



THE CORPORATION OF THE TOWNSHIP OF MAPLETON

PUBLIC MEETING MINUTES

TUESDAY, OCTOBER 8, 2019 @ 7:00 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, CAO
Barb Schellenberger, Clerk
Larry Wheeler, Deputy Clerk
Linda Redmond, Township Planner

The Chairman announced that this is a Public Meeting under the *Planning Act* to hear comments from the public and agencies and give consideration to an application for a proposed Zoning By-law Amendment known as ZBA2019-06.

Location of the Subject Land for the proposed amendment affects all lands in the Town of Mapleton.

The Purpose and Effect of the Application of the proposed amendment is to provide for Township initiated “housekeeping” amendments to the Comprehensive Zoning By-law as itemized below. Please note this is not a complete list and more information can be obtained at the Township office:

- i) General typographical and mapping corrections.
- ii) Add and update definitions mostly related to parking (i.e. parallel, tandem, angled, stacking).
- iii) Clarification of text for regulations such as air conditioner units, tarped structures, temporary sales trailer.
- iv) Amend provisions for accessory structures, including increasing the size.
- v) Amend provisions to clarify permitted home industries uses and associated lot size criteria.
- vi) Include new provisions for lots created as surplus farm dwelling to recognize lot size.
- vii) Include new provisions to permit an accessory dwelling unit on a rural lot.
- viii) Modify parking requirements for aisle, access width and barrier free and add criteria for parallel and angled parking requirements.
- ix) Amend minimum lot area, frontage and interior side yard setbacks in residential zones.
- x) Remove and/or amend site specific exemptions for expired uses, redundant restrictions and general adjustments.
- xi) Amend minimum distances between townhouses and apartments.
- xii) Amend permitted uses within the Future Development zone to existing uses only.

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail or by email on September 18, 2019
- Public Notice was placed in the September 5, 12 and October 3, 2019 issues of the Wellington Advertiser
- Public Notice was placed in the September 19 and 26, 2019 issues of the Community News.
- Grand River Conservation Authority correspondence dated September 19, 2019 indicated no objections to the proposed amendments.
- Manager of Planning & Environment comments dated September 30, 2019 prepared by Linda Redmond were also received.

- Ratepayer
 - 1) Opposition letter received from Donna and Peter Fulcher, 154 Ridgeview Drive dated October 7, 2019.
 - 2) Opposition letter received from Mapleton resident Dahl Atin dated October 7, 2019.
 - 3) Opposition letter received from June and David Ebertt, 156 Ridgeview Drive dated October 7, 2019.

Township Planner Redmond reviewed the planning report that was enclosed with the agenda package providing a high level overview of numerous and various changes.

Persons in attendance, who wished to make oral or written submission concerning this Zoning By-law Amendment application, were given the opportunity. No one came forth.

Council questions and remarks discussed with the Planner concerned the following:

- Growth plan and intensification
- Reduced front yard/side yard & the level of setback flexibility
- Density issues such as 6.5 units per acre relevant to the Growth Plan & Official Plan mandates and the variety of mechanisms available to achieve
- 40 foot lots incongruent with small town feel but essential to affordable housing
- Specifics of cluster townhouses & relevant setbacks
- Alterations to accessory structure dimensions & potential consequences.

In response to a request, the CAO read out loud the ratepayer comment letters.

An attendance sheet was circulated for any interested persons to sign their full name, address and postal code.

The Chairman asked if there were any further questions regarding the proposed zoning by-law amendment. There were none.

There being no further discussion, the first Public Meeting was adjourned.

SECOND PUBLIC MEETING

The Chairman announced that this is a Public Meeting under the *Planning Act* to hear comments from the public and agencies and give consideration to an application for a proposed Zoning By-law Amendment known as ZBA2019-12.

Location of the Subject Land - The property subject to the proposed amendment is legally described as Part Lot 135, Plan 134 (Peel) with a civic address of 3 Peel Street West, Alma. The property is approximately 673.30 m² (0.16 acres) in size and occupied by a single commercial/residential structure. The location is shown on the map below.

The purpose and effect of the proposed amendment is to rezone the subject lands to permit the sale of alcohol and bottle returns in the existing convenience store through a partnership with the Liquor Control Board of Ontario (LCBO). Additional relief may be considered at this meeting.

Staff confirmed the following:

- Property owners and agencies were provided with the required notice by prepaid, first class mail or by email on September 18, 2019
- Proper postings were completed on September 18, 2019
- Public Notice was placed in the September 26, 2019 issue of the Drayton Community News.
- Grand River Conservation Authority comments dated September 18, 2019 state no objection.
- Planner's comments dated September 30, 2019 and prepared by Senior Planner Michelle Innocente were also received.
- CBO P. Wright comments dated September 25, 2019 were received and included in the agenda package.

- Wellington Source Water Protection Risk Management Inspector E. Vandermuelen comments dated September 25, 2019 were received and included in the agenda package.
- Fire Chief R. Richardson Comments dated September 18, 2019 state no issues.
- Director of Public Works S. Mattina Comments dated September 18, 2019 state no objection or concerns from public works perspective.
- Ratepayer: Negative implications letter received from Ken Buehler, 9 Peel St West received Oct 8, 2019.

Township Planner Linda Redmond reviewed her planning report that was enclosed with the agenda package. The Chairman asked the property owner if he had any comments.

The property owner discussed his growth plans for the business, the parking situation as it currently exists, future parking issue mitigation strategies, and the benefit of enhanced LCBO services for Alma.

Council questions and remarks discussed with the property owner concerned potential improved parking signage & ideas for relief of negative impacts on neighbours.

Persons in attendance, who wished to make oral or written submission concerning this Zoning By-law Amendment application, were given the opportunity. No one came forth.

An attendance sheet was circulated for any interested persons to sign their full name, address and postal code.

The Chairman asked if there were any further questions regarding the proposed zoning by-law amendment. There were none.

There being no further discussion, the second Public Meeting was adjourned.

Mayor Gregg Davidson

Clerk Barb Schellenberger