sports teams, sponsoring public skating events, building or enhancing playgrounds, etc. Last year, approximately 20% of funds raised by our group were allocated to hall rental fees.

Lastly, our concern for the rental fee schedule is that rentals are the same whether there is a bar available or not. For events where there is a bar, requiring additional staffing expenses, the hall rental could be more, compared to rentals that don't require a bar (i.e. Morning craft shows). This allows groups to decide if the added alcohol is beneficial to their event, or not, and if not, save them, and the Township some money.

Thank you for your consideration of our thoughts, we appreciate it.

Regards,
Members of the Kinettes Club of Drayton

From: Erica-Lynn Klaassen <ericalynnklaassen@gmail.com>
Date: October 8, 2019 at 1:04:07 PM EDT
To: Dennis Craven <DCraven@mapleton.ca>, Paul Douglas <pdouglas@mapleton.ca>, Michael Martin <MMartin@mapleton.ca>, Marlene Ottens <MOttens@mapleton.ca>, Gregg Davidson <gddavidson@mapleton.ca>
Subject: Proposed rental increases.

Good Afternoon Mapleton Council,

As a member of the Drayton Kinettes, I feel I need to express how an increase to the rental fees for local halls will hurt our club. It is already hard enough to justify spending money, which we have worked hard to raise, or which has been donated by community members, on something like a hall rental, when that money could be used to do more things that benefit our community. This year alone, we are spending over \$1,600 on hall rentals, which is close to 20% of what we were able to raise last year.

While I appreciate that things cost money to run, maintain, staff etc, I (and I know I'm not alone in this) also feel that should be some room for concessions when it comes to service clubs who make it their priority to benefit the community as a whole.

Thank you for your time
Erica Klaassen

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-7000
Fax: 416 585-6470

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-7000
Télééc. : 416 585-6470



November 1, 2019

Dear Head of Council:

Our government understands that municipalities are closest to the people. We also know that each municipality is unique, and one size does not fit all. This approach is reflected in a number of announcements that we have made recently, which are summarized below.

Regional Government Review

After careful consideration of the feedback we heard through the course of the Regional Government Review that was launched in January 2019, and in consultation with my Cabinet colleagues, our government is committed to partnering with municipalities without pursuing a top-down approach. We will work collaboratively and in partnership, and we will not impose any changes on municipalities.

Renewal of funding programs to identify efficiencies

The government has announced \$143 million in funding for municipalities across the province to help lower costs and deliver important services to residents over the long term. The new programs include:

Audit and Accountability Fund

- We will extend funding for 39 large urban municipalities, by providing up to \$6 million annually for three years beginning in fiscal year 2020-21. More information on the application process will follow in the coming months.

Municipal Modernization Program

- Building on Ontario's previous investment to modernize municipal service delivery, 405 small and rural municipalities will have access to an application-based program, which will provide up to \$125 million until 2022-23. The first round of funding under this program will be available in the current provincial fiscal year to support service delivery reviews, similar to the types of reviews eligible under the Audit and Accountability Fund. Details on eligibility and application process for this year's funding are coming soon.

Municipal Fiscal Year

The government is committed to consulting with the municipal sector in 2020 on the alignment of the municipal fiscal year with the Province's. We believe municipalities will be able to provide valuable input regarding how the current budget cycles affect funding allocations for their programs – and if aligning the municipal and provincial budget cycles could enhance public transparency and improve program and service delivery.

Voters' List

Our government is also proposing to work with Ontario's Chief Electoral Officer to eliminate duplication by combining the provincial and municipal voters' lists and giving Elections Ontario the responsibility of managing one voters' list.

Ontario Municipal Partnership Fund

In addition, I would like to highlight that the Minister of Finance recently sent out letters to all Heads of Council regarding the 2020 Ontario Municipal Partnership Fund (OMPF) allocations. This is the earliest that OMPF allocations have ever been announced. As indicated in that letter, the government is maintaining the current structure of the OMPF for 2020.

Thank you for your ongoing commitment to delivering efficient, effective and modern services to the people of Ontario. I look forward to continuing to work together to help the people and businesses in communities across our province thrive.

Sincerely,



Steve Clark
Minister of Municipal Affairs and Housing

c: The Honourable Rod Phillips, Minister of Finance

**Enbridge Gas Inc. has applied to raise its natural gas rates effective
January 1, 2020**

Learn more. Have your say.

Enbridge Gas Inc. has applied to the Ontario Energy Board for approval to raise its natural gas rates effective January 1, 2020, based on a rate-setting framework and other adjustments previously approved by the Ontario Energy Board for the period 2019-2023. The rates are set using a formula that is tied to inflation and other factors intended to promote efficiency. 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 increases:

Rate Zones	Residential Annual Bill Increase
EGD	\$7.53
Union South	\$4.26
Union North East	\$5.07
Union North West	\$5.80

Enbridge Gas Inc. has also applied to recover capital expenditures related to two projects that are not part of Enbridge Gas Inc.'s regular capital expenditure plan. Enbridge Gas Inc. states that if this request is approved, it will increase the above-noted bill impact in the EGD Rate Zone by an additional \$0.40 per year and the above-noted bill impact in the Union South Rate Zone by an additional \$1.49 per year.

Enbridge Gas Inc. also states that in November 2019 it will file a cost allocation study for the Union Rate Zones, including a proposal to address TransCanada's C1 Dawn to Dawn TCPL service.

Other customers may also be affected. It is important to review the application carefully to determine whether you will be affected by the changes.

THE ONTARIO ENERGY BOARD IS ALSO 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 11, 2019** 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-2019-0194**. 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-2019-0194** 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 11, 2019**.

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).



ONTARIO ENERGY BOARD

IN THE MATTER OF the Ontario Energy Board Act, 1998, S.O. 1998, c.15 (Sched. B);

AND IN THE MATTER OF an Application by Enbridge Gas Inc., pursuant to section 36(1) of the *Ontario Energy Board Act, 1998*, 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, 2020.

APPLICATION

1. The Applicant, Enbridge Gas Inc. (“Enbridge Gas”, or “EGI”) is an Ontario corporation with its head office in the City of Toronto. It carries on the business of selling, distributing, transmitting, and storing natural gas within Ontario. Enbridge Gas was formed effective January 1, 2019, upon the amalgamation of Enbridge Gas Distribution Inc. (“EGD”) and Union Gas Limited (“Union”).
2. Enbridge Gas hereby applies to the Ontario Energy Board (the “Board”), pursuant to section 36 of the *Ontario Energy Board Act, 1998*, as amended (the “Act”) for interim and final Orders approving or fixing just and reasonable rates for the sale, distribution, transmission, and storage of gas commencing January 1, 2020.
3. On August 30, 2018, in the MAADs Decision¹, the Board approved a rate setting mechanism (Price Cap IR) for Enbridge Gas, which sets out a multi-year incentive rate-setting mechanism (“IRM”) for the calendar year term of 2019 to 2023 (the “five year term”). The MAADs Decision confirmed that during the five year term,

¹ EB-2017-0306/0307.

distribution rates will be set separately for the EGD and Union rate zones. The MAADs Decision also approved the specific treatment of various elements in the IRM including the availability of an Incremental Capital Module (“ICM”) during the five year term. Additionally, the MAADs Decision set out certain items that Enbridge Gas is required to file over the course of the five year term, including a cost allocation study that takes account of certain large projects undertaken by Union that have already come into service.

4. This 2020 Rate Application is the second annual rate adjustment application under the IRM approved in the MAADs Decision.
5. Enbridge Gas received the Board’s Decision and Order for 2019 Rates² on September 12, 2019 (supplemented on September 23, 2019), and filed a draft Rate Order on September 30, 2019. In the 2019 Rates Decision and Order, the Board indicated concern with the timing and complexities of that application, and indicated that “Enbridge Gas should reflect on its approach and timeliness for the 2020 application”.³
6. Enbridge Gas has followed the Board’s direction, and has prepared an application that is as simple as possible and that can be processed and adjudicated in a bifurcated manner to allow updated interim rates to be in place for January 1, 2020.
7. With this Application, Enbridge Gas is filing all required supporting evidence in connection with the IRM adjustment to distribution rates for the EGD and Union rate zones, including draft Rate Orders. This will allow the Board to consider and approve distribution rates that can be implemented on an interim basis on

² EB-2018-0305.

³ EB-2018-0305, Decision and Order on Effective Date, September 23, 2018, at page 5.

January 1, 2020. The items to be reviewed and approved in this regard for each rate zone are largely mechanistic and include:

- the annual rate escalation, as determined by a price cap index (“PCI”), where PCI growth is driven by an inflation factor using GDP IPI FDD, less a productivity factor of zero and a stretch factor of 0.30%;
 - the pass-through of routine gas commodity and upstream transportation costs, demand side management cost changes, lost revenue adjustment mechanism changes for the contract market, and average use/normalized average consumption;
 - capital pass-through adjustment;
 - PDO rate adjustment; and
 - the continuation of certain deferral and variance accounts.
8. As soon as possible after the filing of this Application, Enbridge Gas plans to file further evidence addressing two discrete items that can be reflected and implemented when final rates are approved.
9. First, Enbridge Gas will file Incremental Capital Module (ICM) request for one or two projects. The supporting evidence for the ICM request will be filed by late October 2019.
10. Second, as required by the MAADs Decision⁴, Enbridge Gas will file a cost allocation study for the Union rate zones that takes into account four projects (Panhandle Reinforcement, Dawn-Parkway expansion including Parkway West, Brantford-Kirkwall/Parkway D and the Hagar Liquefaction Plant) and that includes a proposal for addressing TransCanada’s C1 Dawn to Dawn TCPL service. This evidence will be filed by mid November 2019.

11. Enbridge Gas therefore applies to the Board for such final, interim or other Orders, accounting orders and deferral and variance accounts as may be necessary in relation to approve:
 - Interim and final rates for the year commencing January 1, 2020, including all adjustments resulting from the application of Enbridge Gas's Board-approved IRM;
 - The continuation of approved deferral and variance accounts for 2020;
 - The request for ICM funding;
 - Any rate and rate class adjustments that the Board deems to be appropriate and required in light of the Union rate zone cost allocation study; and
 - The determination of all other issues that bear upon the Board's approval or fixing of just and reasonable rates for the sale, distribution, transmission, and storage of gas by Enbridge Gas for the year commencing January 1, 2020.

12. Enbridge Gas respectfully requests that the Board establish a process to allow the IRM rate adjustment to be reviewed and approved by November 29, 2019, so that the resulting rates can be implemented on an interim basis in conjunction with the January 1, 2020 QRAM application. Implementing these rates on an interim basis effective January 1, 2020 reduces the impact of out of period adjustments on customers.

13. Alternatively, Enbridge Gas requests that the Board approve the rates resulting from the IRM rate adjustment on an interim basis by November 29, 2019, without making a final determination on the merits. This would allow updated distribution rates to be in place for January 1, 2020, and would preserve the rights of the Board to make a later decision (with any appropriate process and participation of

⁴ MAADs Decision, at page 41.

other parties) that could be implemented into final rates on a full year basis along with any impacts of the other items in this Application (ICM and cost allocation study).

14. Enbridge Gas respectfully requests that the Board establish a further process to consider the additional items being filed for approval – the ICM request and the cost allocation study. Enbridge Gas proposes that these items can be reviewed through one process, and that any resulting approvals can be implemented through the approval of final rates and rate rider(s).

APPROVAL REQUESTS

15. The specific approvals sought in this Application are as follows:
 - Interim rates for the year commencing January 1, 2020, including all adjustments resulting from the application of Enbridge Gas's Board-approved IRM, to be approved by November 29, 2019 for implementation on January 1, 2020 along with the QRAM Application for the same date;
 - The continuation of approved deferral and variance accounts for 2020;
 - The request for ICM funding
 - Final rates for the year commencing January 1, 2020, including the full-year impact of all items included in the Application (IRM rate adjustment, ICM request and any rate and rate class adjustments that the Board deems to be appropriate and required in light of the Union rate zone cost allocation study); and
 - The determination of all other issues that bear upon the Board's approval or fixing of just and reasonable rates for the sale, distribution, transmission, and storage of gas by Enbridge Gas for the year commencing January 1, 2020.

16. Enbridge Gas further applies to the Board pursuant to the provisions of the Act and the Board's Rules of Practice and Procedure for such final, interim or other Orders and directions as may be appropriate in relation to the Application and the proper conduct of this proceeding.
17. This Application is supported by written evidence and may be amended from time to time as circumstances require.
18. The persons affected by this application are the customers resident or located in the municipalities, police villages and First Nations reserves served by Enbridge Gas, together with those to whom Enbridge Gas sells gas, or on whose behalf Enbridge Gas distributes, transmits or stores natural gas.
19. Approval of the IRM rate adjustment set out in this Application will result in the following bill impacts:
 - the net annual bill increase for a typical EGD residential customer consuming 2,400 m³ per year will be approximately \$7.53 per year for sales service customers and \$7.51 per year for bundled direct purchase customers, each excluding any 2020 ICM impacts;
 - the net annual bill increase for a typical Union South residential customer consuming 2,200 m³ per year will be approximately \$4.26 per year for sales service customers and \$4.19 per year for bundled direct purchase customers, each excluding any 2020 ICM impacts; and
 - the net annual bill increase for a typical Union North residential customer consuming 2,200 m³ per year will range from approximately \$5.03 to \$5.80 per year for sales service customers and bundled direct purchase customers, each excluding any 2020 ICM impacts.

Approval of the ICM request will have a bill impact of less than \$2.00 during 2020 for a typical residential customer in all rate zones.

20. The address of service for Enbridge Gas is:

Enbridge Gas Inc.

500 Consumers Road
Willowdale, Ontario
M2J 1P8

Attention: Mark Kitchen
Director, Regulatory Affairs
Telephone: (519) 436-5275
Fax: (519) 436-4641
Email: EGIRegulatoryProceedings@enbridge.com
mark.kitchen@enbridge.com

- and -

Aird & Berlis LLP

Brookfield Place, P.O Box 754
Suite 1800, 181 Bay Street
Toronto, Ontario
M5J 2T9

Attention: David Stevens
Telephone: (416) 863-1500
Fax: (416) 863-1515
Email: dstevens@airdberlis.com

DATED October 8, 2019, at Toronto, Ontario

ENBRIDGE GAS INC.

(Original signed by)

Rakesh Torul
Technical Manager,
Regulatory Applications

October 21, 2019

Nottawasaga Valley Conservation Authority
8195 8th Line
Utopia ON, L0M 1T0

RE: Conservation Authority Levies

Please be advised that at its meeting of October 16, 2019, Council of the Township of Springwater passed the following resolution:

C456-2019

Moved by: Coughlin

Seconded by: Cabral

Whereas the Township of Springwater supports the objects of balance on conservation, environmental stewardship, and sustainability to anchor its operations, planning, services, and strategic vision;

And Whereas the Township of Springwater understands the need for both the Province and its municipalities to deliver clear, costed, and sustainable programs and services for taxpayers;

And Whereas both tiers of government must assess all programs and services to eliminate duplication and balance costs on tests of affordability, health, safety, and environmental stewardship;

And Whereas the Minister of Environment, Conservation, and Parks signaled on August 16, 2019 of a need for conservation authorities to re-focus their operations related to core mandates as currently defined in the Conservation Authorities Act, 1990, R.S.O. 1990, c. C.27 and its prescribed regulations;

And Whereas the Minister of Environment, Conservation, and Parks signaled on August 16, 2019 that Conservation Authorities should not proceed with any increases to fees or levies;

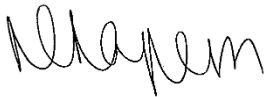
Therefore Be It Resolved That the Township of Springwater supports any Provincial effort to require its municipal levy only apply to core mandated programs and services;

And That this resolution be forwarded to Premier Doug Ford, the Minister of the Environment, Conservation, and Parks, the Honourable Jeff Yurek, the County of Simcoe, all Ontario municipalities, the NVCA and Ontario's other 35 Conservation Authorities, and Conservation Ontario, signaling the Township of Springwater's

support of the Province's review, consultations and development of an updated Conservation Authorities Act and the willingness to participate in all consultations and submissions to the same.

Carried

Sincerely,



Renée Chaperon
Clerk
/cp

cc. Doug Ford, Premier of Ontario
Jeff Yurek, Minister of Environment, Conservation and Parks
The County of Simcoe
Conservation Ontario
Ontario municipalities
Ontario Conservation Authorities

October 21, 2019

Nottawasaga Valley Conservation Authority
8195 8th Line
Utopia ON, L0M 1T0

RE: Nottawasaga Valley Conservation Authority Levy

Please be advised that at its meeting of October 16, 2019, Council of the Township of Springwater passed the following resolution:

C457-2019

Moved by: Coughlin

Seconded by: Moore

Whereas the Township of Springwater, like all municipalities in Ontario must confront fiscal limitations and re-evaluate programs, services, and the financial sustainability of each;

And Whereas the Township of Springwater is a constituent municipality in portions of the watershed under the jurisdiction of the Nottawasaga Valley Conservation Authority and is compelled to remit non-negotiable levy funding to the Authority on an annual basis;

And Whereas the Township of Springwater cannot exercise line-item scrutiny of Nottawasaga Valley Conservation Authority's budget and operations nor does the Authority itself provide detailed substantiation of the same to its member municipalities like the Township of Springwater;

And Whereas the Township of Springwater must account for all taxpayer funds it expends within its operations and that it forwards to local agencies and boards;

Therefore Be It Resolved That the Township of Springwater requests that the Nottawasaga Valley Conservation Authority provide prior to passage of its 2020 budget the following:

- (1) Its interpretation and understanding of its mandated operations as found in the current Conservation Authorities Act, 1990, R.S.O. 1990, c.C.27 and its prescribed regulations;
- (2) The costs of each as determined under (1);
- (3) Detailed definitions and determinations of what can be characterized as non-mandatory programming and service(s);

(4) The costs of each as determined under (3);

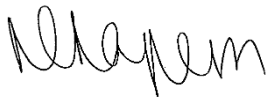
(5) Detailed definitions and determinations of fee-for-service activities of the Nottawasaga Valley Conservation Authority, the revenues they generate as the activities take place within and/or requests originate from geographic area of the Township of Springwater; and

(6) The costs that arise from programs and services enabled through the Memorandum of Understanding with the Severn Sound Environmental Association.

And That this resolution be circulated to Premier Doug Ford, the Minister of the Environment, Conservation, and Parks, the Honourable Jeff Yurek, the County of Simcoe, all Ontario municipalities, the NVCA and Ontario's other 35 Conservation Authorities, and Conservation Ontario.

Carried

Sincerely,



Renée Chaperon
Clerk
/cp

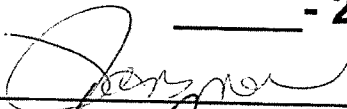
cc. Doug Ford, Premier of Ontario
Jeff Yurek, Minister of Environment, Conservation and Parks
The County of Simcoe
Conservation Ontario
Ontario municipalities
Ontario Conservation Authorities



Regular Council
October 28, 2019

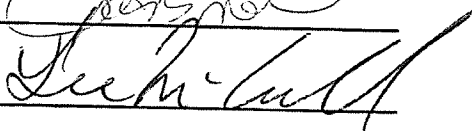
_____ - 2019

Moved by:



Item 11.2

Seconded by:



WHEREAS, the Province of Ontario has legislated in the *Building Code Act* that “the council of each municipality is responsible for the enforcement of this Act in the municipality” and “the council of each municipality shall appoint a chief building official and such inspectors as are necessary for the enforcement of this Act in the areas in which the municipality has jurisdiction”,

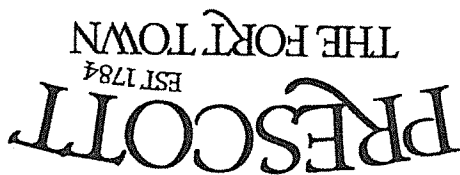
AND WHEREAS, “the council of a municipality may pass by-laws applicable to the matters for which and in the area in which the municipality has jurisdiction for the enforcement of this Act”,

AND WHEREAS, the Province has asked local governments to find efficient and cost effective ways to deliver municipal services is now asking municipalities to collect a tax on their behalf to create a new Delegated Administrative Authority to deliver services that have historically been the responsibility of the Ontario Government,

AND WHEREAS, Premier Ford stated in his keynote address at the Association of Ontario Municipalities 2019 Conference, that “we can’t continue throwing money at the problem (broken systems) as our predecessors did, into top-down, big government schemes. That is neither compassionate nor sustainable”,

AND WHEREAS, alternative methods of building administration and enforcement have been proposed in this consultation that remove municipal authority but not the associated liability,

THEREFORE LET IT BE RESOLVED that the The Municipality of Prescott requests that, the Province of Ontario work with the current building sector groups that, for the past fifteen years, have been working to support the Ministry of Municipal Affairs and Housing, and provide evidence based justification to municipalities that the creation of a



new Delegated Administrative Authority is necessary prior to any legislative changes to the *Building Code Act*, with regard to building service delivery, are introduced in the Legislature.

Be it further resolved that a copy of this motion be sent to The Honourable Doug Ford, Premier of Ontario, The Honourable Steve Clark, Minister of Municipal Affairs and Housing, The Honourable Jim McDonnell, Parliamentary Assistant for Municipal Affairs and Housing.

Be it further resolved that a copy of this motion be sent to the Associations of Municipalities of Ontario (AMO) and all Ontario Municipalities for their consideration.

REQUESTED BY:			
RECORDED VOTE	YES	NO	
Councillor Leanne Burton			
Councillor Teresa Jansman			
Councillor Lee McConnell			
Councillor Mike Ostrander			
Councillor Gauri Shankar			
Mayor Brett Todd			
Councillor Ray Young			
RECORDED VOTE:			
DEFEATED:			
TABLED:			
CARRIED:			

BRETT TODD, MAYOR	
ACTING CLERK	

Administration

Office of the Regional Clerk

1815 Sir Isaac Brock Way, PO Box 1042, Thorold, ON L2V 4T7

Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-687-4977

www.niagararegion.ca

November 1, 2019

CL 18-2019, October 17, 2019

DISTRIBUTION LIST

SENT ELECTRONICALLY

Re: Proposed Cuts to Legal Aid Ontario Budget

Regional Council, at its meeting held on October 17, 2019, passed the following resolution:

WHEREAS the Niagara Community Legal Clinic is a not-for-profit agency providing access to justice and vital service to low-income Niagara citizens in civil law matters, including landlord-tenant disputes, Ontario Disability Support Payment (ODSP) appeals, pension appeals, workplace injury/WSIB compensation, consumer law protection, refugee assistance, migrant worker support, human rights law, power of attorney matters, and wills and estates for low-income seniors;

WHEREAS the Niagara Community Legal Clinic is funded by Legal Aid Ontario, an arm's-length agency of the Ministry of the Attorney General for Ontario, which (in addition to funding the province's legal clinics) provides much-needed support to low-income people in matters of family law, refugee law, and criminal law;

WHEREAS the two historic Niagara legal clinics – Justice Niagara, founded in 1978, and Niagara North Community Legal Assistance, founded in 1982 – merged on January 1, 2019, to form the Niagara Community Legal Clinic;

WHEREAS Legal Aid funding saves money in the overall justice system budget, in light of the evidence that the cases of self-represented parties (i.e., parties without Legal Aid support) consume significantly greater amounts of expensive court time and/or tribunal time; and

WHEREAS the Province cut approximately \$70 million from the Legal Aid Ontario budget in 2019, with approximately \$14.5 million of that being cut from the legal clinic system, and has indicated an intention to cut an additional \$17.3 million from the LAO budget in 2020:

NOW THEREFORE BE IT RESOLVED:

1. That Regional Chair Jim Bradley **BE DIRECTED** to send a letter to Ontario Attorney General Doug Downey, on behalf of Regional Council, reading as follows:

“The Region of Niagara is grateful for the work of the Niagara Community Legal Clinic, whose professionals provide meaningful access to justice for low-income people in Niagara. In light of the deep challenges Niagara faces in terms of poverty and lack of sufficient affordable housing, the services that the Niagara Community Legal Clinic provides are truly vital to our community.

It has come to our attention that the Province has proposed additional cuts to the budget of Legal Aid Ontario (LAO), the Niagara clinic’s funder, to be implemented in 2020. Because our Council deeply values the work of our Niagara Community Legal Clinic, and the supports that LAO provides to citizens facing challenges in family law, criminal law, and refugee law, we request that you not implement any additional cuts to the LAO budget. We also ask that you re-invest in the Legal Aid and clinic systems, so as to address the many barriers to access to justice that our citizens face.

Thank you for your consideration.”

2. That this motion and the Chair’s letter **BE CIRCULATED** to municipalities throughout Ontario and the Association of Municipalities of Ontario.

Yours truly,



Ann-Marie Norio
Regional Clerk

CLK-C 2019-245

Distribution List:

All Municipalities in Ontario
Association of Municipalities of Ontario



Office of the Regional Chair | Jim Bradley

1815 Sir Isaac Brock Way, PO Box 1042 Thorold, ON L2V 4T7
Telephone: 905-980-6000 Toll-free: 1-800-263-7215 Fax: 905-685-6243
Email: jim.bradley@niagararegion.ca
www.niagararegion.ca

October 21, 2019

The Honourable Doug Downey, Attorney General of Ontario
Ministry of the Attorney General
McMurtry-Scott Building
720 Bay Street, 11th Floor
Toronto, ON M7A 2S9

Dear Attorney General Downey,

The Region of Niagara is grateful for the work of the Niagara Community Legal Clinic, whose professionals provide meaningful access to justice for low-income people in Niagara. In light of the deep challenges Niagara faces in terms of poverty and lack of sufficient affordable housing, the services that the Niagara Community Legal Clinic provides are truly vital to our community.

It has come to our attention that the Province has proposed additional cuts to the budget of Legal Aid Ontario (LAO), the Niagara clinic's funder, to be implemented in 2020. Because our Council deeply values the work of our Niagara Community Legal Clinic, and the supports that LAO provides to citizens facing challenges in family law, criminal law, and refugee law, we request that you not implement any additional cuts to the LAO budget. We also ask that you re-invest in the Legal Aid and clinic systems, so as to address the many barriers to access to justice that our citizens face.

Thank you for your consideration.

Sincerely,

Jim Bradley, Chair
Niagara Region



NOTICE

SPECIAL MEETING OF COUNCIL

TAKE NOTICE of the date and time of the following Corporation of the Township of Mapleton Special Meeting of Council:

- **Friday, November 15, 2019, 1:00 p.m.**

Location: 7275 Sideroad 16, Council Chambers

For the following reason:

- Budget 2020 – 2022 Deliberation

An agenda will be available on the Township of Mapleton web-site prior to the meeting.

DATED this 1st day of November, 2019 in the Township of Mapleton.

Barb Schellenberger
Municipal Clerk



NOTICE TO RATEPAYERS 2020-2022 BUDGET

PUBLIC PRESENTATION AND INPUT

Tuesday, November 19, 2019, 7:00 p.m. to 8:00 p.m.
Township of Mapleton Admin Office, Council Chambers

All are welcome to attend the open house. Staff and Council will be on hand to answer your questions.

A copy of the draft budget will be made available, without charge at the Public Open House. A presentation by the Director of Finance will be made, starting at 7:00 p.m. and will run approximately 30 minutes.

DATED at the Township of Mapleton
This 1st day of November, 2019.

Barb Schellenberger
Municipal Clerk



NOTICE TO RATEPAYERS 2020-2022 BUDGET

Council intends to pass a by-law for the 2020-2022 Budget at a Meeting of Council on Tuesday, November 26, 2019 at 1:00 p.m. Any person who wishes to speak to the 2020 - 2022 Budget must notify the Clerk at the address below, no later than 5:00 p.m. on Tuesday November 19, 2019, to make representation as a delegation with respect to this proposed budget.

Any written submissions received by the Clerk, no later than 5:00 p.m. on Tuesday November 19th, 2019, will be included in the Council Agenda for the November 26, 2019 Meeting of Council.

A copy of the 2020-2022 Budget By-law will be made available by Friday, November 22, 2019 without charge at the Township Office. Alternatively, the by-law may be viewed as part of the November 26 Council Agenda on the Township website (www.mapleton.ca).

DATED at the Township of Mapleton
this 1st day of November, 2019.

Barb Schellenberger
Municipal Clerk

TOWNSHIP OF MAPLETON COUNCIL TRACKING SHEET

FOR NOVEMBER 12, 2019 COUNCIL

Subject for Action	Department	Comments
Wastewater Capacity (long term and short term)	CAO & DPW	Questions are being taken until November 2, 2019. Completed all site visits. In the process of answers all proponent's questions. There's been a total of 134 questions to be answered which took a great deal of staff time to complete. The closing of the RFP has been extended by one month to allow for the best possible outcome.
Cemetery By-law	DPW & CLK	Staff will update the bylaw following Master Plan approval.
Community Grant Program	CAO	Report on options presented to Council on December 13, 2016. Policy to be formalized.
Council Video Recording	CAO & CLK	ICompass presentation June 12, 2018. Contract has been signed. Planning has commenced.
Development Charges	SMT	Kick off Meeting has been set for November 11 th .
Asset Management Plan (AMP) Update	DF & DPW	Working with Watson and Associates to create a sustainable AMP and policy as per legislated requirements utilizing funding assistance from approved FCM program. Project end date; July 8, 2019. Policy presented May 28, 2019. To be incorporated into policies. Project extension to October 8, 2019 has been requested by Watson and Associates and approved by FCM. Formal agreement has been signed by FCM and the Township to execute funding payment.
Modernization Grant	CAO	Currently going through discovery stages, Mapleton senior staff has had 2 interviews with KPMG and meeting with all CAO's was held on October 3 rd . On track for final report on November 29 th , 2019.

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER 2019-097

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

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

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

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

1. All actions and proceedings of the Council of the Corporation of the Township of Mapleton taken at its meetings held on Tuesday, November 12, 2019, 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/her 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/her 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/her 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 12, 2019.

Mayor Gregg Davidson

Clerk Barb Schellenberger