



September 25, 2024

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Chris.Corosky@vanharten.com

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

County of Wellington Planning Department
74 Woolwich Street, Administration Centre, 3rd Floor
Guelph ON, N1H 3T9

Attention: Linda Redmond
Email: planning@mapleton.ca

Curtis Marshall
email: curtism@wellington.ca

**Re: Concurrent Draft Plan of Subdivision & Zoning Bylaw Amendment Applications
County of Wellington / Township of Mapleton – Alma Hamlet
Exact Construction**

On behalf of Exact Construction, we are pleased to submit applications to the County of Wellington for a residential Draft Plan of Subdivision, and to the Township of Mapleton for a corresponding Zoning By-law Amendment.

The subject land comprises 8.01 hectares, is located within the Alma Hamlet in the Township of Mapleton, and is legally described as All of Lots 1-8, 10, 11, 26-36 and Part of Lots 9 and 33, Part of Church Street, Alexander Street, Napier Street and Hannah Street (Closed by By-law No. 2023-022); Village of Alma, Registered Plan 134 and Lot 1, Concession 1, West of Grand River, Geographic Township of Pilkington, Township of Mapleton, County of Wellington.

The proposed Plan of Subdivision contains 16 single detached residential lots having an average area of 0.35 hectares. The lots will be serviced by private well and septic. The plan also contains a park block, and drainage/storm water blocks. New roads will extend/loop Church Street and connect with Wellington County Road 17 to provide two points of access. The Plan includes 3 Blocks (Blocks 18, 22 & 23) that are to be merged with abutting parcels. Please note that the subject land surrounds the existing Presbyterian Church property and that the submitted applications **do not** apply to the church lands.

The Draft Plan of Subdivision application has been designed in a manner consistent and conforming with the Hamlet policies of the County of Wellington Official Plan. The requested zone change will amend the zoning on the subject land from Future Development (FD) to R1A (Unserviced Residential Zone), consistent with existing residential areas in the Hamlet. Specialized Provisions for minimum lot area (0.3 hectares rather than 0.4 hectares) and minimum lot width (30m rather than 30.5m) are being sought. These provisions enable an efficient lot layout and maintain compatibility with existing nearby residential lands.

Pre-consultation discussions regarding the applications occurred with both Township and County staff, and subsequently various background studies were prepared to assess the proposed applications within required land use, environmental, and engineering review frameworks. Background studies submitted in support of the applications are attached electronically and hard copies will be submitted to the County:

1. Planning Justification Report – J.L. Cox Planning Consultants Inc., September 9, 2024
2. Functional Servicing & Stormwater Management Report – GM BluePlan, September 2024
3. Engineering Drawing Set of Plans (REV 5) – GM BluePlan, September 17, 2024
4. Scoped Environmental Impact Study – NRSI, September 2023
5. Geotechnical Investigation – CMT Engineering Inc., December 18, 2020
6. Scoped Hydrogeological Assessment – Hydrogeology Consulting Services (HCS), May 2, 2022
7. Supplementary Groundwater Level Monitoring – Hydrogeology Consulting Services (HCS), May 5, 2022
8. Pumping Test Report – Hydrogeology Consulting Services (HCS), April 29, 2023
9. Sewage System & Water Supply Consultation – Van Harten Surveying Ltd., September 29, 2023
10. Stage 1-2 Archaeological Assessment – Detritus Consulting Ltd., July 5, 2024
11. Stage 1-2 Archaeological Assessment Supplementary Documentation – Detritus Consulting Ltd., July 5, 2024
12. Stage 3 Archaeological Assessment – Detritus Consulting Ltd., July 9, 2024
13. Stage 3 Archaeological Assessment Supplementary Documentation – Detritus Consulting Ltd., July 9, 2024
14. Stage 3 Archaeological Grave Search – Detritus Consulting Ltd., January 18, 2024
15. Stage 3 Archaeological Grave Search Supplementary Documentation – Detritus Consulting Ltd., January 18, 2024
16. Stage 4 Archaeological Mitigation & Impacts – Detritus Consulting Ltd., May 24, 2024
17. Stage 4 Archaeological Mitigation & Impacts Supplementary Documentation – Detritus Consulting Ltd., May 23, 2024
18. Title Reports showing ownership by EXACT CONSTRUCTION LTD. (PIN REPORT, MAPS AND DEEDS)
19. Sourcewater Protection Screening Form – Exact Construction, August 21, 2024
20. County Planning Consultation Strategy Form – Exact Construction, August 21, 2024
21. Zoning By-law Amendment Application Form – September 2024 – Submitted electronically via Cloud Permit with the Township of Mapleton
22. Draft Plan of Subdivision Application Form to the County, September 2024
23. Draft Plan of Subdivision Plan – Van Harten Surveying, August 22, 2024
24. Township of Mapleton Circulation List Documents – August 2024

All background studies indicate that the proposed applications conform with relevant review criteria, legislation and policy, are supportable, and should be approved.



Fees for the applications are being submitted separately, as follows:

County of Wellington – Draft Plan of Subdivision - \$12,740.00 (base fee) + 16 x \$180 (per lot fee) = **\$15,620.00** – cheque included.

Township of Mapleton – Zoning By-law Amendment - **\$10,500.00** – will be paid via CloudPermit.

GRCA – After speaking with GRCA Staff, it was confirmed that the GRCA will issue an invoice to the applicant upon their review.

Kindly advise of the timeframe associated with deeming all submitted applications to be 'complete'.

In the meantime, if you have any questions do not hesitate to call.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in blue ink, appearing to read "Chris Corosky".

Chris Corosky, RPP
Planner

cc. Kevin VanLeeuwen, Exact Construction
cc. Angela Kroetsch, GM BluePlan