

# PLANNING JUSTIFICATION REPORT

Plan of Subdivision for Glen Allan  
Proposed Plan of Subdivision and Zoning By-law  
Amendment  
Township of Mapleton

Date:

**March 2021**

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# 1.0 INTRODUCTION

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) has been retained by Murray Martin, Shirley Martin, Stefan Guschlbauer, Heather Smith, Steve Sebben, and Lori Sebben (herein referred to as “the Owners”) to provide planning and policy analysis to facilitate the development of their lands for a Plan of Subdivision within the community of Glen Allan, in the Township of Mapleton, Wellington County. The subject lands are legally described as:

*Lots 37, 38, and 39 east of Centre Street and south of Hill Street, and Lots 40 and 41 west of Centre Street and south of Hill Street, and Lots 42 and 43 west of Centre Street and north of George Street, and Lots 44, 45, and 46 east of Centre Street and north of George Street, and Lots 62, 63, and 64 west of South Mill Street and south of George Street, and Lots 65, 66, and 67 east of Centre Street and south of George Street, and Lots 68 and 69 west of Centre Street and south of George Street, and Lots 70 and 71 west of Centre Street and north of Wellesley Street, and Lots 72, 73, and 74 east of Centre Street and north of Wellesley Street, and Lots 75, 76, and 77 west of South Mill Street and north of Wellesley Street all being in Donald Sutherland's Survey; and*

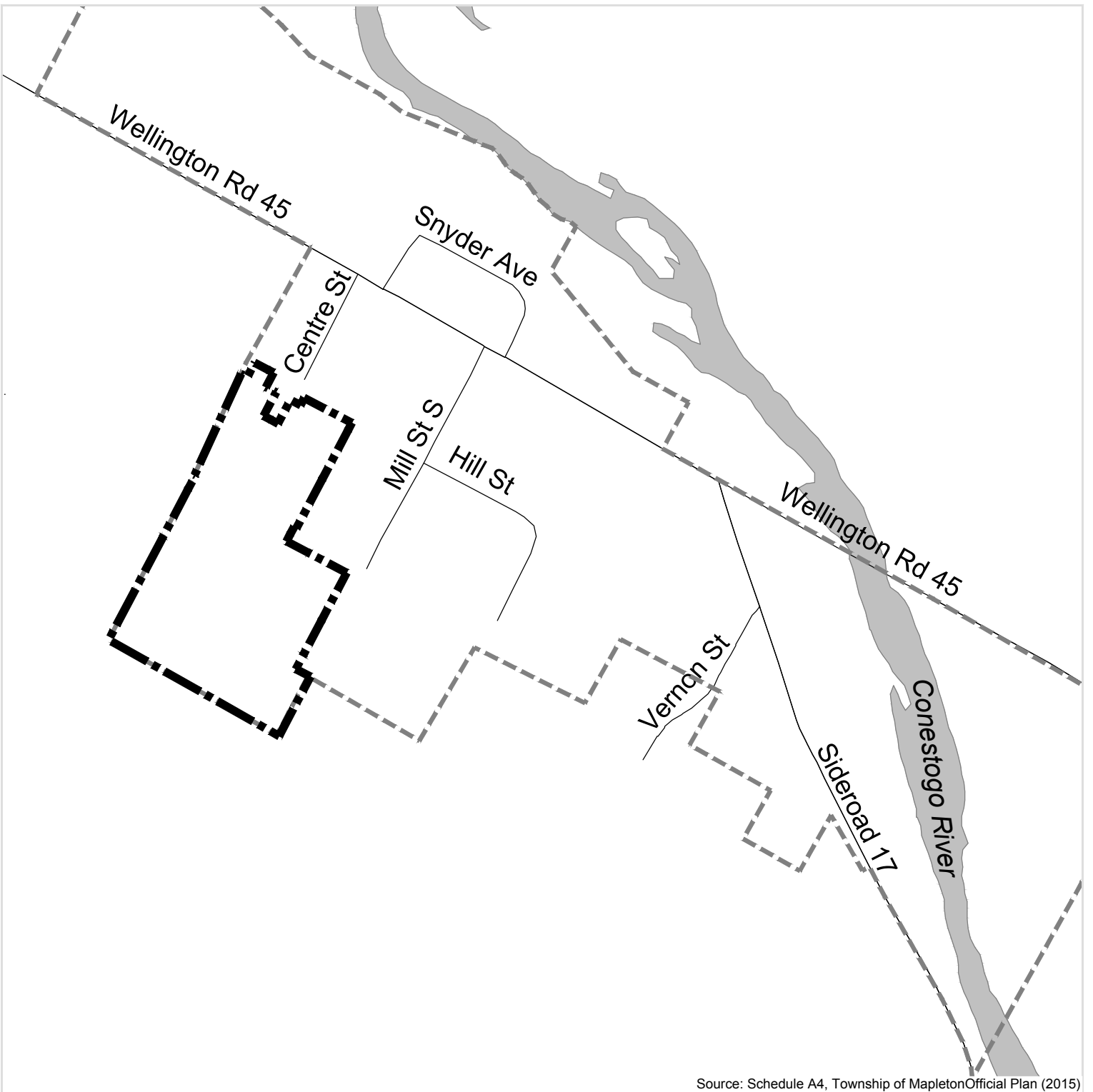
*Part of Lot 5, Concession 2, (Geographic Township of Peel), Township of Mapleton, County of Wellington.*

The subject lands are approximately 4.051 hectares (10.01 acres) in size and are located in the south-west area of Glen Allan (see **Figure 1 – Location Plan**). The property was previously used for interim agricultural purposes but is now vacant, and is proposed to be redeveloped for a residential subdivision. The proposed development will consist of fifteen (15) blocks that will accommodate eleven (11) single-detached dwellings, one stormwater management block, two (2) future development blocks, one road widening block, and one access off of South Mill Street.

Implementation of the proposed Plan of Subdivision requires approval of a Zoning By-law Amendment and Draft Plan of Subdivision. This report supports the required planning applications and assesses the proposal in the context of the applicable planning framework. This report also reviews and synthesizes other Technical Reports prepared in support of the proposed planning applications.

In support of the applications, this planning report includes the following:



- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- Description of the overall land use planning and design elements of the proposed development including land use, road patterns, density, and services;
- Review of existing policy framework in relation to the proposed development and assessment of conformity with Provincial Policy, the County of Wellington Official Plan and the Township of Mapleton Zoning By-law;
- Description of the proposed Zoning By-law Amendment including the current and proposed zoning; and



Source: Schedule A4, Township of Mapleton Official Plan (2015)

Figure 1  
**Location Plan**

**LEGEND**

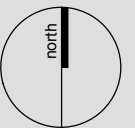
-  Subject Lands
-  Glen Allan Hamlet Area

**DATE:** Jan. 2021

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**FILE:** 17410A

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**Glen Allan Subdivision**  
 Donald Sutherland Survey and  
 Part of Lot 5, Conc. 2  
 Township of Mapleton  
 County of Wellington

**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
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- Consideration and integration of recommendations and conclusions from the supporting technical studies/reports.

## 1.1 Pre-Consultation

A meeting was held for the development of the subject lands on July 10, 2018. County of Wellington Planning staff and Township of Mapleton staff were in attendance. The purpose of the meeting was to review the proposed draft plan of subdivision concept and discuss the process to transfer the unopened road allowances in order to facilitate the development of the lands. The meeting was also used to identify the studies required to support a complete application. The following are the identified reports and materials:

- Planning Justification Report, prepared by MHBC Planning;
- Functional Servicing Report including MOE D.5.4 and D.5.5, prepared by GM Blue Plan Engineering;
- Geotechnical Report, prepared by CMT Engineering Inc.;
- Hydrogeological Report, prepared by GM Blue Plan Engineering;
- Phase 1 ESA, prepared by GM Blue Plan Engineering; and
- Archaeological Assessment, prepared by ASI.

MHBC has been responsible for the overall coordination of this application. All required reports have been prepared and submitted concurrently with the planning applications. A brief summary of the technical reports is included in **Section 6** of this report. The Zoning By-law Amendment and Plan of Subdivision applications and related fees have also been submitted with this report application.

Since the initial pre-consultation meeting with County staff, the Township has declared the road allowances located within the subject lands as surplus, and the lands have been formally transferred to the owners of the balance of the proposed subdivision lands to facilitate the development of the proposed plan of subdivision.

# 2.0 SITE DESCRIPTION & SURROUNDING USES

The subject lands are located in the southwest portion of the community of Glen Allan, in the Township of Mapleton. Abutting Mill Street South and Hill Street, the subject lands are south of Wellington Road 45 and approximately 20 kilometres northwest of the City of Waterloo and 12 kilometres west of Elmira. The lands are part of the residential community of Glen Allan and, if developed as proposed, would contribute to the existing population and housing stock in Glen Allan and the County of Wellington. The location of the subject lands is illustrated on **Figure 2 – Aerial Context Plan**.

The subject lands have an area of approximately 4.051 hectares (10.01 acres), and are proposed to be developed with eleven (11) single-detached residential dwellings. The proposed subdivision will have access to a new public road. The subject lands were previously farmed with a rotation of cash crops and also contain former unopened roadway allowances. The subject lands have no physical constraints directly impacting the site and there are no identified natural heritage features.

## 2.1 Surrounding Land Uses

The surrounding neighbourhood is characterized by low density residential in the form of single-detached dwellings, agricultural lands, forest cover, and rural residential uses. Surrounding land uses in the area include:

- NORTH:** Existing detached residential dwellings on the north and south side of Wellington Road 45 directly north of the subject lands. Lands further to the north include natural environment and the Conestogo River.
- EAST:** Lands east of the subject lands include existing detached residential dwellings, Glen Allen Park, and the Conestogo River. Agricultural lands are located to the east of the Conestogo River.
- SOUTH:** Existing agricultural lands and associated farmhouses are located to the south side of the subject lands, beyond Mill Street South and Hill Street.
- WEST:** Lands west of the subject lands include existing agricultural lands and associated farmhouses. The New Covenant Mennonite Fellowship is located to the north-west of the subject lands on the north side of Wellington Road 45.

The subject lands are well located relative to the established County and Local transportation network with access to Wellington County Road 45 and Line 86, as well as local streets such as Mill Street South and Hill Street. In addition to vehicular connections within Glen Allan, there is also a sidewalk along the north side of County Road 45.







Source: Bing Aerial Imagery

Figure 2  
**Aerial Context Plan**

**LEGEND**

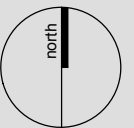
-  Subject Lands
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 Township of Mapleton  
 County of Wellington

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# 3.0 DESCRIPTION OF PROPOSAL

The proposed Plan of Subdivision (see **Appendix A – Draft Plan of Subdivision**) and associated Zoning By-law Amendment application for the subject lands provides for the creation of blocks to accommodate a new residential development of single detached dwellings.

## 3.1 Draft Plan of Subdivision

The 4.051 hectare parcel of land has been designed to facilitate a new residential subdivision in Glen Allan, comprised of eleven (11) single detached dwellings and one stormwater management facility. The Plan of Subdivision also features blocks for road widening and future development. A summary of the site statistics and the description is provided in Table 1 below. For a technical overview of the proposed development, please refer to the submitted Draft Plan of Subdivision.

Table 1: Density Summary

DENSITY SUMMARY				
Description	Blocks	Units	Area (Ha)	Net Density
Single-detached Residential	1-11	11	3.329	3.3
Stormwater Management	12	-	0.291	-
Future Development	13 and 14	-	0.052	-
Road Widening	15	-	0.024	-
Roads		-	0.381	-
<b>Total</b>	<b>15</b>	<b>11</b>	<b>4.077</b>	<b>3.3</b>

- i. The proposed Plan of Subdivision will have a gross residential density of 2.7 units per hectare and net density of 3.3 units per residential hectare. Gross density was calculated by dividing the total number of residential units by the total area of the subject lands. Net density was calculated by dividing the total number of residential units by the total area within the subdivision dedicated to residential land use.
- ii. The plan proposes eleven (11) residential blocks to be developed with single-detached dwellings and a range of lot frontages.

- iii. A 0.291 hectare stormwater management block is to be located at the southeast end of the subdivision and will be dedicated to the Township.
- iv. South Mill Street will provide access to a portion of the proposed subdivision, including the stormwater management facility. A new internal subdivision road (i.e. George Street) is proposed to connect to South Mill Street. George Street will be a cul-de-sac and provide access to the majority of the subdivision. An additional 2.5 metre wide road widening (Block 15) is proposed for South Mill Street.
- v. The plan proposes two future development blocks, with a total area of 0.052 hectares. The blocks are intended to provide lands for a future temporary turning circle for the terminus of Centre Street, and will be conveyed to the Township for such purposes, if required.

## 3.2 Proposed Land Uses

An aerial photograph of the subject lands is included as **Figure 2 – Aerial Context Plan** and illustrates the relationship of the proposed Plan of Subdivision with the adjacent and surrounding lands. The proposed residential dwellings are to be low density single-detached homes on an internal cul-de-sac, which will be built to a rural standard. The proposed lots are of a similar size to existing lots within the community, and are large enough to permit some flexibility in terms of structure, septic and well placement. One block is proposed to be dedicated to the Township for a Stormwater Management Facility, and another two for Future Development to accommodate a future turning circle.

Block orientation, use, and density have been designed to be compatible with the existing residential developments to the north and east. This will help ensure seamless integration into the established community of Glen Allan.

# 4.0 PROPOSED ZONING BY-LAW AMENDMENT

The Township of Mapleton Zoning By-law No. 2010-080 (the “Zoning By-law”) was approved by the Ontario Municipal Board in October, 2010 and consolidated in January 2020.

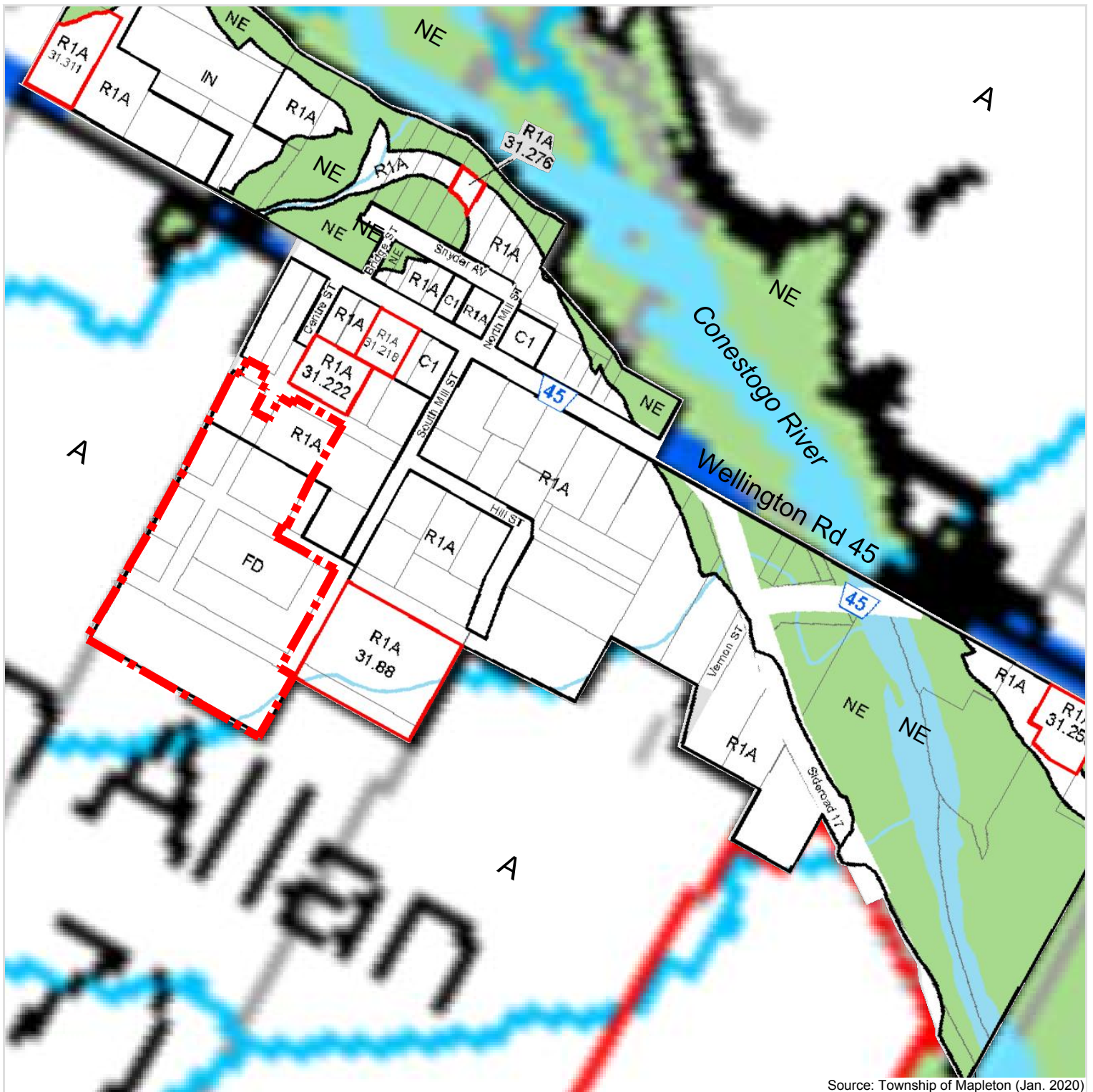
Zoning By-law No. 2010-080 zones the subject lands as Future Development (FD) with a small portion to the northern lands zoned as Unserviced Residential (R1A). The existing zoning for the subject lands is shown on **Figure 3 – Existing Zoning** of this report. The intent of the Future Development zone and Unserviced Residential zone is to identify lands that have the opportunity to accommodate future urban development. Existing lots zoned as such are permitted to have one single detached residential dwelling and may be serviced by private sewage treatment facilities and private water supply subject to the approval of the municipality.

A Zoning By-law Amendment application has been submitted concurrently with the Draft Plan of Subdivision. The amendment seeks to permit adjustment to minimum lot sizes and lot frontages and is illustrated on **Figure 4 – Draft Zoning By-law Amendment** and summarized in **Table 2** below. The proposed zoning is intended to ensure compatibility and an appropriate transition between existing development and the proposed subdivision. The proposed zones have been selected based on their permitted uses and regulations.

The requested zoning by-law amendment to rezone the lands from Future Development (FD) and Unserviced Residential (R1A) to Unserviced Residential (R1A) with a special exception to permit a reduced lot area and a reduced lot frontage is appropriate and conforms to the County of Wellington Official Plan.

Table 2- Proposed Zoning Amendment and Specific Regulations


PROPOSED ZONING AMENDMENTS AND SPECIFIC REGULATIONS			
Existing Zone	Proposed Zone	Existing Regulations	Proposed Regulations
Unserviced Residential (R1A) AND Future Development (FD)	Unserviced Residential with special provision (R1A-31.335)	Minimum Lot Frontage – 30.5 m (100 ft)	Minimum Lot Frontage – 10 m (32.8 ft)
	Unserviced Residential with special provision (R1A-31.336)	Minimum Lot Area – 0.4 ha (1.0 ac) Minimum Lot Frontage – 30.5 m (100 ft)	Minimum Lot Area – 0.22 ha (0.544 ac) Minimum Lot Frontage – 21 m (69.89 ft)



Source: Township of Mapleton (Jan. 2020)

Figure 3  
**Glen Allan Zoning -**  
 Township of  
 Mapleton Zoning  
 By-Law

**LEGEND**

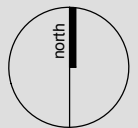
-  Subject Lands
- A Agricultural
- NE Natural Environment
- R1A Unserviced Residential
- C1 Central Commercial
- IN Institutional
- FD Future Development

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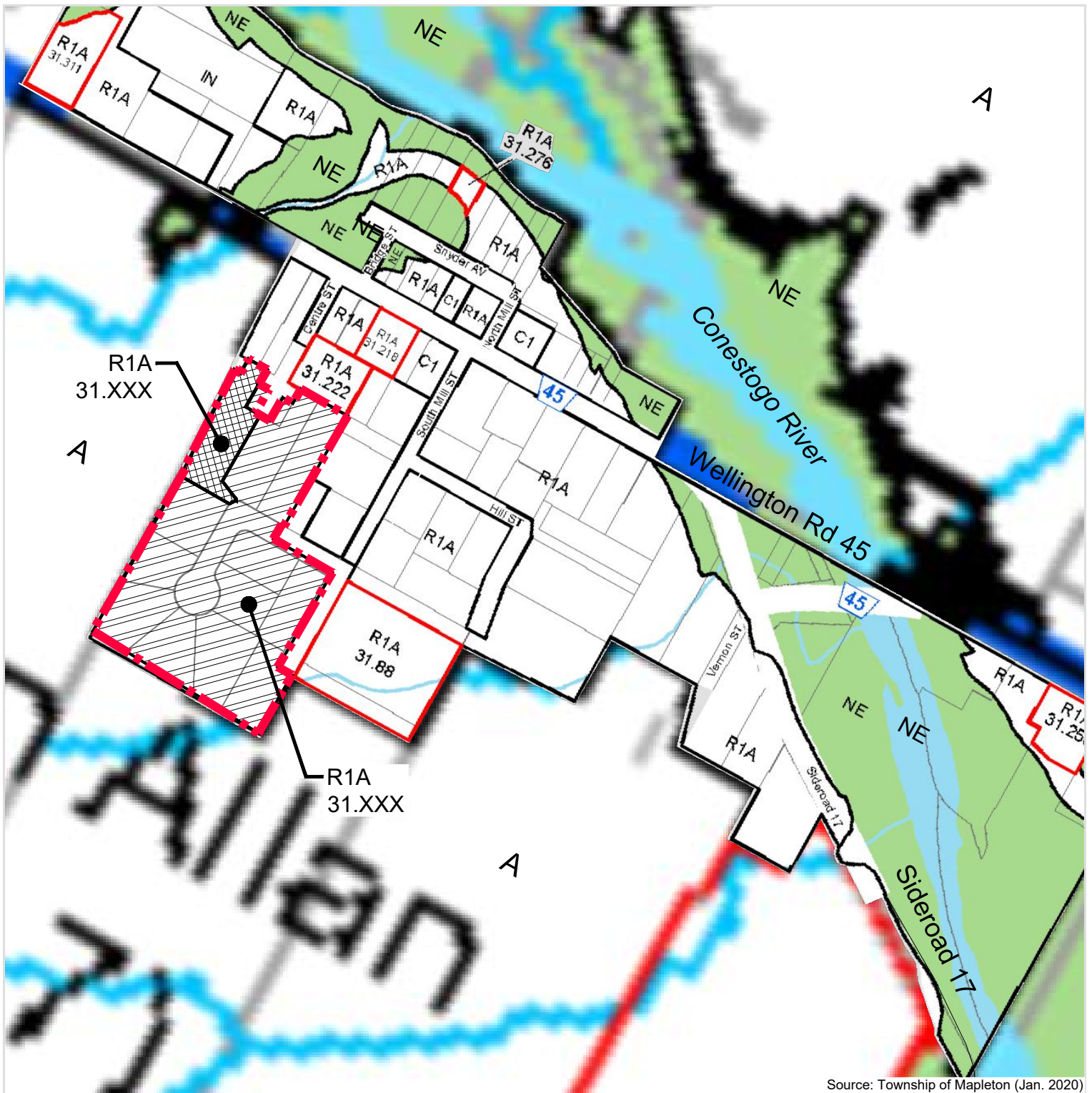
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


Source: Township of Mapleton (Jan. 2020)

**Figure 4  
Draft Zoning  
By-Law Amendment**

**Glen Allan Subdivision**  
Donald Sutherland Survey and  
Part of Lot 5, Conc. 2  
Township of Mapleton  
County of Wellington

**LEGEND**

-  Subject Lands
-  Proposed rezoned from Unserviced Residential (R1A) and Future Development (FD) to Unserviced Residential (R1A 31.XXX)
-  Proposed rezoned from Unserviced Residential (R1A) and Future Development (FD) to Unserviced Residential (R1A 31.XXX)

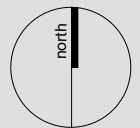
- A Agricultural
- NE Natural Environment
- R1A Unserviced Residential
- C1 Central Commerical
- IN Institutional
- FD Future Development

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# 5.0 PLANNING POLICY AND ANALYSIS

The following is a review of the land use policy framework related to the subject lands. This section demonstrates that the proposed Plan of Subdivision has had regard to the Planning Act requirements, is consistent with the Provincial policy and conforms to the Growth Plan and County planning policy framework.

## 5.1 Planning Act, Section 51(24) - Plan of Subdivision Approvals Criteria

The Planning Act, R.S.O. 1990, c. P.13 is a provincial document guiding development and the various planning approvals and processes involved. **Table 3** below is an analysis of Section 51(24) – Plan of Subdivision Approvals Criteria – providing responses and explanation as to how the proposed subdivision has had regard to, among other matters, the health, safety, convenience, accessibility for persons with disabilities, and welfare of the present and future inhabitants of the municipality.

Table 3 - Planning Act Section 51 (24) Compliance

PLANNING ACT SECTION 51 (24) COMPLIANCE	
Criteria	Proposed Plan of Subdivision Response
(a) the effect of development of the proposed subdivision on matters of provincial interest;	<ul style="list-style-type: none"> <li>The proposed subdivision will not adversely impact the Province’s natural heritage resources, water resources, agricultural resources, mineral resources, and cultural heritage and archaeological resources. These resources are key provincial interests.</li> <li>The proposed subdivision is consistent with the direction of the Provincial Policy Statement, 2020, which provides direction on matters of provincial interest (see Section 5.2 of this report).</li> </ul>
(b) whether the proposed subdivision is premature or in the public interest;	<ul style="list-style-type: none"> <li>The subject lands are zoned “Future Development” and “Unserviced Residential” and represent a logical extension of the existing development area.</li> </ul>

	<ul style="list-style-type: none"> <li>• The subject lands are within the designated Hamlet Area boundaries of Glen Allan.</li> <li>• The subject lands are designated Hamlet Area in the County of Wellington Official Plan, and development of the subject lands is in conformity with the Wellington County Official Plan.</li> <li>• As such, the proposed subdivision is not premature and is in the public interest.</li> </ul>
(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	<ul style="list-style-type: none"> <li>• The proposed subdivision conforms to the intent of the County of Wellington Official Plan (see Section 5.3 of this report).</li> </ul>
d) the suitability of the land for the purposes for which it is to be subdivided;	<ul style="list-style-type: none"> <li>• The subject lands are located within the Glen Allan Hamlet Area boundaries and are designated for future development and unserviced residential uses.</li> <li>• The subject lands can be suitably graded to conform to the Township of Mapleton’s Development Standards, have appropriate topography for drainage and have no significant archaeological or natural resources.</li> <li>• The technical studies submitted with this application confirm that the land is suitable for residential development.</li> </ul>
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	<ul style="list-style-type: none"> <li>• The subdivision is within proximity and has access to the Line 86.</li> <li>• A Functional Servicing Report has been completed, and has determined that the proposed George Street and expansion to Mill Street South will be able to accommodate the anticipated increase in parking demands and trips generated.</li> </ul>
(f) the dimensions and shapes of the proposed lots;	<ul style="list-style-type: none"> <li>• The proposed lots are designed at a scale that is appropriate based on the surrounding land uses. Lot shapes, depths and widths will provide for private services and the efficient use of land.</li> </ul>
(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	<ul style="list-style-type: none"> <li>• No restrictions currently exist or are proposed for the subject lands on which the subdivision is proposed.</li> </ul>

<p>(h) conservation of natural resources and flood control;</p>	<ul style="list-style-type: none"> <li>• There are no provincially significant wetlands, woodlands, or areas of natural heritage or scientific interest within the boundaries of or adjacent to the subject lands.</li> <li>• There is a regulated waterbody located to the southeast of the subject lands. The regulation limits of the waterbody are outside the property lines, and the waterbody will not be altered or impacted as a result of the development of the subdivision.</li> </ul>
<p>(i) the adequacy of utilities and municipal services;</p>	<ul style="list-style-type: none"> <li>• Lands zoned “Unserviced Residential” may be serviced by private sewage treatment facilities and private water supply subject to the approval of the municipality.</li> <li>• The subject lands are to be serviced on private septic and well services and will not rely on municipal services.</li> <li>• GM BluePlan’s Functional Servicing and Stormwater Management Report (dated January 2019) confirmed that utilities are available to service the subdivision (Hydro One Networks confirmed that there is 3-phase (8.32kV) and 1-phase (4.8kV) power readily available to supply this development and that they don’t foresee any issues regarding the station and feeder capacity.</li> </ul>
<p>(j) the adequacy of school sites;</p>	<ul style="list-style-type: none"> <li>• The subject lands are serviced by the Upper Grand District School Board (UGDSB)</li> <li>• Junior and senior kindergarten and Grades 1 to 8 fall within the Drayton Heights Public School attendance boundary or the French immersion Palmerston Public School attendance boundary</li> <li>• Grades 9 to 12 fall within the Norwell District Secondary School attendance boundary. Norwell District Secondary School offers a French Immersion program in addition to a regular track.</li> </ul>
<p>(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;</p>	<ul style="list-style-type: none"> <li>• The proposed internal street (i.e. George Street) will be dedicated as a public right-of-way, to provide access to the subdivision and to provide a connection to South Mill Street.</li> <li>• In addition, a stormwater management facility will be conveyed to the Township of Mapleton. Future</li> </ul>

	development blocks as well as a road widening are also proposed to be dedicated to the municipality.
(l) the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	<ul style="list-style-type: none"> <li>• The design of the new road connects to the larger transportation network in the Township of Mapleton and provides access to the Line 86 rural highway.</li> <li>• The proposed subdivision will result in a compact and efficient design that will result in the efficient use of land and energy supply.</li> </ul>
(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area	<ul style="list-style-type: none"> <li>• New lot creation will occur primarily through the plan of subdivision process.</li> <li>• Building design will be controlled through the building permit process administered by the Township of Mapleton.</li> </ul>

In summary, the proposed Plan of Subdivision has regard to the Approvals Criteria, as outlined in the Section 51(24) of the Planning Act, R.S.O. 1990, c. P.13.

## 5.2 Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) was issued by the Province of Ontario in accordance with Section 3 of the *Planning Act* and came into effect May 1, 2020. It replaces the Provincial Policy Statement issued April 30, 2014. The 2020 PPS establishes the policy foundation for regulating the development and use of land, as well as provides direction on matters of provincial interest related to land use planning and development. It delineates a vision for land use planning in Ontario that encourages both an efficient use of land, resources, and public investment in infrastructure and a diverse mix of land uses in order to provide choice and diversity to create complete communities. The PPS strongly supports development that will provide long term prosperity, environmental health and social wellbeing.

All planning decisions made on or after the effective date must be consistent with the 2020 PPS, including the proposed Plan of Subdivision and Zoning By-law Amendment applications. The following provides an analysis of the proposed development in the context of the policies of the PPS.

### 5.2.1 Where to Grow

Section 1.1.3 of the Provincial Policy Statement directs growth to occur within established settlement areas, with such areas vitality and regeneration being the prominent focus in order to ensure the long-term economic prosperity of communities. Policy 1.1.3.6 provides further direction on the location of growth, stating that:

*New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.*

The subject lands are located within the boundaries of Glen Allan's Hamlet Area, as identified on Schedule A<sub>4</sub> of the County of Wellington's Official Plan. They are adjacent to pre-existing detached residential dwellings to the north and east. The proposed subdivision represents the development of a vacant, underutilized parcel of land that was previously used for agricultural purposes, but will now contribute to the overall community of Glen Allan. The proposed development will provide for an additional eleven (11) single detached residential dwellings within Glen Allen at a net density of 3.3 units per residential hectare.

### 5.2.2 Rural Settlement Areas

The PPS identifies rural areas, including rural settlement areas, as an important contributor to a high quality of life for residents and the economic success of the Province. To ensure such areas are healthy, integrated, and viable, Policy 1.1.4.1 states that they must be supported by:

- a) *building upon rural character, and leveraging rural amenities and asset;*
- b) *promoting regeneration, including the redevelopment of brownfield sites; and*
- c) *accommodating an appropriate range and mix of housing in rural settlement areas.*

In addition, Policy 1.1.4.3 and Policy 1.1.5.4 state that when directing development in rural settlement areas, planning authorities should give consideration to rural characteristics and scale so that developments are compatible with the rural landscape and can be sustained by rural service levels.

The proposed subdivision is compatible with the surrounding context. The eleven (11) proposed lots are of a similar size to the residential lots to the north and east of the subject lands, and will provide a similar density. The proposed single detached dwellings are also consistent with the built form found throughout the community.

A Functional Servicing Study has been prepared by GM BluePlan Engineering Limited to evaluate how the proposed lots will be serviced. A summary of the contents of the report can be found in **Section 6.1** of this report. Their recommendation of individual on-site servicing is consistent with the type of servicing in the surrounding area. Each private drilled well and private tertiary on-site sewage treatment system will be installed in accordance to the Ontario Water Resources Act and Ontario Building Code, respectively.

### 5.2.3 Stormwater Management

Policy 1.6.6.7 addresses the objectives related to stormwater management. Specifically, it states that the planning of stormwater management shall:



- a) *be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;*
- b) *minimize, or, where possible, prevent increases in contamination loads;*
- c) *minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;*
- d) *mitigate risks to human health, safety, property and the environment;*
- e) *maximize the extent and function of vegetative and pervious surfaces; and*
- f) *promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.*

There are no existing municipal storm sewers in close proximity to the subject lands. Mill Street South has a rural cross section, using ditches and culverts to convey storm water. This system will be extended onto George Street to convey the runoff generated within the subdivision. The stormwater management facility on Lot 12 is proposed to be a dry pond with an oil grit separator unit (OGS), sized to provide an Enhanced level of water quality treatment. With this design, the objectives outlined in Policy 1.6.6.7 will have been met.

#### 5.2.4 Transportation

Section 1.6.7 of the PPS identifies that transportation and land use considerations should be integrated at all stages of the planning process. It promotes the development of systems that are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs. It also encourages the use of existing and planned infrastructure.

The subject lands are well situated in terms of ease of access to both the existing County and local road network. The subject lands are in close proximity to Wellington County Road 45 and Line 86, and through the development of the proposed internal road (George Street) will connect to Mill Street South and the rest of Glen Allan.

Considering the above, the proposed Plan of Subdivision and associated Zoning By-law Amendment are appropriate and consistent with the 2020 Provincial Policy Statement.

## 5.3 Growth Plan for the Greater Golden Horseshoe

The 2019 Growth Plan for the Greater Golden Horseshoe (Growth Plan) was prepared and approved under the *Places to Grow Act, 2005* and came into effect on May 16, 2019. It is a framework for implementing the Provinces vision for building strong, more prosperous communities by better managing growth in the Greater Golden Horseshoe. Amongst the guiding principles of the plan, there includes the following:

- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability;*
- *Improve the integration of land use planning with planning and investment in infrastructure and public services; and*
- *Provide for different approaches to managing growth that recognize the diversity of communities in the Greater Golden Horseshoe (GGH).*

In addition, the Growth Plan also recognizes the importance of strong, healthy, and prosperous rural communities to economic wellbeing and a high quality of life.

Intensification and better use of land and infrastructure can be achieved by directing growth to settlement areas. The proposed subdivision is within the settlement boundaries of the Hamlet of Glen Allan, as identified on Schedule A4 of the County of Wellington’s Official Plan, and will therefore contribute to the above stated goal.

The Growth Plan establishes minimum intensification and density targets that recognizes the diversity of communities across the GGH. Section 2.2.7.2 b) of the Growth Plan identifies a minimum density target of 40 residents and jobs per hectare for designated greenfield areas within the County of Wellington. This target is intended to be applied across all greenfield areas within the County, which includes the subject lands. The development of the subject lands would contribute to the County’s density targets for the greenfield areas. The Growth Plan also acknowledges that communities will grow and intensify at different paces that reflect their local context. For the County of Wellington, the Growth Plan (Schedule 3) establishes a population of 122,000 residents in 2031, and 140, 000 residents in 2041. New development and housing will be required in order to accommodate an increase in population.

With regards to the distribution of growth to the horizon of the Growth Plan, Policy 2.2.1.2 b) of the Growth Plan states that:

*b) growth will be limited in settlement areas that:*

- i. are rural settlements;*
- ii. are not serviced by existing or planned municipal water and wastewater systems;*  
*or*
- iii. are in the Greenbelt Area;*

The proposed subdivision is located within the existing limits of the Glen Allan Hamlet, and will provide for eleven (11) residential blocks to be developed with single-detached dwellings and serviced through their own private wells and septic systems. The proposed subdivision provides for limited growth within the Glen Allan Hamlet, in an area that is already designated to accommodate future development.

Considering the above, the proposed Plan of Subdivision and associated Zoning By-law Amendment are appropriate and conform to the 2019 Growth Plan for the Greater Golden Horseshoe.

## 5.4 County of Wellington Official Plan

The County of Wellington Official Plan (County OP) was adopted by County Council on September 24, 1998 and approved by the Province on April 13, 1999. The County OP serves as both an upper-tier Official Plan and lower-tier Official Plan for the seven local governments in Wellington County, including the Township of Mapleton and the subject lands therein.

The County OP provides a policy framework that establishes the goals and objectives, statements, land use designations, and policies intended to guide physical, social, and economic development within the County while protecting the natural environment. The County OP aims to balance social, economic, and environmental matters to ensure the health and well-being of the residents and the creation of sustainable communities. It is designed to assist Council and other public agencies in their consideration of public and private development planning issues.

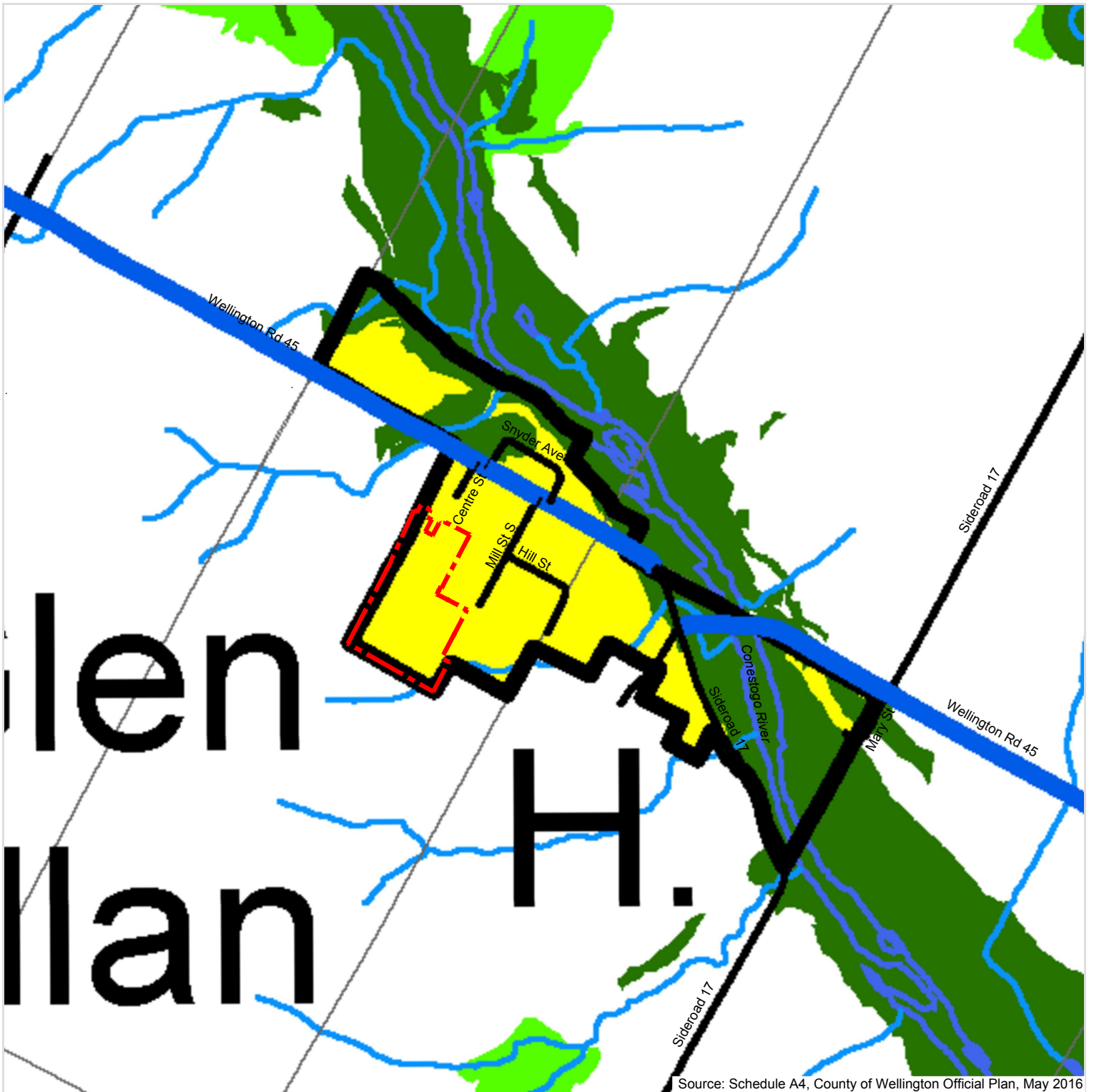
Provided below is a review and analysis demonstrating how the proposed development conforms to the policies and intent of the County Official Plan.

### 5.4.1 Wellington Growth Strategy

According to the County OP, the County is committed to managing its growth and development in a sustainable, comprehensive manner that is cost efficient, environmentally sound, and maintains small town character. The County OP recognizes the importance of preserving natural features and protecting the environment while permitting growth to foster a healthy, safe, and socially responsible society. To help achieve this, the County is directing a greater share of new multiple lots and residential development to occur within designated Urban Centres and Hamlets. About 82% of new growth is expected to take place in Urban Centres, and the remainder will largely occur within Hamlet Areas. Section 3.5 of the County OP provides the portion of growth allocated to each of the seven municipalities specifically. For Mapleton, the projected growth of households in 2041 is 4,235 in total (3,065 in 2016), and 2,295 outside of the Urban Centres of Drayton and Moorefield (2,125 in 2016). These forecasts are to be used by all municipalities and agencies in planning for growth and related developments.

The County OP recognizes and provides for the differences required in planning policies for smaller urban places in Wellington like Hamlets. Hamlets are expected to build out on existing designated lands, while growth beyond their current boundaries will be limited. Section 7.4.1 outlines the scale of growth permitted for Hamlets; within such areas, the County OP states that new development will be relatively small-scale given the rural context and level of services generally available. Section 3.4 of the County OP states that, in terms of servicing, the use of individual on-site systems will be limited to low density uses in rural systems, and unserviced settlement areas including hamlets.






The subject lands are designated as a Hamlet Area on Schedule A<sub>4</sub> of the County OP (see **Figure 5 – County OP Schedule A<sub>4</sub>**). If approved, the proposed subdivision will provide for growth and development within the existing Hamlet Area boundaries. The proposed subdivision will utilize lands that are currently vacant and designated by the County for the allocation and accommodation of projected



Source: Schedule A4, County of Wellington Official Plan, May 2016

Figure 5  
**Mapleton**  
 (Schedule A4) -  
 County of Wellington  
 Official Plan

**LEGEND**

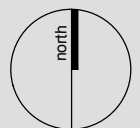
-  Subject Lands
-  Hamlet Area
-  Core Greenlands
-  Greenlands
-  County Roads

**DATE:** Jan. 2021

**SCALE:** 1:10,000

**FILE:** 17410A

**DRAWN:** CAC



K:\17410A-DRAFT PLAN OF SUBDIVISION-GLEN ALLAN\RP\TOP\_SCHEDULEA4.DWG

**Glen Allan Subdivision**  
 Donald Sutherland Survey and  
 Part of Lot 5, Conc. 2  
 Township of Mapleton  
 County of Wellington

**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9  
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

growth and development. There are no identified natural features or attributes within the boundaries of the subject lands; the regulation limits of the waterbody to the southeast of the subject lands are outside of the property lines, and the waterbody will not be affected. Therefore the County's objective of preserving natural features is met. In addition, the scale of the proposed subdivision is appropriate for the community, considering the rural context and level of services available within Glen Allan.

Glen Allan is an unserviced settlement area, with the existing residential dwellings containing their own private wells and septic systems. As identified in the Functional Servicing and Stormwater Management Report, individual on-site servicing is a feasible option and would be sufficient to accommodate the needs of the proposed subdivision. Thus, the proposed servicing for the subdivision is in compliance with the County OP.

#### 5.4.2 Residential Development

In Section 8.3.1, the County OP acknowledges that residential development within Wellington has primarily been in the form of single-detached residences. According to the Plan, the County is strongly committed to preserving the character and integrity of existing residential areas and makes all reasonable efforts to ensure that development is compatible with established neighborhoods. The County is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of settlement areas.

Policy 8.3.11 of the County OP encourages the development of vacant or under-utilized properties for residential uses which are compatible with the surrounding uses in terms of dwelling types, building form, site coverage and setbacks. Policy 8.3.4 of the County OP states that the character of existing low density residential neighbourhoods should generally be preserved, and that land uses which would be incompatible due to their nature and would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing should be discouraged. With respect to housing in hamlets, Policy 4.4.3 h) encourages small-scale intensification in hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions. Section 7.4.1 states that the primary residential use within hamlets will be low density single detached units.

In regards to the creation of new lots, Section 10.1.1 of the County OP states that the process is to occur through subdivisions, consents and part lot control. Plans of Subdivision will be required when four or more lots are being created, a new road or substantial extension to an existing road is proposed, or when special concerns or issues exist. Matters for consideration in the creation of new lots include the proposed use, the impact the proposed new lots would have on the natural environment and resources, and the suitability of the lot in terms of size, shape, frontage, location, and drainage.

The proposed Plan of Subdivision will provide for the creation of eleven (11) new lots to be developed for single detached family homes, in keeping with the existing density and the existing type of dwellings within Glen Allan. The new lots are of a similar size, frontage and shape to the ones currently within the community, and will therefore maintain the character and integrity of the area. The size of the lots allows for flexibility in the placement of the homes, which will reduce the potential for shadowing or loss of



privacy. With the creation of the new internal George Street, the proposed development will be well integrated with the community. The subject lands do not contain any natural environmental features, and – though they were used for agricultural purposes in the past – are now currently vacant. Further, as per the Functional Servicing and Stormwater Management Report, the extension of the stormwater sewer systems from Mill Street South, creation of a Stormwater Management Facility on Lot 12 (see **Appendix A**), and availability of permeable surfaces will allow for adequate site drainage.

Policy 8.3.12 provides criteria for which all residential land uses should be evaluated. **Table 4** demonstrates how this criteria has been considered in the proposed development.

**Table 4 – Wellington County Official Plan Intensification Criteria Compliance**

WELLINGTON COUNTY OFFICIAL PLAN INTENSIFICATION CRITERIA COMPLIANCE	
Policy 8.3.12 Criteria	Proposed Plan of Subdivision Response
a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;	<ul style="list-style-type: none"> <li>• The proposed subdivision will be comprised of lots of similar size to what currently exists in Glen Allan. Further, the residential dwellings on the lots will be low-density, single-detached units, which is the same type of dwelling as the surrounding area. In this way, the proposed development is compatible.</li> <li>• Specific height, massing, scale, setbacks, orientation, and architectural character and materials will be confirmed during the building permit process.</li> </ul>
b) the degree to which building height and massing shall provide a transition between planned and existing development;	<ul style="list-style-type: none"> <li>• Due to the proposed zoning and similar scale of the lots (described above), no transition in building height or massing will be required.</li> </ul>
c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;	<ul style="list-style-type: none"> <li>• The proposed lots of a similar size to the existing lots within Glen Allan.</li> <li>• The lotting pattern is appropriate for the low-traffic volume of the area and irregular shape of Glen Allan’s existing Hamlet Area boundaries, and forms a logical extension of the existing road allowance for George Street.</li> </ul>
d) the ability of infrastructure to accommodate the proposal;	<ul style="list-style-type: none"> <li>• As per the Functional Servicing and Stormwater Management Report, the development of the subject property as an urban residential subdivision serviced with private drilled wells, private on-site sewage treatment facilities, municipal storm sewers, a storm</li> </ul>

	<p>water management facility and utility services is achievable.</p> <ul style="list-style-type: none"> <li>• Furthermore, the proposed lots are appropriately sized to accommodate individual private services.</li> </ul>
e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;	<ul style="list-style-type: none"> <li>• As the subdivision will be built off a new internal road access there will be minimal impact to the existing Mill Street South streetscape.</li> <li>• No municipal street trees currently exist within the area.</li> </ul>
f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and	<ul style="list-style-type: none"> <li>• The size of the proposed lots will permit flexibility in the placement of dwellings, servicing facilities and other potential developments. This will mitigate the impact on adjacent properties in relation to location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities and shadowing.</li> <li>• The Functional Servicing and Stormwater Management Report concluded that the subject lands can be suitably graded and, with the addition of a Stormwater Management Facility, will have suitable drainage capabilities.</li> </ul>
g) the conservation of significant cultural heritage resources	<ul style="list-style-type: none"> <li>• No significant cultural heritage resources were identified on the site, as per the Stage 1 and 2 Archaeological Assessment.</li> </ul>

**5.4.3 Transportation**

The County of Wellington Official Plan provides for transportation related policies that encourage the development of safe, efficient and convenient systems. Section 12.5 of the County Plan recognizes and accepts the heavy reliance on automobiles prevalent in small towns and rural areas.

The proposed subdivision will be in close proximity to Wellington Road 45, identified as a County Road on Schedule A4 and further classified as a Major Roadway and Collector Road in the County OP. Access points off of Major Roadways are to be restricted. The proposed development does not require any additional accesses off of Wellington Road 45. Further to this point, Policy 7.4.2 states that in Hamlets, road access preference is given first to internal roads where possible, than local roads. The proposed subdivision will be accessed via a new internal road connection (i.e George Street).

**5.4.4 Summary of Official Plan Analysis**

In summary, the proposed Draft Plan of Subdivision and associated Zoning By-law Amendment applications conform to the relevant policies of the County of Wellington Official Plan.

# 6.0 OVERVIEW OF SUPPORTING REPORTS

A number of background reports have been prepared and submitted as part of the complete application package. A summary of key background reports is provided below.

## 6.1 Functional Servicing and Stormwater Management Report

A Functional Servicing and Stormwater Management Report was prepared by GM BluePlan Engineering Limited, dated January 2019. The purpose of this report was to document servicing, grading and stormwater management opportunities and constraints for the subject lands. The report concluded that the proposed development can be constructed to meet local and provincial standards.

Key findings and conclusions from the report are summarized as follows:

- The site can be graded to conform to the intent of the Township of Mapleton’s Development Standards. The vertical relief of the topography will provide opportunity for site drainage.
- There is no existing municipal water distribution system in Glen Allan. Each lot is to have its own private drilled well, installed in accordance to the Ontario Water Resources Act, Regulation 903 (O. Reg. 903).
- There is no existing municipal sanitary sewer collection system in Glen Allan. Each lot is to have its own private tertiary on-site sewage treatment system, designed and installed in accordance with the Ontario Building Code.
- A rural cross section that uses ditches and culverts will be extended from Mill Street South to the site for stormwater management.
- An on-site stormwater management facility is proposed to attenuate stormwater discharge from the proposed development. The facility is proposed to be a dry pond type with an oil grit separator to provide an Enhanced level of protection.
- George Street is to be developed in conformance with the Township of Mapleton’s typical road cross section. The roadway will be wide enough to accommodate parking along one side of the street.

- Hydro One Network confirms there would be no conflict or restriction with provision to the development. Bell Canada has existing copper plant along Mill Street South but no long places copper cable into subdivision. Bell's process for servicing would follow the Draft Plan application.
- A silt fence and straw bale check dams will be installed during construction to minimize the opportunity for water borne sediment to be transported from the site to adjacent properties. Once construction is complete, sediment and erosion transport will be minimal and the silt fence and straw bales will be removed.

## 6.2 Hydrogeological Report and On-Site Servicing Study

In addition to the Functional Servicing and Stormwater Management Report, GM BluePlan Engineering Limited was retained by the Owners to conduct a site servicing study and prepare a Hydrogeological Report and On-Site Servicing Study, dated March 2021. The purpose of report was to gather information about the Site from existing sources and from field investigation in order to characterize the hydrogeological setting of the Site, and to assess the feasibility of the proposed development with respect to the use of on-site sewage systems and private water supply wells.

Based on the findings of the site servicing study, the following conclusions can be made:

- The aquifer beneath the site is capable of supplying groundwater at a rate greater than the expected demand of the proposed development.
- It is reasonable to expect that individual supply wells installed into the aquifer system will have sufficient yield for both long-term supply and to meet peak demands.
- It is reasonable to expect that the water quality from wells installed into the bedrock aquifer system will be adequate for supply with the use of disinfection and aesthetic treatment for hardness.
- The proposed development of 11 lots with private individual sewage systems are not expected to cause impacts to the groundwater resources. Estimates of the potential for groundwater impact by nitrate (using the D-5-4 Guidelines) indicate a resultant estimated nitrate groundwater concentration of 9.04 mg/L, below the allowable concentration of 10 mg/L.
- The size of the lots is sufficient to logistically support standard Class IV sewage systems and meet set back requirements under the OBC. As per standard process, site layouts are to be confirmed at the time of lot development and should consider neighbouring development plans, including well and sewage system placement.
- No impacts to ecological features due to changes in hydrogeological conditions or the water balance are expected. The development layout and associated grading will maintain groundwater and surface water flow directions and the water balance will generally be maintained.

The following recommendations are made in support of the conclusions provided above and to support the proposed development:

- Wells are to be completed in the overburden or bedrock aquifer system to a depth of approximately 65 to 75 mbgs (or greater) and properly cased as per the requirements of Ontario Regulation 903.
- The type of treatment system be based on the results of a water quality analysis of the groundwater at each well and the homeowner requirements/preferences for general/aesthetic groundwater parameters. Regardless of water quality results, the treatment system should include a disinfection component, such as UV or chlorination.

## 6.3 Geotechnical Investigation Report

CMT Engineering Inc. was retained by the Owners to conduct and prepare a Geotechnical Investigation and associated report, dated September 25, 2018. The purpose of this analysis was to assess the existing soil conditions to determine opportunities and constraints in relation to bearing capacity, site grading, pavement design and more.

The following is a summary of the findings and recommendations from the investigation:

- The site is predominantly comprised of a moist, silty, organic topsoil overlaying clayey silt, silt and clay or clay and silt, and silt, with some trace amounts of sand and gravel.
- Based on the existing grades and topography it is expected that significant cut and fill operations will be required to achieve the final design elevation across the site.
- Site preparation will include topsoil stripping, vegetation grubbing, the sub-excavation of all loose/soft native soils, the removal of existing building foundations and existing services, and the placement of structural fill and site grading.
- Based on subsurface conditions, wet soils may be encountered during excavation and significant air-drying may be required.
- Some native soils encountered were very dense and blocky, and will need to be pulverized before being used as structural fill.
- The native soils encountered in the investigation are generally considered suitable for indirect support of the site service pipes.
- It is recommended that the project be constructed during the drier summer months and that proper measures for adequate control of surface water and seepage are provided during construction, to avoid the clayey sit, silt and clay/clay and silt and silt from getting overly wet and losing strength.



- In summary, the report concludes that the soils are generally suitable to accommodate the proposed development and has provided geotechnical engineering guidelines to support the proposed development.

## 6.4 Stage 1 and 2 Archaeological Assessment

ASI Archaeological and Heritage Services was retained by the Owners to prepare a Stage 1 and 2 Archaeological Assessment, dated January 31, 2019. The report discusses the rationale, methodology and results of the studies, and was undertaken in advance of the proposed development.

The results and conclusions from the study are summarized as follows:

- The Stage 1 Assessment indicated potential for encountering both Indigenous and Euro-Canadian resources within the subject lands.
- The Stage 2 Assessment was conducted on October 5, November 12 and December 17, 2018 by means of a combined pedestrian and test pit survey in all areas deemed to have archaeological potential.
- From the Stage 2 Assessment it was determined that the subject lands contain no archaeological resources, and the proposed undertaking is clear of any archaeological concern.
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed.
- No further archaeological assessment of the subject lands is warranted.

## 6.5 Phase 1 Environmental Site Assessment

GM Blue Plan Engineering was retained by the Owners to conduct a Phase 1 Environmental Site Assessment (ESA) and prepare an associated report, dated December 2018. The Phase 1 ESA was conducted to identify any actual or potential environmental impacts or risks associated with the subject lands to support the future sale and development of the lands as a subdivision for residential uses.

The results and conclusions from the assessment are summarized as follows:

- Analysis of the information collected for the Phase One ESA indicates that there are areas of potential environmental concern associated with the following onsite sources:
  - APEC-1: The onsite fuel storage and handling operations associated with the diesel AST located adjacent to the exterior wall of the storage shed at the south end of South Mill Street.

- APEC-2: The potential demolition debris located at the southeast end of the site that gives evidence to a concrete cattle-feeding pad and associated structures being buried on site and may remain onsite in the subsurface.
- Based on the above noted APECs, further investigation of the subsurface conditions is recommended as part of a Phase Two Environmental Site Assessment. It is noted that additional excavation has been recommended through test pitting as part of the Geotechnical Assessment. To provide the most efficient approach, investigation and assessment of the environmental condition of the subsurface associated with the above noted APECs can be completed concurrently with the additional geotechnical excavations.

Based on the recommendations of the Phase 1 ESA, a Phase 2 ESA will be prepared and is in the process of being initiated.

# 7.0 PUBLIC CONSULTATION STRATEGY

As of July 1, 2016, changes to the Planning Act (O. Reg 544/06, amended by O. Reg 178/16) require that applicants submit a proposed strategy for consulting with the public with respect to the application as part of the 'complete' application requirements. This section satisfies this requirement.

It is proposed that the public consultation process for the proposed Plan of Subdivision and Zoning By-law Amendment applications follow the Planning Act statutory requirements and the County's standard practices as outlined in the application for plan of subdivision. The following points of public consultation are proposed:

- Planning Advisory meeting (if required).
- A formal Public Meeting will be held by the local municipal Council at which time a Staff Report, all available information, and public input will be considered. The intent will be to coordinate with municipal staff on the public consultation requirements to address the Planning Act.
- Preparation of a Planning Report to County Council, with the Report to be available to the public in advance of the County Council's consideration of the application. It is understood that County Staff will post information on the County's website for public review. This will include the municipal staff report and may also include technical studies and reports prepared in support of the applications.

The consultation strategy described herein will ensure that members of the public are given opportunity to review, understand and comment on the proposed Draft Plan of Subdivision and Zoning By-law Amendment application. Additional opportunities for consultation will be considered and may be warranted based on the input received.

# 8.0 SUMMARY AND CONCLUSIONS

As outlined in this report, together with the supporting technical reports and plans, the proposed Plan of Subdivision would result in timely and logical development for the subject lands, the provision of new residential lots, and intensification in keeping with the County's policy framework. The proposed Plan of Subdivision represents good planning for the following reasons:

1. The proposed Plan of Subdivision conforms to the Approvals Criteria, as outlined in the Section 51(24) of the Planning Act, R.S.O. 1990, c. P.13;
2. The proposed Plan of Subdivision is consistent with the Provincial Policy Statement;
3. The proposed Plan of Subdivision conforms to the general policies of the County of Wellington Official Plan;
4. The subject lands are identified on Schedule A<sub>4</sub> of the County of Wellington Official Plan as being within Glen Allan's settlement boundary and, therefore, are a viable location for growth and development; and
5. The subject lands are strategically located to utilize the existing municipal transportation network.

Ultimately, the proposed Plan of Subdivision is appropriate for the area and represents good planning. It is our opinion that the proposed Plan of Subdivision and Zoning By-law Amendment applications meets the submission requirements for a complete application and should be processed accordingly.

Respectfully submitted,

**MHBC**



Pierre Chauvin, MA, MCIP, RPP  
Partner



Luisa Vacondio, BES  
Planner

# **APPENDIX A**

## **Draft Plan of Subdivision**

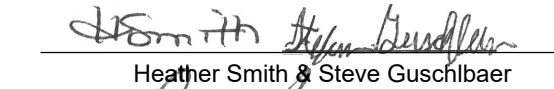



# DRAFT PLAN OF SUBDIVISION

## Legal Description

LOTS 34-36 WEST OF SOUTH MILL ST AND SOUTH OF HILL ST &  
 LOTS 37-39 EAST OF CENTRE ST AND SOUTH OF HILL ST &  
 LOTS 40 AND 41 WEST OF CENTRE ST AND SOUTH OF HILL ST &  
 LOTS 42 AND 43 WEST OF CENTRE ST AND NORTH OF GEORGE ST &  
 LOTS 44-46 EAST OF CENTRE ST AND NORTH OF GEORGE ST &  
 LOTS 62-64 WEST OF SOUTH MILL ST AND SOUTH OF GEORGE ST &  
 LOTS 65-67 EAST OF CENTRE ST AND SOUTH OF GEORGE ST &  
 LOTS 68 AND 69 WEST OF CENTRE ST AND SOUTH OF GEORGE ST &  
 LOTS 70 AND 71 WEST OF CENTRE ST AND NORTH OF WELLESLEY ST &  
 LOTS 72-74 EAST OF CENTRE ST AND NORTH OF WELLESLEY ST &  
 LOTS 75-77 WEST OF SOUTH MILL ST AND NORTH OF WELLESLEY ST,  
 ALL BEING IN DONALD SUTHERLAND'S SURVEY AND  
 PART OF LOT 5, CONC. 2  
 (GEOGRAPHIC TOWNSHIP OF PEEL)  
 TOWNSHIP OF MAPLETON  
 COUNTY OF WELLINGTON

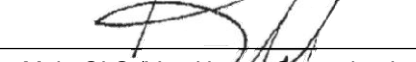
## Owner's Certificate

I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

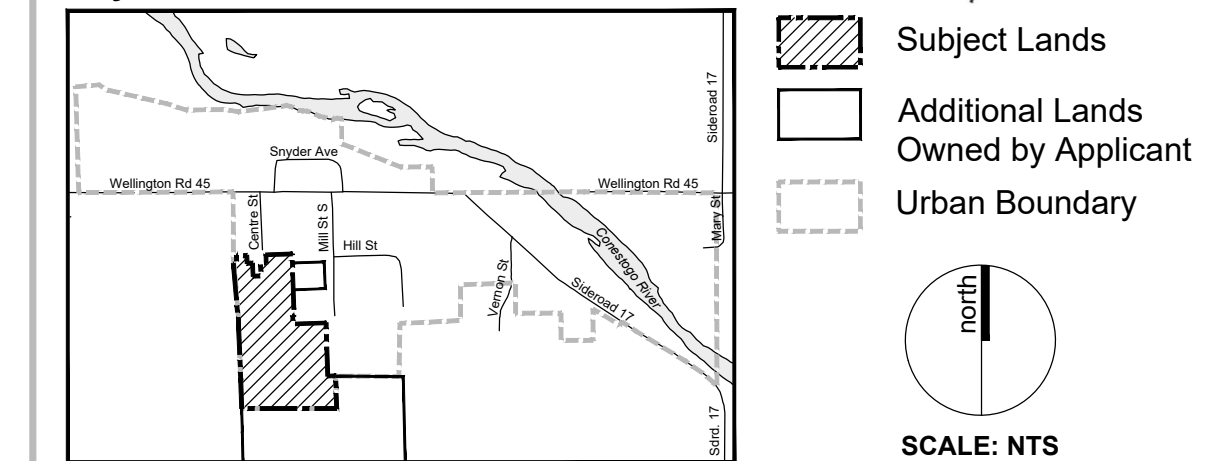
DATE: March 11, 2021   
 Heather Smith & Steve Guschlbaer  
 DATE: Apr 14, 2021   
 Steve Sebben  
 DATE: Mar 12, 2021   
 Murray Martin  
 DATE: May 12, 2021   
 Shirley Martin

## Surveyor's Certificate

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: MARCH 8, 2021   
 Ron Mak, OLS (Van Haren Surveying Inc.)

## Key Plan



Source: County of Wellington

## Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN B. AS SHOWN C. AS SHOWN  
 D. RESIDENTIAL E. AS SHOWN F. AS SHOWN  
 G. AS SHOWN H. MUNICIPAL WATER SUPPLY I. LOAM  
 J. AS SHOWN K. ALL SERVICES REQUIRED L. AS SHOWN

## Area Schedule

Description	Lots/Blocks	Units	Area (ha)
Residential	1-11	11	3.329
Storm Water Management	12		0.291
Future Development	13,14		0.052
Road Widening	15		0.024
Roads			0.381
<b>Total</b>	<b>15</b>	<b>11</b>	<b>4.077</b>

## Notes

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SHOWN.  
 2. SURVEY INFORMATION PREPARED BY VAN HAREN SURVEYING INC. (PLAN 61R-21807, JUNE 4, 2020 & ADDITIONAL SURVEY INFORMATION PREPARED, JANUARY 2021)

Revision No.	Date	Issued / Revision	By
4	Feb. 26, 2021	Property limits adjusted based on new survey information	CAC
3	Nov. 27, 2020	Adjust property limits	CAC
2	Sept. 18, 2019	Adjust property limits; Blocks 2-4 realigned	CAC
1	Dec. 13, 2018	Remove 6.0m SWM Access	CAC

Revision No. Date Issued / Revision By



**MHBC** PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N2B 3X9 | P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Approval Stamp Date Feb. 26, 2021

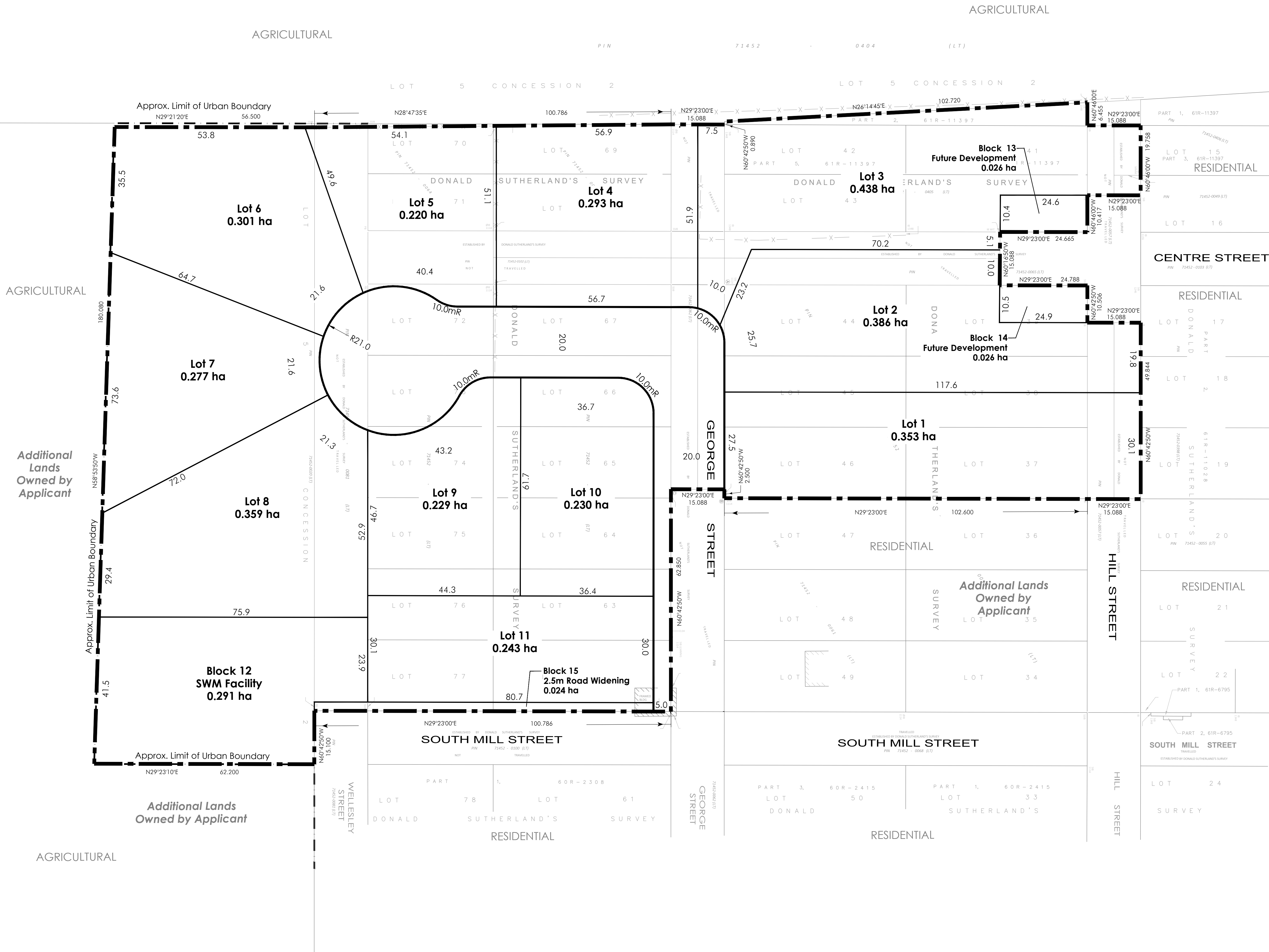
File No. 17410A  
 Plan Scale 1:500 (Arch D)  
 Drawn By DGS/CAC

Project Glen Allan Subdivision Checked By PC

Applicants Heather Smith, Steve Guschlbaer, Steve Sebben & Murray Martin Mapleton, ON.

File Name **DRAFT PLAN** Dwg No. 1 of 1

Scale Bar 5 0 25 50m



AGRICULTURAL

AGRICULTURAL

AGRICULTURAL

Additional Lands Owned by Applicant

AGRICULTURAL

Approx. Limit of Urban Boundary

Approx. Limit of Urban Boundary

Additional Lands Owned by Applicant

Additional Lands Owned by Applicant



# **APPENDIX B**

## **Proposed Zoning By-law Amendment**

# THE CORPORATION OF THE TOWNSHIP OF MAPLETON

## BY-LAW NUMBER \_\_\_-2\_

### Being a By-law to amend By-law 2010-080, being a Zoning By-law for the Township of Mapleton

**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-7', as it applies to *Lots 37, 38, and 39 east of Centre Street and south of Hill Street, and Lots 40 and 41 west of Centre Street and south of Hill Street, and Lots 42 and 43 west of Centre Street and north of George Street, and Lots 44, 45, and 46 east of Centre Street and north of George Street, and Lots 62, 63, and 64 west of South Mill Street and south of George Street, and Lots 65, 66, and 67 east of Centre Street and south of George Street, and Lots 68 and 69 west of Centre Street and south of George Street, and Lots 70 and 71 west of Centre Street and north of Wellesley Street, and Lots 72, 73, and 74 east of Centre Street and north of Wellesley Street, and Lots 75, 76, and 77 west of South Mill Street and north of Wellesley Street all being in Donald Sutherland's Survey; and Part of Lot 5, Concession 2, (Geographic Township of Peel), Township of Mapleton in the County of Wellington, as illustrated on Schedule 'A' attached to and forming part of this By-law from:
  - **Future Development (FD) and Unserviced Residential (R1A) to Unserviced Residential Exception (R1A-31.335)**
  - **Future Development (FD) and Unserviced Residential (R1A) to Unserviced Residential Exception (R1A-31.336)***

2. THAT Section 33, Exception Zone, is amended by adding the following new sections:

<b>31-335</b> <i>Lots 40 and 41 west of Centre Street and south of Hill Street, and Lots 42 and 43 west of Centre Street and north of George Street, Donald Sutherland's Survey, Township of Mapleton in the County of Wellington</i>	Notwithstanding any other provisions to the contrary, the land zoned R1A-31.335 shall be subject to the following regulations: <ol style="list-style-type: none"><li>a) Minimum Lot Frontage 10 metres (32.8 ft)</li></ol>
--	--

(Murray Martin, Shirley Martin, Stefan Guschlbauer, Heather Smith, Steve Sebben, and Lori Sebben)	
<p><b>31-336</b>  <i>Lots 37, 38, and 39 east of Centre Street and south of Hill Street, and Lots 44, 45, and 46 east of Centre Street and north of George Street, and Lots 62, 63, and 64 west of South Mill Street and south of George Street, and Lots 65, 66, and 67 east of Centre Street and south of George Street, and Lots 68 and 69 west of Centre Street and south of George Street, and Lots 70 and 71 west of Centre Street and north of Wellesley Street, and Lots 72, 73, and 74 east of Centre Street and north of Wellesley Street, and Lots 75, 76, and 77 west of South Mill Street and north of Wellesley Street all being in Donald Sutherland's Survey; and Part of Lot 5, Concession 2, (Geographic Township of Peel), Township of Mapleton in the County of Wellington</i></p> <p>(Murray Martin, Shirley Martin, Stefan Guschlbauer, Heather Smith, Steve Sebben, and Lori Sebben)</p>	<p>Notwithstanding any other provisions to the contrary, the land zoned R1A-31.336 shall be subject to the following regulations:</p> <ul style="list-style-type: none"> <li>a) Minimum Lot Frontage 21 metres (68.89 ft)</li> <li>b) Minimum Lot Area 0.22 ha (0.544 ac)</li> </ul>

3. 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 THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_ 202\_.**

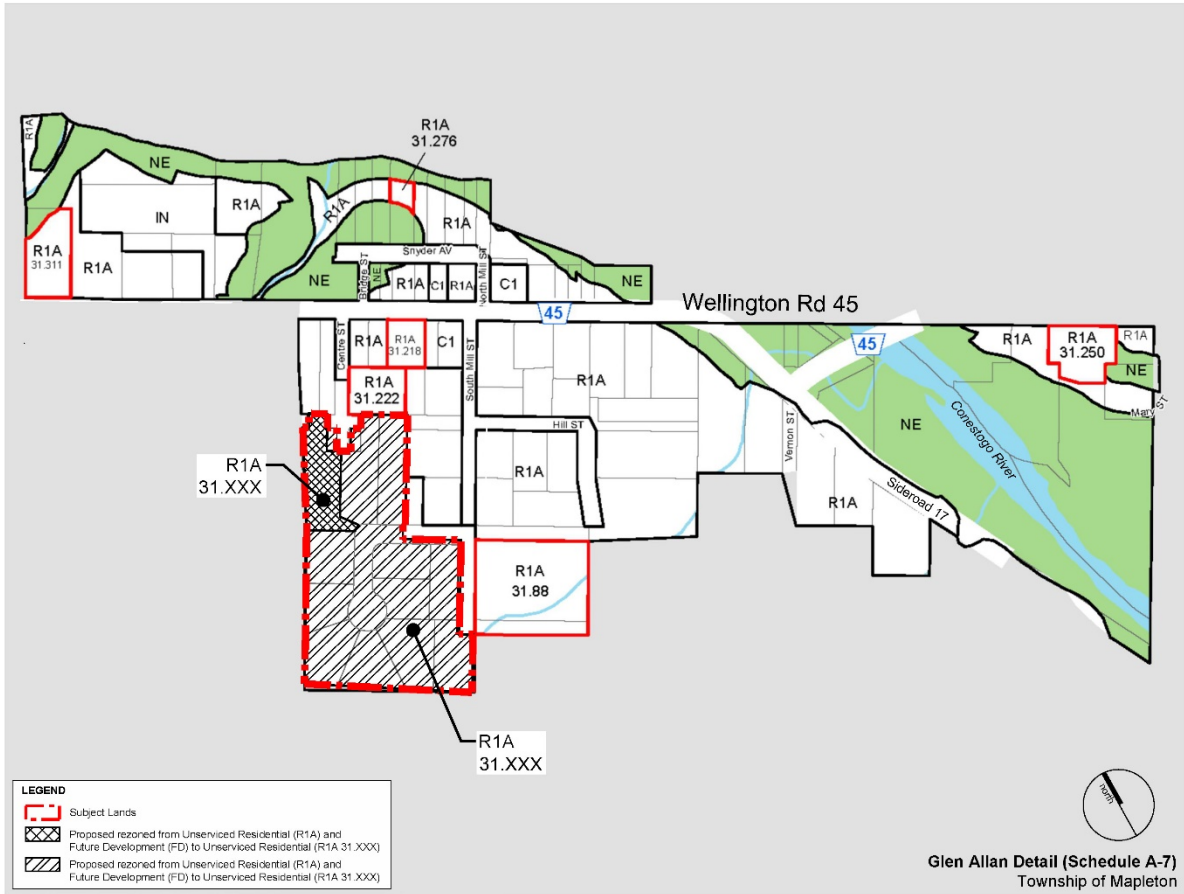
\_\_\_\_\_  
**MAYOR GREGG DAVIDSON**

\_\_\_\_\_  
**CLERK LARRY WHEELER**

THE TOWNSHIP OF MAPLETON

BY-LAW NUMBER \_\_\_-2\_\_

SCHEDULE "A"



Passed this \_\_\_ day of \_\_\_\_\_, 202\_

MAYOR GREGG DAVIDSON

CLERK LARRY WHEELER