

Planning Justification Report - Addendum

Zoning Bylaw Amendment & Draft Plan of Subdivision

Village of Alma

Township of Mapleton

Exact Construction

June 4, 2024

Contents

1.0	Application Summary	3
2.0	Changes to the Subdivision Plan.....	4
3.0	Conformity with Applicable Upper Tier Planning Policy & Legislation	5
4.0	Conformity with the Wellington County Official Plan	5
5.0	The Township of Mapleton Zoning By-law 2010-080 As Amended.....	6
6.0	Comment Response Matrix	8
7.0	Supporting Documents.....	16
8.0	Justification Synopsis	16
	Appendix A - 2 nd Submission Draft Plan of Subdivision	17
	Appendix B - Proposed Draft Amending Zoning Bylaw.....	19

List of Figures

Figure 1 - Key Changes from 1st Submission	4
Figure 2- Existing Zoning.....	6
Figure 3 - Proposed Zoning.....	7

1.0 Application Summary

A Planning Justification Report (PJR) dated September 9, 2024 was prepared by J.L. Cox Planning Consultants Inc. that provided a professional land use planning review of a subdivision and related zoning bylaw amendment proposed by Exact Construction in the Village of Alma / Township of Mapleton. The report concluded that:

- *The proposed development application is appropriate and represents good planning and should be approved*

Van Harten has reviewed the September 9, 2024 report prepared by Cox and agrees with the above cited conclusion.

As is typical, the previously submitted '1st Submission' of materials was reviewed by the Township's consultants and advisors, resulting in various technical questions and requests for clarifications, primarily relating to engineering and environmental components of the proposed development. Responses to these comments and any necessary supporting documentation have now been completed and form part of this '2nd Submission'.

While some minor changes and adjustments have been made to the fabric of the subdivision plan, from a land use planning perspective, these minor changes do not alter the fact that this proposal continues to conform and comply with all applicable Provincial and County planning policy, and for the most part with the Township of Mapleton's comprehensive zoning bylaw (four special regulations are requested in the proposed zoning bylaw amendment – discussed later in this report).

The purpose of this PJR Addendum (PJRA) is to provide a scoped update of planning matters, primarily pertaining to the changes that have been made to the fabric of the subdivision plan, and to confirm zoning that will apply to the site including any necessary special zoning provisions. The PJRA also provides a summary of the responses to the various comments received on the 1st Submission, and based on any new or revised aspects of the proposal, concludes with an opinion on whether this proposal represents good planning and merits the support / approval of Township Council.

As shown on Figure 1 the key changes between the 1st Submission and 2nd Submission versions of the Subdivision Plan are:

- the number of lots fronting on the south-west side of the Church Street extension has been reduced from ten (10) lots in the 1st Submission to eight (8) lots in the revised version of the plan (below). Overall, the number of lots has been reduced from a total of 16 to a total of 14
- the size of the storm water management parcel (pond et al) has been increased by 0.31 hectares, and
- the size of the park block has been increased by 0.06 hectares.

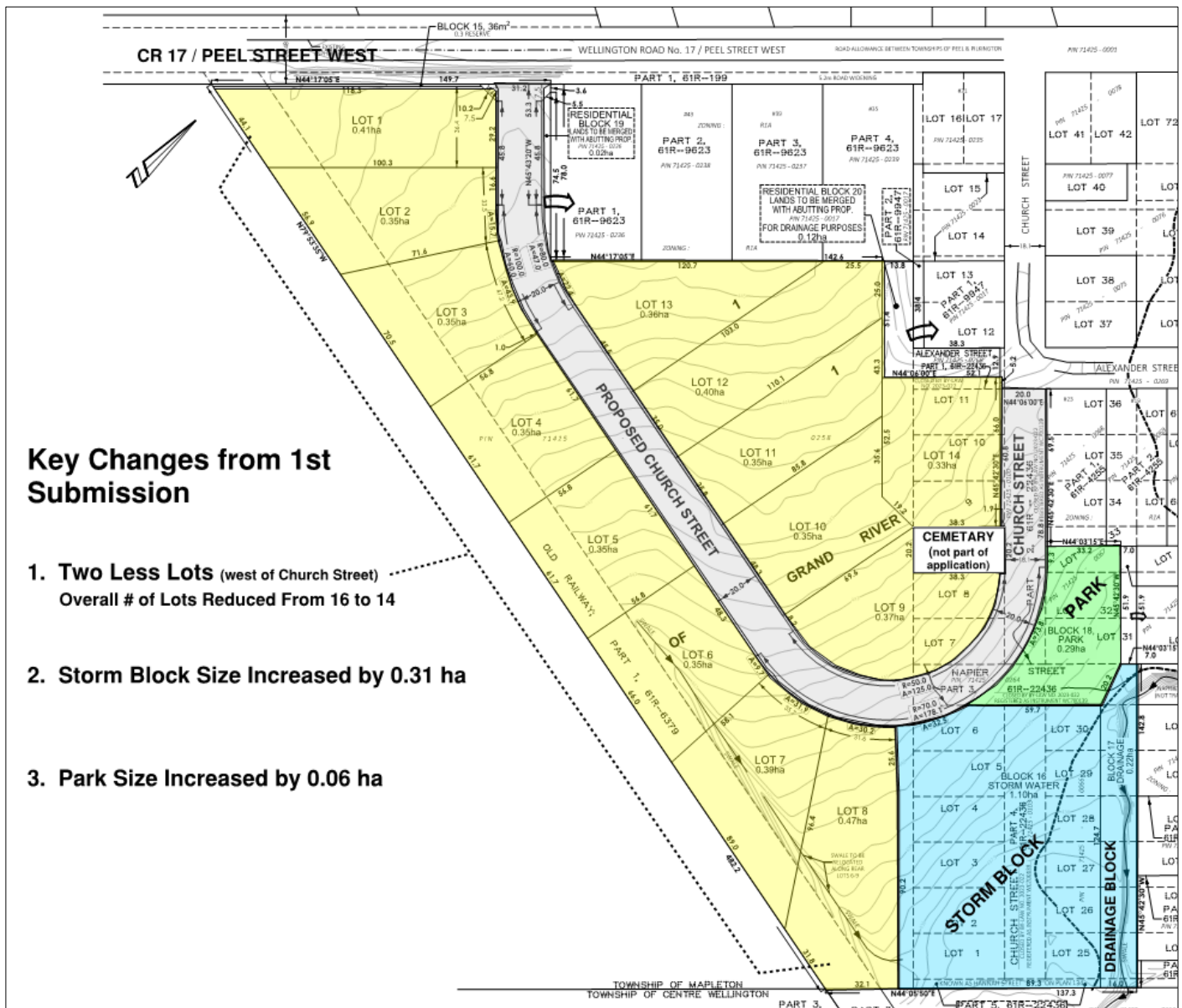


Figure 1 - Key Changes from 1st Submission

Overall statistics for the revised version of the plan are shown below:

LAND USE SCHEDULE

DESCRIPTION	LOTS/BLOCKS	AREA (hectares)	
LOTS	1-14	5.18	
ADDITIONAL RESIDENTIAL BLOCKS	19, 20, 21	0.17	
		5.35	TOTAL
BLOCKS			
0.3 RESERVES	15	0.004	
STORMWATER MANAGEMENT	16	1.10	
DRAINAGE	17	0.22	
PARK	18	0.29	
ROADS		1.07	
		2.68	TOTAL
		8.03	SUBDIVISION TOTAL

In terms of servicing, no substantive changes are proposed. The subdivision will be serviced by private well and septic systems, as well as a municipal storm water system including a new storm water management pond.

A copy of the full version of the subdivision plan is included as Appendix A.

3.0 Conformity with Applicable Upper Tier Planning Policy & Legislation

The 1st Submission was accompanied by a Planning Justification Study prepared by JL Cox Planning which reviewed relevant upper tier (Provincial) legislation and policy and concluded that the proposed zoning bylaw amendment and plan of subdivision conformed / complied in all respects.

The minor changes to the 2nd Submission version of the proposed draft plan of subdivision and associated zoning bylaw amendment continue to be consistent with, in conformity with, and in compliance with all relevant sections of:

- the Planning Act
- the Provincial Policy Statement (2024)

4.0 Conformity with the Wellington County Official Plan

The 2nd Submission changes to the proposed draft plan of subdivision and zoning bylaw amendment continue to be in conformity with the Hamet land use designation of the Wellington County Official Plan (WCOP) that applies to the subject lands. The form of development as proposed is what is intended in this location and will be compatible with existing residential development that already exists in the Village of Alma.

5.0 The Township of Mapleton Zoning By-law 2010-080 As Amended

Figure 2 shows the zoning that is applicable within the Village of Alma. The subject property is highlighted with a heavy black border and is currently zoned FD – Future Development.



Figure 2- Existing Zoning

The residential component of the subdivision (14 Lots) will be re-zoned from FD to R1A – Unserved Residential. This is consistent with the R1A Zone category that applies to all other existing residential areas within Alma. Some specialized zoning provisions to the standard R1A regulations are required and are discussed further in this section.

The proposed park will be re-zoned from FD to OS1 – Open Space, and the stormwater management and drainage block will be re-zoned from FD to NE – Natural Environment. The proposed zoning is shown on Figure 3.

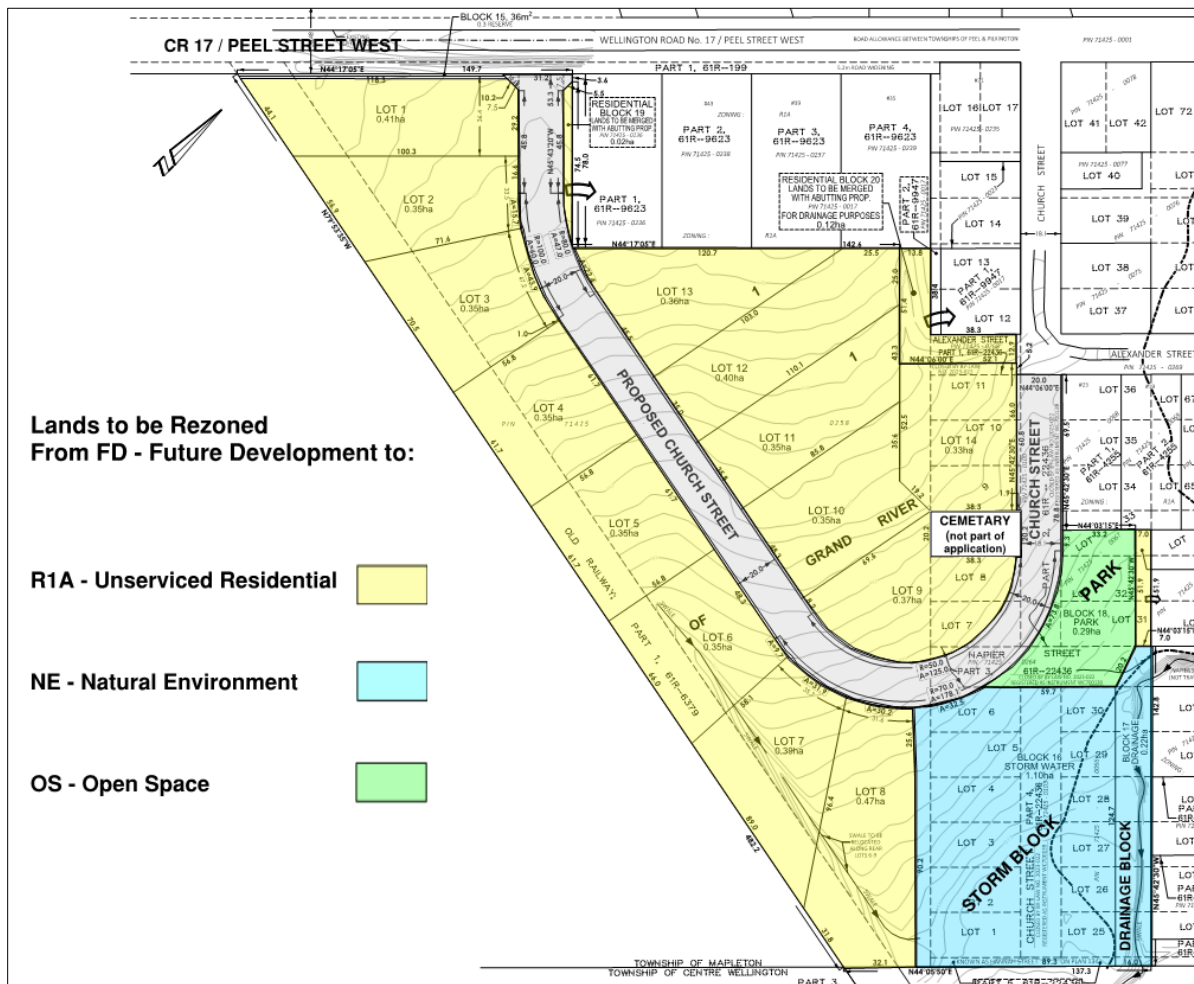


Figure 3 - Proposed Zoning

As noted, some specialized zoning regulations will be required for the 14 new lots to be created by the proposed plan of subdivision. The standard applicable regulations in the R1A Zone are shown in the table below, along with requested specialized regulations (shown in red).

Regulation	Pursuant to Bylaw	Requested Special Regulation
Minimum Lot Area	0.4 ha	0.33 ha
Minimum Lot Frontage	30.5 m	
Minimum Front Yard Setback	9.0 m	6.0 m
Minimum Interior Side Yard - no attached garage - attached garage	3.0 m One side may be 1.5 m	
Minimum Exterior Side Yard	7.6 m	
Minimum Rear Yard	9.0 m	6.0 m
Maximum Building Height	Greater of 10.5 m or 2.5 stories	
Maximum Lot Coverage	30 %	
Minimum Floor Area	102.2 m ²	

The rationale for the requested special regulations is as follows:

Minimum Lot Area – the lots range in size with largest being 0.47 ha and the smallest (Lot 14) being 0.33 ha. All lots will comply with the proposed special regulations, and generally enable more efficient use of the land base.

Minimum Front Yard Setback – 6.0 metres represents a more efficient and modern standard, and will provide some additional flexibility for efficient layout of house, septic, and well on the lots

Minimum Rear Yard Setback – 6.0 metres represents a more efficient and modern standard, and will provide some additional flexibility for efficient layout of house, septic, and well on the lots

In addition to the zoning regulations applicable specifically in the R1A Zone, general provisions contained in Section 6 of the zoning bylaw also apply.

A special regulation is also required to exempt the provisions of Section 6.20 (shown below) from applying to the lots in this subdivision as a new NE Zone is being created for the storm pond block and the adjacent drainage block. The GRCA has confirmed that no additional setbacks will be required from these features.

6.20 NATURAL ENVIRONMENT, WATERCOURSE AND MUNICIPAL DRAIN SETBACKS

6.20.1 Natural Environment Zone Setbacks

- a) No building or structure, including a private sewage treatment system and any associated tile weeping bed, shall be constructed closer than 30.0 m (98.4 ft) from the limit of a Natural Environment NE zone.

6.20.2 Municipal Drain Setback

- a) No building or structure shall be constructed closer than 30.0 m (98.4 ft) from the edge of an opened municipal drain or 15.0 m (49.2 ft) from the edge of an enclosed municipal drain.

Aside from the exemptions noted above, all other permitted use and regulatory provisions of the R1A Zone, as well as all other applicable general provisions of zoning bylaw 2010-080 will continue to apply to the subject property. GRCA has confirmed that no additional setbacks will be required from the storm pond block or the adjacent drainage block.

None of the above noted special provisions will apply to the three (3) residential blocks, as these are intended to be transferred to owners of existing adjacent lots. A copy of the proposed draft amending zoning by is attached as Appendix B.

6.0 Comment Response Matrix

The following matrix contains all 1st Submission review comments and responses thereto from the consulting team.

Comments Received From Township - March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
1	Twp - Re: PPS - The proposal for 16 rural lots is compatible with the character of the surrounding area. The lots are of a comparable size to the lots located within Alma as well the dwelling type (single family) is the same as what is found in this area. Similarly, the lots will be serviced on private septic and well as is common in the area.	CC	14 rural estate lots are now being proposed	✓
2	Twp - Re: WCOP & ZB - no major red flags identified. Designated Hamlet in WCOP - Subdivision generally complies with Hamlet policy. Draft ZBA to be completed.	CC	A draft amending zoning bylaw is attached as Appendix "A" to this PJRA	✓
Comments Received From County Roads Dept. - March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
	No Concerns subject to:			
1	Conveyance of a one-foot reserve along Peel Street West (Wellington Road 17) from the lands to be subdivided in favour of the County of Wellington.	JB	Shown as Block 15 on the subdivision plan	✓
2	Conveyance of 25' x 25' daylight corner at Peel Street West (Wellington Road 17) and proposed Church Street in favour of the County of Wellington.	JB	Shown on the revised subdivision plan	✓
3	Entrance permit to be submitted to the County of Wellington for a new Public Entrance at the proposed Church Street access	AR	Acknowledged. Entrance permit application to be submitted during detailed design.	✓
Comments Received From Wellington Source Water Protection - March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
	No Concerns subject to submitting:			
1	Salt Management Plan to manage winter maintenance activities;	AR	Acknowledged. Salt Management Plan to be prepared during detailed design.	✓
2	Liquid fuel handling / storage and spill response procedure for construction	AR	Acknowledged. Liquid fuel handling/storage and spill response procedure for construction to be developed during detailed design.	✓
3	Documentation of any Provincial Approvals (ECA, PTTW, etc.) subject to the proposal	AR	Acknowledged. All applicable provincial approvals will be submitted when required.	✓
4	Water balance assessment report that evaluates pre and post development hydro-g conditions	AR	A water balance assessment has been provided in the updated FSSWM report.	✓
5	Documentation that any existing unused wells are decommissioned per OReg 903	AR	Acknowledged. Documentation of well decommissioning will be provided when available.	✓
6	Documentation of any transport pathway proposed for development	AR	A Pathogen Migration Assessment is provided in Section 5 of the Scoped Hydrogeological Assessment.	✓
7	Ensure that policy WC-MC-23.5 in the Grand River Source Protection Plan is satisfactorily met	AR	Acknowledged. To be addressed at detailed design.	✓
Comments Received From Upper Grand District School Board - March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
1	No objections - DC are applicable, adequate sidewalks, lighting and snow removal to be provided	CC	Acknowledged	✓
Comments Received From Mapleton Building Dept. - March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
1	Preliminary - On site services required to meet OBC	AR	Acknowledged. Private water and sanitary servicing will be designed to meet OBC.	✓
Comments Received From Mapleton Fire Dept. - March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
1	Preliminary - road widths and turn radii must accommodate emergency vehicles	AR	Acknowledged. Traffic Geometric Plans will be provided at detailed design.	✓
2	Preliminary - On site water supply for firefighting may be required	AR	Acknowledged. Provisions for on site fire water supply will be refined at detailed design. As described in the updated FSSWM report, it is provisionally intended that a 37500 US gallon tank will be placed in the park block with outlet pipe located per the Fire Department's requirements, as outlined in the Township's Standards.	✓

Comments Received From Burnside Dec 3 24 Memo - Received in March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
1	Overall, a lot reduction is required based on the analysis that relies on all lots to use Level IV treatment units with 75% reduction to meet nitrate limits targets per MECP D-5-4. Refer to Township guidelines (A.2.03 c)) for more information with respect to developments that are reliant on treatment units. Burnside is only aware of one type of treatment supplier that provides 75% nitrate reduction capabilities. Therefore, we would request the analysis be completed on the basis of treatment units that provide 50% reduction which will allow homeowners to have more choice in the future. To maximize lot yield, the subdivision could have site specific zoning to prohibit additional dwelling units.	CH	The predictive nitrate impact assessment has been updated in Section 4 of the Scoped Hydrogeological Study, per discussions with Burnside. The number of lots has been reduced to 14.	✓
2	The draft plan shows a few areas being merged with existing properties. The applicant should confirm whether the Owners have been approached and whether they are in general agreement to the proposal.	JB	Discussions are in process - until parcels are transferred they will remain under ownership of Exact.	✓
3	Block 22 is being proposed to be merged to 12 Church Street. We understand this block has been removed from the draft plan. We have the following comments: The block will take drainage from the existing upstream lots and a small drainage area from the new lots. There should be an easement in place to secure the drainage outlet for the upstream properties. The applicant should confirm how this can be completed with the block removed from the draft plan. - There is a preference for one consolidated swale, in coordination with adjacent owners with extension of easement. At minimum an easement will have to be extended up to Lot 15.	JB	The parcel adjacent to 12 Church Street has been re-labelled as Block 20 (current draft plan). Comments regarding easement are acknowledged.	✓
4	Block 23 is being proposed due to an existing dry well located on 19 Alexander Street however we understand Block 23 will not be included within the draft plan. - What is the purpose of the dry well and can it be removed? - The Township can't be responsible to maintain the dry well outlet for the property or any implications should it become block. The outlet should be re-located within Block 23.	AR	The parcel to be merged is shown as Block 21 (current draft plan) - the dry well and outlet will remain under private ownership and will not be the responsibility of the Township.	✓
5	Blocks within the draft plan should be augmented to represent the following: - There should be a block representative of the Flood Way Zone (essentially containing the regional floodplain and required setback) - Park Block and Stormwater Block should be set outside the Flood Way Zone in blocks zoned Open Space - A block for Fire Protection should be shown	AR	The draft plan has been updated. Block 17 is assigned for the north-easterly swale. Block 16 is assigned for the stormwater management facility. The updated floodplain does encroach on the SWM block, but the SWM facility is completely outside of the updated floodplain. The park block (block 18) is outside of the floodplain. The GRCA has confirmed that no additional setback to the floodplain is required. The park will be zoned Open Space (see draft amending zoning bylaw). If required, the on-site water supply tank for fire protection is proposed to be located in the park block.	✓
6	The Ontario Building Code does not address requirements with respect to nitrate removal, which poses a concern to ensure nitrate removal equipment is used in perpetuity. The applicant's planner is to indicate how future building department staff unfamiliar with the site will know that these lots require nitrate removal equipment. - Burnside suggests that these lots have site specific zoning related to servicing to identify nitrate removal equipment. - Burnside suggests that the County's GIS identify this specific requirement	CC	Any specialized requirements with respect to nitrates should be detailed and included as a condition in the subdivision agreement that is to be registered on title of the lands	✓
7 On Site Sewage	The assessment was completed in general conformance with procedure D-5-4. a) There is a small discrepancy between the sewage assessment and the water supply report. Sewage analysis is based on 19 lots and well testing is based on 15 lots. The number of lots should be updated in the assessment to match the proposed draft plan. b) Our calculations concur with the assessment by HCS that conventional systems will not achieve the required nitrate concentrations. c) As noted, the Township's guideline (A.2.03 c)) does permit some allowance on treatment when completing the analysis. Please review this section of the guideline and update the analysis accordingly. d) Please include a section within the report to confirm how the analysis considered additional dwelling units and whether they are accounted for or whether it is recommended that they not be permitted.	CH	The predictive nitrate impact assessment has been updated in Section 4 of the Scoped Hydrogeological Study, per discussions with Burnside. The number of lots has been reduced to 14. Additional dwelling units are NOT considered, and unless the Township is willing to include an ADU in the 1,000 L/day flows, they would not be permissible. Any specialized requirements or restrictions pertaining to potential future ADUs should be detailed and included as a condition in the subdivision agreement that is to be registered on title of the lands.	✓
8	The hydrogeological assessment indicates that 'to minimize the potential for impacts to the shallow overburden soils and overburden aquifers, enhanced tertiary treatment of sewage effluent with a design effluent concentration of 12 mg/L or less for nitrate-N should be considered for the sewage effluent disposal systems for the proposed lots. The report should be clearer. Based on the guideline and the methodology used, treatment is required, rather than a consideration.	CH	The predictive nitrate impact assessment has been updated in Section 4 of the Scoped Hydrogeological Study, per discussions with Burnside. The number of lots has been reduced to 14.	✓

9	Conceptual figures were included in the Van Harten report. While they are conceptual, Lot 2 for example would not be accepted as is. While details are finalized at the detail design stage, comments are being provided in order that the applicant to be aware of future design consideration, - There is limited space for the Owner to construct a walkway and complete front yard landscaping that most would expect. The house should be pushed further back. - The driveway is situated along the property line. Space would be required to accommodate the swale and to ensure snow from driveway clearing does not spill over to the adjacent property. - The minimum setbacks may need to be increased if the sewage system is raised. - Long term grounding monitoring data will need to be reviewed before detail design. If bed is to be raised significantly, it may be better situated in the rear of the lot.	AR	Acknowledged. Lots are generally larger as the number of lots has been reduced from 16 to 14. Layout of the lots (building footprint, driveway, septic system etc.) will be determined at detailed design. A one-year groundwater monitoring program has been completed.	✓
Water Supply	The data reviewed indicate that the confined overburden aquifer tested demonstrates sufficient capacity to provide adequate water quantity to supply the proposed 15 lots. The report should elaborate on impacts associated with additional dwelling units consistent with the nitrate analysis for the on-site sewage systems.	CH	Potential for ADUs is marginal based on sewage flows and D-5-4 requirements. A warning clause should be included in the subdivision agreement to be registered on title.	✓
10	The report should conclude with a recommended source aquifer and well construction so appropriate details can be included in a draft plan condition.	CH	Only overburden wells were drilled and tested on the property. We do not have information about bedrock wells to say they "can or cannot" be used. And private landowners cannot be forced to drill a well completed in one specific aquifer. I can provide "suggestions" if necessary, but I do not feel it is appropriate to provide "recommendations" in the absence of detailed information about the bedrock aquifer.	✓
11	The test wells are concentrated in the northern portions of the site, the applicant should demonstrate that the intended aquifer extends into the southern sections of the site.	CH	MECP Procedure D-5-5 does not require wells to be drilled in particular locations across the site. Further, had the wells been spread out there would be been no ability to perform the multi-well pumping test to evaluate cumulative drawdown impacts - a critical component of the overall pumping test evaluation process for a larger-scale subdivision. Based on the available MECP well records there is no reason to think the aquifer is not laterally extensive. In the event it is not, landowners may need to drill deeper wells or drill bedrock wells (which leads back to comment 10 above).	✓
12	The report indicated that to minimize the potential for long-duration supply well use to impact neighbouring water supply wells it is recommended the fifteen proposed lots be subject to a condition that filling (or "topping up") of pools or similar structures using well water be prohibited. The applicant's hydrogeologist should confirm whether they are suggesting that the capacity of the aquifer is limited and that there needs to be a concern as the Township does not have a by-law in place that regulates private well water use.	CH	The report clearly does not suggest there are concerns about limited aquifer capacity, and there should be no reason to explicitly make this statement because the results and conclusions of the report are already clear. The recommendation regarding pools is simply to promote responsible use of our groundwater resources. No one should be filling a pool using a well - this type of wording is already commonly used in other municipalities, but if the Township \ doesn't want the comment it can be removed.	✓
13	The TOR agreed by the Town included sampling at all three test wells during the combined pumping test. The report indicates that sampling was only done at one well which does not match TOR. Additionally, the quality of water at the other test wells was not confirmed and although the indicators are that water quality should be similar to that tested, Procedure D-5-5 requires sampling to prove the predicted quality that future residents can expect. In light of the aquifer not being confirmed in the southern portions of the property the question as to what water quality to expect is unresolved.	CH	If additional water chemistry testing is required it will be completed at detailed design.	✓
14	Sampling at the offsite well at 10 Church Street shows impacts of surficial influence (total coliform) in light of this finding it is important to confirm that the deeper overburden aquifer is present on the southern portions of the site.	CH	Suggest that this be included as a condition of draft approval - to be addressed prior to registration	✓
15	The site is within the WHPA-Q for Centre Wellington wells and the following source protection policies will apply. The report should be updated to address these items. WC.MC.23.4 To ensure that any Recharge Reducing Activity never becomes a significant drinking water threat, where this activity would be a significant drinking water threat as prescribed by the CWA, the Planning Approval Authorities, within the WHPA-Q shall require that all site plan applications under the Planning Act, to facilitate New development not meeting the Major Development definition for new residential, commercial, industrial and institutional uses, implement best management practices such as LID with the goal to maintain predevelopment recharge. This shall include consideration of how recharge will be maintained and water quality will be protected such as from the application and storage of winter maintenance materials including Salt. Planning Approval Authorities shall also encourage implementation of best management practices for site plan applications related to agricultural uses, agriculture-related uses, or on-farm diversified uses provided that such measures are recognized to be voluntary, where the total impervious surface does not exceed 10 per cent of the lot. WC.MC.23.5 To ensure that any Recharge Reducing Activity never becomes a significant drinking water threat, where this activity would be a significant drinking water threat as prescribed by the CWA, the Planning Approval Authority shall require that all site plan, subdivision and vacant land condominium applications to facilitate Major Development for new residential, commercial, industrial and institutional uses provide a water balance assessment for the proposed development which addresses each of the following requirements: - maintain pre-development recharge to the greatest extent feasible through best management practices such as LID, minimizing impervious surfaces, and lot level infiltration; - where pre-development recharge cannot be maintained on site, implement and maximize off-site recharge enhancement (within the same WHPA-Q) to compensate for any predicted loss of recharge from the development; and - within a WHPA-Q in a Chloride, Sodium or Nitrate ICA, the water balance assessment must consider water quality when recommending best management practices and address how recharge will be maintained and water quality will be protected including consideration of how water quality will be protected from application and storage of winter maintenance materials including Salt.	AR	A preliminary water balance has been provided in Section 5 of the updated FSSWM Report. Lot level LIDs and best management practices will be proposed at detailed design to mitigate the recharge deficit. A winter maintenance plan will be prepared at detailed design.	✓

16	Overall, the water quality is as expected of the area. Iron will be considered a nuisance, but like others in the area can be dealt with by treatment. However, the applicant should address the following comments: a) As the colour is high (higher than the maximum concentration, considered reasonably treatable). The report should include a paragraph regarding the reason (iron likely) and whether treatment for iron will reasonably bring it below the aesthetic objective of 5 TCU. b) There should be a notice to purchasers regarding the general water quality and the recommendation to have treatment for iron. c) The report should be amended to recommend the treatment.	CH	In my opinion the purpose of a hydrogeology report and a pumping test report is not to tell people how to treat their groundwater. Aesthetic Objectives/Operational Guidelines are not health-related, and therefore do not "require" treatment. Some people may not want to treat due to their personal preferences, others may want more/less elaborate treatment systems. And is the Township going to inspect everyone's homes to see what treatment system they installed? If not, there is no benefit to providing recommended treatment. Respectfully, this comment should not be considered addressable.	✓
17	Schematic figures of the MIDUSS models should be provided to show the model structure for both pre and post development simulations.	AR	Visual OTTHYMO schematics have been provided for the pre and post-development SWM models in Appendix C of the FSSWM Report.	✓
18	Expand the hydrologic analysis to compare the total pre and post development flows of external area 4000, the additional external area on Hannah Street West (including the controlled flow from the Nesbitt Street subdivision) and the proposed SWM pond discharge at the confluence of these 3 drainage areas.	AR	Updated hydrologic and hydraulic analysis is provided in the updated FSSWM report. It is no longer proposed to realign the north-easterly swale. The subject lands runoff flows to the swale will be attenuated by the SWM facility, with overall post-development peak flows from the lands reduced compared to pre-development conditions.	✓
19	The flood elevations in the receiving channel are expected to reach the level of the two orifice controls in the SWM facility. Demonstrate how the hydraulic operation of the pond has accounted for backwater conditions from the channel, when determining the required pond storage volumes.	AR	The SWM facility design has been updated. The three orifice controls are now located at elevations of 437.30, 437.63 and 437.75. The updated regional flood level in the north-easterly swale at the proposed SWM facility outlet is 437.26. Therefore all orifice elevations are above the regional flood elevation. Design of the SWM facility outlet will be completed at detailed design.	✓
20	The GRCA floodplain noted on Drawing No. 1 and the floodline noted on the Draft Plan are to be updated based on a topographic survey and detailed information of existing conditions (legal fabric, vegetation, encroachments, structures, slopes, etc.) and a site-specific HEC RAS model. Prepare a HEC RAS model of existing and proposed conditions upstream from the south limit of the private property at 7 Hannah Street West or as required by the GRCA. The channel in Block 20 is to be sized for the greater of the 100 year storm or the Hurricane Hazel event. Based on the model results submitted confirmation should be provided that the 100-year storm flow is the design event. The Park Block and the SWM Block are to be outside of the greater of the 100 year storm floodline or the Regional storm floodline. A minimum freeboard of 0.3 m is to be provided to all proposed blocks and lots and setbacks from the floodplain in accordance with GRCA criteria are to be provided. Flood conditions are not to further impact existing lots and blocks relative to existing conditions under all design storms. The model should also provide input to the geomorphology study noted below. Prepare a Floodplain Study report.	AR	Floodplain Analysis is provided in Section 2 of the FSSWM Report.	✓
21	Prepare a stream geomorphology study for the realigned drainage channel. The study should confirm the proposed block width is suitable for a natural channel design as opposed to a fully hardened channel bottom. The design is also to reduce erosion potential in area downstream of the re-channelization. Prepare alternative preliminary design drawings and details.	AR	The north-easterly swale is no longer proposed to be realigned. The redesigned preliminary SWMF is located outside of the updated floodline and does not encroach on the channel.	✓
22	The Geotechnical Report dated December 2020 is to be updated based on the current proposed Draft Plan and servicing design prepared by GM Blue Plan. At least one additional borehole should be advanced at the SWM pond site given the confined sand layer with artesian pressure noted nearby at borehole 2 and the depth of permanent pools note on the drawings. A section is to be added to the report dealing with the SWM pond design and construction based on the current FSR. The ground surface, water elevations and bottom of monitoring well elevations in section 4.5 do not relate to the geodetic datum used in the FSR. Conceptual Stormwater Management Plan should be updated with groundwater and soils information and recommendations. Specific recommendations regarding pond design including the potential for a pond liner, construction and maintenance-related issues are to be addressed.	AR	The Geotechnical Report will be updated at detailed design. It is proposed to coordinate the Phase 2 ESA with additional required borehole drilling at that time. While groundwater monitoring was completed seasonally for a year, the HCS Hydrogeological Assessment concludes that "the near surface soils underlying the subject property are low permeability clayey-silt deposits that do not contain significant groundwater and do not represent an aquifer", and therefore the water elevations measured in BH2 represent a perched groundwater table and not the regional water table. As such additional investigative work will be completed at detailed design to determine if the SWM facility needs a clay liner, and construction and maintenance considerations for the facility.	✓
23	Confirm if ditch and culvert improvements are required on the south side of Alexander Street between Church Street and Queen Street.	AR	Detailed design of the northerly swale will be completed at detailed design. At that time it will be determined if ditch and culvert improvements are required on the south side of Alexander Street between Church Street and Queen Street. We propose that this be included as a condition of draft approval.	✓
24	Current Township standards require ponds to have a maximum of 5:1 sloping and have a minimum 5m working platform. This should be addressed in the next submission to ensure the pond block is large enough. We note that an OGS will have to be incorporated into the design ahead of the forebay.	AR	SWMF side slopes and access road/working platform have been updated per Township standards. See the updated Conceptual Stormwater Management Plan. An OGS will be incorporated ahead of the forebay at detailed design, when the full storm sewer design for the development is completed.	✓

25	These are detailed design comments, but are being provided as they were noted during the draft plan level review: a) Revise the storm sewer alignment at the roadway low point to avoid the acute angle with the pond inlet sewer. b) Perforated CSP risers with flow controls located on a pond slope have been found to be inaccessible for inspection and maintenance. All SWM pond perforated risers, orifice and weir devices are to be provided inside a MH structure in the pond berm with access directly from the maintenance road. c) The reverse slope pond outlet pipe is to be increased to a minimum 300 mm dia. and have a structural support provided at the inlet. d) Relocate the SWM pond emergency overflow weir away from the outfall sewer from the control structure to avoid erosion and potentially compromising the outfall. e) The emergency weir may be lowered 0.2 m to the ponding elevation of the 100 year storm since the Regional storm does not need to be controlled within the pond. The Regional storm may pass through the overflow weir. This would allow for the top of berm to be lowered as well. Provide 0.3 m min. freeboard above the Regional storm flow depth through the weir to the top of berm. f) A maintenance drain pipe with a gate valve in a MH in the pond berm should be added for draining the wetland pool. It is understood the forebay and main cell pool would require pumping. g) Ensure pipe obverts match where storm sewer sizes change in manholes.	AR	Detailed storm sewer design and SWMF outlet design to be addressed at detailed design.	✓
26 Ground Water	There are concerns with groundwater on the site. While a draft plan condition will require continuation of groundwater monitoring, the applicant is to indicate how they intend to construct houses in the subdivision as they relate to groundwater. The geotechnical report recommends foundations be set at least 0.5m above the static water level if applicable.	CH	There is a difference between a shallow aquifer (i.e. high flow conditions where a foundation should not be built) and low-permeability soil conditions with minor perched groundwater. In situations where a minor perched groundwater condition exist, inspection of foundation excavations can be undertaken to evaluate the need for advanced sump systems. It is not required that basements be above "low permeability perched groundwater" levels.	✓
27 EIS	The applicant should indicate the reason why watercourse A is being realigned.	AR	The north-easterly swale is no longer proposed to be realigned. The redesigned preliminary SWMF is located outside of the updated floodline and does not encroach on the channel.	✓
28	Please indicate how wide the development setback will be from the realigned watercourse A	AR	The north-easterly swale is no longer proposed to be realigned. The park block and SWM block are adjacent to the north-easterly swale, but do not encroach on the channel. The SWM facility and the entire park block are located outside of the updated floodline. No development is proposed within the floodplain. No special setback required as confirmed by the GRCA	✓
29	Please describe what is planned for the ephemeral drainage channel and what mitigation is required if it is being removed.	AR	The north-easterly swale is no longer proposed to be realigned or re-designed.	✓
30	In addition to requirement to implement recommendations from the EIS, a compensation plan will be required. As expected, detailed plans will be required for the watercourse realignment, demonstrating natural channel design principles and documenting construction methods and phasing to the satisfaction of DFO and GRCA.	SB	The watercourse is no longer proposed to be re-aligned. DFO will be engaged during the detailed design phase, as needed, once specific design and construction details are finalized for the SMMF outlet structure. Compensation plan to be provided post DA if required.	✓
31	Draft plan conditions should address the following external works: a) The sidewalk on Peel Street W (County Road 17) current terminates at 50 Peel St. West. The applicant should be required to extend the sidewalk along Peel Street West to their subdivision entrance. Street lighting on the County Road should be reviewed and extended to the subdivision entrance. b) Church Street and Alexander St are not paved roads. Cost sharing with the Township will be required. c) That options for improvements to 23 Alexander St driveway location be reviewed with preferences to provide access off Church Street. Efforts to be made to the satisfaction of the Township.	AR	To be addressed as conditions of draft plan approval.	✓
32	Positive boulevard grading per the typical cross section is required. Has the applicant had any discussions with 23 Alexander Street. The T/C is shown higher than the property elevations. There should be positive drainage in all directions from this property. We want to ensure any runoff from snow melt stays within the road system which would require re-grading on 23 Alexander Street to occur.	JB	Preliminary discussion have occurred with owner of 23 Alexander, and will confirm details post DA	
33	A Phase 2 Environmental Site Assessment should be submitted due to the presence of the old railway. This can draft plan condition.	AR	Phase 1 and 2 ESAs will be completed at detailed design to address conditions of draft plan approval.	✓
34	The homeowners located along Alma Queen Street which abut the Alma Creek in their rear yards appear to have made improvements to the areas southwest of the creek including landscaping and plantings. Encroachments will have to be dealt with by the applicant prior to registration.	JB	Preliminary discussion with neighbours has occurred and the area has been surveyed - details to be confirmed post DA	✓
35	There should be a notice to purchasers regarding noise to be expected by the nearby snowmobile trail, as well as typical noise and odours associated with nearby agricultural activities.	CC	To be included as a warning clause / condition in the subdivision agreement to be registered on title.	✓
36	The Township does have development standards that should be referenced during the detailed design stage. They are located on the Township's website: https://mapleton.ca/services/reports-and-studies/development-standards	ALL	Acknowledged.	✓

Comments Received From GRCA Dec 20 24 Letter - Included in March 18 25 (Planning Report to Council)				
Item	Comment	Responder	Action/Response	Complete (✓)
1	Request point by point response			
2	Area within floodplain to be zoned Natural Environment (NE)	CC	The storm block, and the drainage ditch block (including the floodplain) will be re-zoned to NE. See draft ZBA	✓
3	Catchment 203 has drainage flowing towards the neighbouring property that was not originally flowing that way under existing conditions. Please ensure drainage patterns are maintained between existing and proposed conditions and neighbouring properties are not being negatively impacted.	AR	Detailed grading of lots will be established at detailed design. Existing drainage routes will be maintained as much as possible. It is proposed to match existing grade one metre from property line along lots 1-7, to allow drainage to flow per existing conditions in a south-easterly direction, ultimately towards the north-easterly swale.	✓
4	The Horton Method values for pervious maximum and minimum infiltration in MIDUSS are 75mm/hr and 12.5mm/hr, respectively. These values do not correspond to the values in the MIDUSS Reference Manual for the site's soil type identified in the Geotechnical Investigation. Please ensure the infiltration values correspond with the reference manual or provide discussion as to why these infiltration values were chosen.	AR	Hydrologic model (now Visual OTTHYMO) and FSSWM report have been updated.	✓
5	The stormwater management report indicates a 3-hr Chicago storm was used in the hydrologic models. The MIDUSS outputs show a storm duration of 24 hours. Please ensure the model is consistent with the report.	AR	Hydrologic model (now Visual OTTHYMO) and FSSWM report have been updated.	✓
6	Consistent with previous comments provided by the GRCA during pre-submission for this application, the SWMF may be permitted in the floodplain as long as it is appropriately sized and located outside of the riparian zone or effective flow area.	AR	The SWM facility has been redesigned to be outside of the floodplain.	✓
7	Please include the seasonal high groundwater elevation on the pond profile drawing and ensure a minimum 1m separation between the seasonal high groundwater elevation and the pond bottom.	AR	While groundwater monitoring was completed seasonally for a year, the HCS Hydrogeological Assessment concludes that "the near surface soils underlying the subject property are low permeability clayey-silt deposits that do not contain significant groundwater and do not represent an aquifer", and therefore the water elevations measured in BH2 represent a perched groundwater table and not the regional water table. As such additional investigative work will be completed at detailed design to determine if the SWM facility needs a clay liner.	✓
8	Please ensure the hydraulic effect of the water level within the watercourse is considered at the outlet. Please identify if the outlet is submerged during storm events and how this will impact the function of the SWMF.	AR	The SWM facility design has been updated. The three orifice controls are now located at elevations of 437.30, 437.63 and 437.75. The updated regional flood level in the north-easterly swale at the SWM facility outlet is 437.26. Therefore all orifice elevations are above the regional flood elevation. Design of the SWM facility outlet will be completed at detailed design.	✓
9	The FSR and SWM report speaks to surface water pre and post conditions but does not speak directly to overall site water balance and to pre and post development infiltration rates and conditions. This should be clarified as this may impact the SWM design.	AR	Pre and post development water balance has been provided in the updated FSSWM report.	✓
10	The north-easterly swale is a regulated watercourse with a floodplain (Alma Drain) and the proposed realignment will require a floodplain analysis. a. Please update the provided HEC-RAS model with existing conditions from the topographic survey and delineate the existing floodplain. The survey must be completed by a licensed Ontario Land Surveyor (OLS). b. Create a post-development plan in the HEC-RAS model with proposed conditions and delineate the proposed floodplain. The proposed works must have no negative impact on flooding.	AR	Floodplain Analysis is provided in Section 2 of the FSSWM Report. The north-easterly swale is no longer proposed to be realigned.	✓
11	EIS Section 3.4.1.1 Watercourse A, the report states "There is evidence of bank erosion and channel incising, which indicates that the watercourse experiences seasonally high flows". This information should be used to help inform the proposed stream channel realignment design so that a stable channel system is created.	AR	The north-easterly swale is no longer proposed to be realigned. The swale will not be impacted by the development, beyond the SWM facility outlet. NRSI will work with GEI at detailed design to ensure that the SWMF outlet does not negatively impact the swale or contribute to potential stream instability or erosion.	✓
12	EIS Section 4.2 Watercourses. The EIS should be amended to identify how the proposed realignment of Watercourse A will meet GRCA Policy 8.9.16 a-d.	AR	The north-easterly swale is no longer proposed to be realigned.	✓
13	EIS Section 4.2, Watercourse A is expected to act as the receiver for stormwater discharge from the proposed development. This discharge has the potential to affect the physical structure of the watercourse through periodic events of high velocity discharge. As the watercourse assessment has already identified evidence of bank erosion and channel incising, this information will need to be used in the design of the proposed realigned channel as well as the SWM water quantity treatment to ensure the proposed development does not contribute to stream instability.	AR	The north-easterly swale is no longer proposed to be realigned. The swale will not be impacted by the development, beyond the SWM facility outlet. NRSI will work with GEI at detailed design to ensure that the SWMF outlet does not negatively impact the swale or contribute to potential stream instability or erosion.	✓
14	EIS Section 5.2.3 Aquatic Habitat, the proposed development involves the realignment of approximately 100m of Watercourse A. The report states "The realignment proposes to incorporate natural channel design elements such as riffle-pool sequencing, a meander form, and bank/riparian planting that should improve upon habitat conditions". The EIS should be updated to identify how the proposed channel realignment addresses GRCA Policy 8.9.16 and impacts to the associated floodplain.	AR	The north-easterly swale is no longer proposed to be realigned.	✓

15	SWM Report Section 4.2 Post-Development Condition, the report identifies that "The existing V-shaped swale is proposed to be regraded to a flat bottom cross section complete with Low Flow channel to increase capacity and mitigate flooding elevations". These details will be required to be identified when addressing GRCA Policy 8.9.16.	AR	The north-easterly swale is no longer proposed to be realigned.	✓
16	Functional Servicing and Stormwater Management Report Appendix G Preliminary Swale Calculation, North Easterly Swale, the illustrated cross section does not identify a summer flow channel as the bottom of the swale is flat at 4.37.37. This should be clarified as the SWM Report Section 4.2 Post-Development identifies a Low Flow channel.	AR	The north-easterly swale is no longer proposed to be realigned.	✓
17 Post DA	FSR Section 5.0 Existing Northerly and North-Easterly Swales, for the North-Easterly Swale the report states "It is anticipated that the proposed swale will be vegetated following construction to restore the natural habitat of the area". It should be confirmed that the realigned swale will be revegetated for erosion and sediment control means.	AR	The north-easterly swale is no longer proposed to be realigned.	✓
18	A during and post construction monitoring plan including adaptive management will be required to help confirm that the new channel is stable and functioning as designed.	AR	Acknowledged. A during and post construction monitoring plan including adaptive management will be provided at detailed design.	✓
19	Sizing calculations of the riprap at the SWMF outlet will be required, to demonstrate the riprap can withstand the Regional storm flows.	AR	Acknowledged. Rip rap sizing calculations will be provided at detailed design.	✓
20	Note 5. The minimum distance of stockpiles to sediment basins and wetlands should be specified. The GRCA recommends a minimum of 30 metres.	AR	Acknowledged. An erosion and sediment control plan specifying minimum distance between stockpiles and sediment basins and wetlands will be provided at detailed design.	✓
21	Note 9. Please revise to state that sediment will be removed before it reaches approximately one-third of the height of the fence, or sooner if not functioning as intended.	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will specify when sediment should be removed from the sediment fence.	✓
22	Please add a note and/or revise note 13 to state that bare soil areas that are inactive for 30 days or longer should be stabilized, for example with seeding and erosion control blankets.	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will specify when bare soil areas are to be stabilized.	✓
23	Heavy duty sediment control fence. Please include a second detail for installation method(s) when keying in/digging in the geotextile filter fabric may not be feasible, such as during frozen conditions.	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will provide an additional heavy duty sediment fence installation detail for situations when the filter fabric can't be keyed in.	✓
24	Notes regarding the frequency of monitoring are required. It must be noted that monitoring will be carried out by a qualified person. The following minimum frequency of inspection is recommended (as per the Urban Guide for Urban Construction, Toronto and Region Conservation Authority, 2019): i. On a weekly basis during active construction; ii. After significant snowmelt events; iii. After any extreme weather (e.g. wind storms) which could result in damage to ESC measures; iv. Daily during extended rain or snowmelt periods; v. Monthly during inactive periods (> 30 days); vi. Before and after significant* rainfall events; *A rainfall event should be considered significant when either of the following criteria are met: 1. An event during which ≥ 15 mm have been received within 24 hours; or 2. An event with an intensity of ≥ 5mm/hr and during which at least 10 mm have been received.	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will provide notes regarding the frequency of monitoring.	✓
25	A note regarding timing of repairs of damaged ESC measures should be included. The GRCA recommends: Damaged erosion and sediment control (ESC) measures should be repaired and/or replaced within 48 hours of being identified, or sooner if immediate action is warranted.	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will provide notes regarding timing of repairs.	✓
26	Please add the following note: Additional erosion and sediment control supplies will be stored on site during construction.	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will provide notes regarding storage of additional ESC onsite during construction.	✓
27	Please add the following note: The ESC strategies outlined in this plan are not static and may need to be upgraded/amended as site conditions change to minimize the potential for sediment to migrate from the disturbed work areas. If the prescribed measures in this plan are not effective in preventing the release of sediment, then alternative measures must be implemented immediately to minimize potential impacts	AR	Acknowledged. The erosion and sediment control plan prepared at detailed design will provide notes about the ESC plan being a living document and requiring updates as needed to ensure continued effectiveness.	✓
28	A dewatering and diversion plan will be required for the watercourse realignment works.	AR	The north-easterly swale is no longer proposed to be realigned.	✓

7.0 Supporting Documents

Responding to the review comments received on the 1st Submission, the following technical reports have been updated for this 2nd Submission and serve as input to this PJRA (and the above response matrix):

1. Scoped Hydrogeological Assessment, HCS May 14, 2026
2. Drawing Set, GEI May 22, 2026
3. Functional Servicing & Stormwater Management Report, GEI May 2026
4. Alma Scoped Environmental Impact Study, NRSI May 2026

The background studies confirm feasibility for the proposed redevelopment of the site. No issues have been identified to preclude this application from moving forward. In addition to the above noted update reports, various additional technical reports were included with the 1st Submission (eg, geotechnical, preliminary individual lot servicing, archeological) that provide additional supplementary information. The geotechnical report is re-appended to the updated GEI report.

8.0 Justification Synopsis

As is outlined in this report, the proposal to develop a 14 lot estate residential subdivision in the Village of Alma is consistent and compatible with existing development in Alma, and fully conforms/complies with:

- The Planning Act
- The Provincial Policy Statement (2024)
- The Wellington County Official Plan
- The Township of Mapleton Zoning Bylaw 2020-080 (with the special regulations noted below)

The minor adjustments and exemptions to the zoning bylaw required for this proposal are with respect to:

- A minor reduction in lot area requirements
- A minor reduction in front yard setback requirements
- A minor reduction in rear yard back requirements
- Exemption from setback requirements from the new NE Zone (storm pond & drainage ditch)

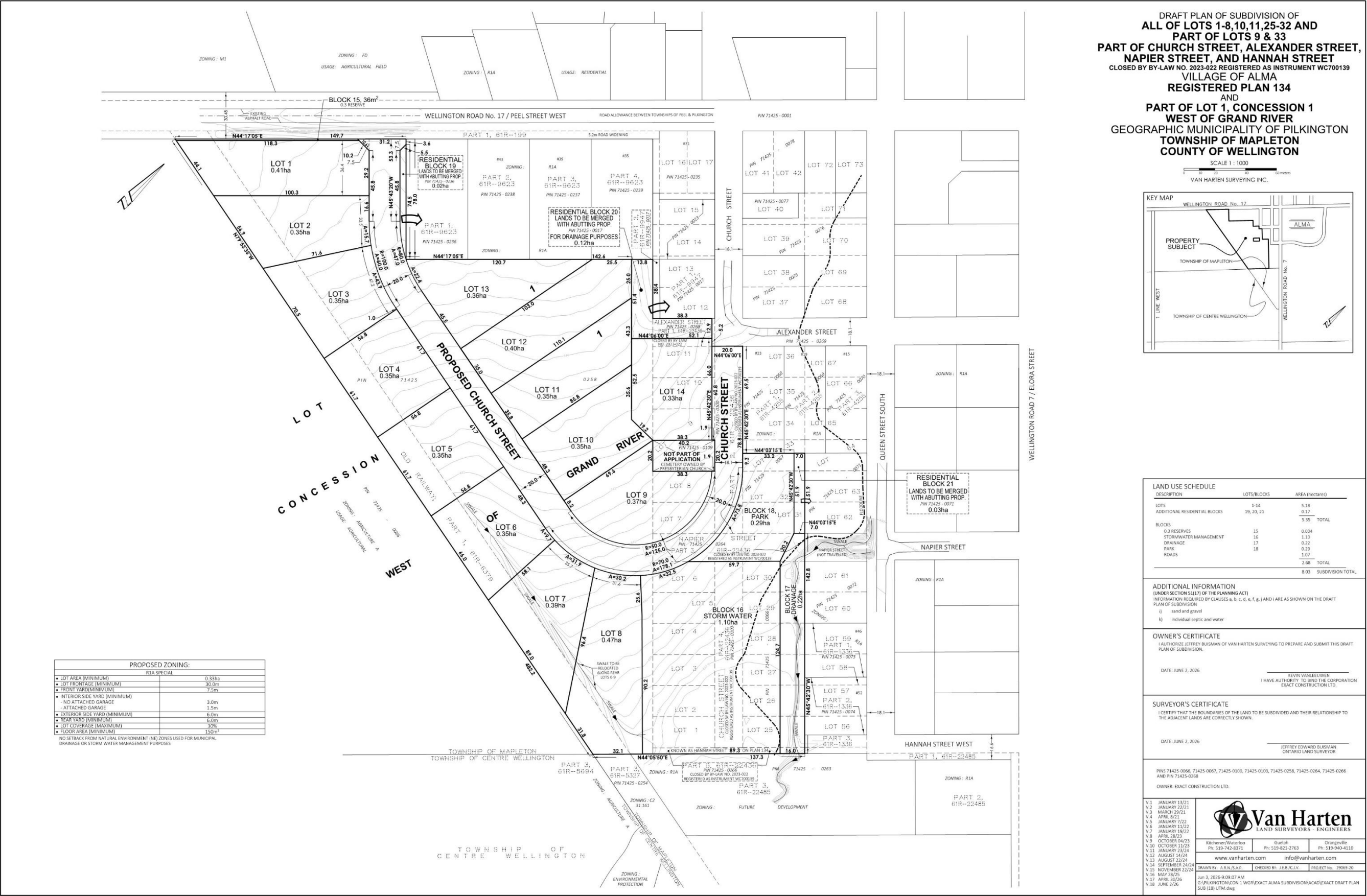
These special regulations will generally enable a more efficient use of the land base for the provision of new housing that is compatible with the character of existing residential development in Alma, and is fully supported by the updated technical reports forming part of the 2nd Submission.

The proposed development aligns with Provincial and County planning objectives, is in the public interest, is good planning, and should be approved.



Chris Corosky, MCIP RPP
c/o Van Harten Surveying Inc.

Appendix A - 2nd Submission Draft Plan of Subdivision



Appendix B - Proposed Draft Amending Zoning Bylaw

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

By-law Number (2026)_____

A by-law to amend By-law Number 2010-080, as amended, known as the Comprehensive Zoning By-law for the Township of Mapleton as it affects property legally described as All of Lots 1-8, 10, 11, 25-32 and Part of Lots 9 & 33, Part of Church Street, Alexander Street, Napier Street, and Hannah Street Closed by Bylaw No 2023-022 Registered as Instrument WC700139 Village of Alma Registered Plan 134 and Lot 1, Concession 1 West of Grand River, Geographic Municipality of Pilkington, Township of Mapleton, County of Wellington.

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c.P.13 authorizes the Council of a Municipality to enact Zoning By-laws;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF MAPLETON ENACTS AS FOLLOWS:

Bylaw Number 2010-080, as amended, is hereby further amended as follows:

1. The zoning on lands denoted in orange on Schedule 'A' attached hereto is changed from Future Development (FD) Zone to Unserved Residential (R1A) Zone.
2. The zoning on lands denoted in green on Schedule 'A' attached hereto is changed from Future Development (FD) Zone to Open Space (OS1) Zone.
3. The zoning on lands denoted in blue on Schedule 'A' attached hereto is changed from Future Development (FD) Zone to Natural Environment (NE) Zone
4. The zoning on lands denoted in yellow on Schedule 'A' attached hereto is changed from Future Development (FD) Zone to Unserved Residential (R1A-xxx) Zone, and notwithstanding any provision to the contrary be subject to the following special regulations:
 - i) Minimum Lot Area – 0.33 hectares
 - ii) Minimum Front Yard Setback – 6.0 metres
 - iii) Minimum Rear Yard Setback – 6.0 metres
 - iv) Aside from applicable Front, Rear, and Side yard setbacks, no additional setbacks are required from any lands zoned Natural Environment (NE) which includes any lands used for municipal drainage or storm water management purposes
 - v) Aside from the special regulations noted herein all other applicable provisions of By-law 2010-080, as amended, shall apply.

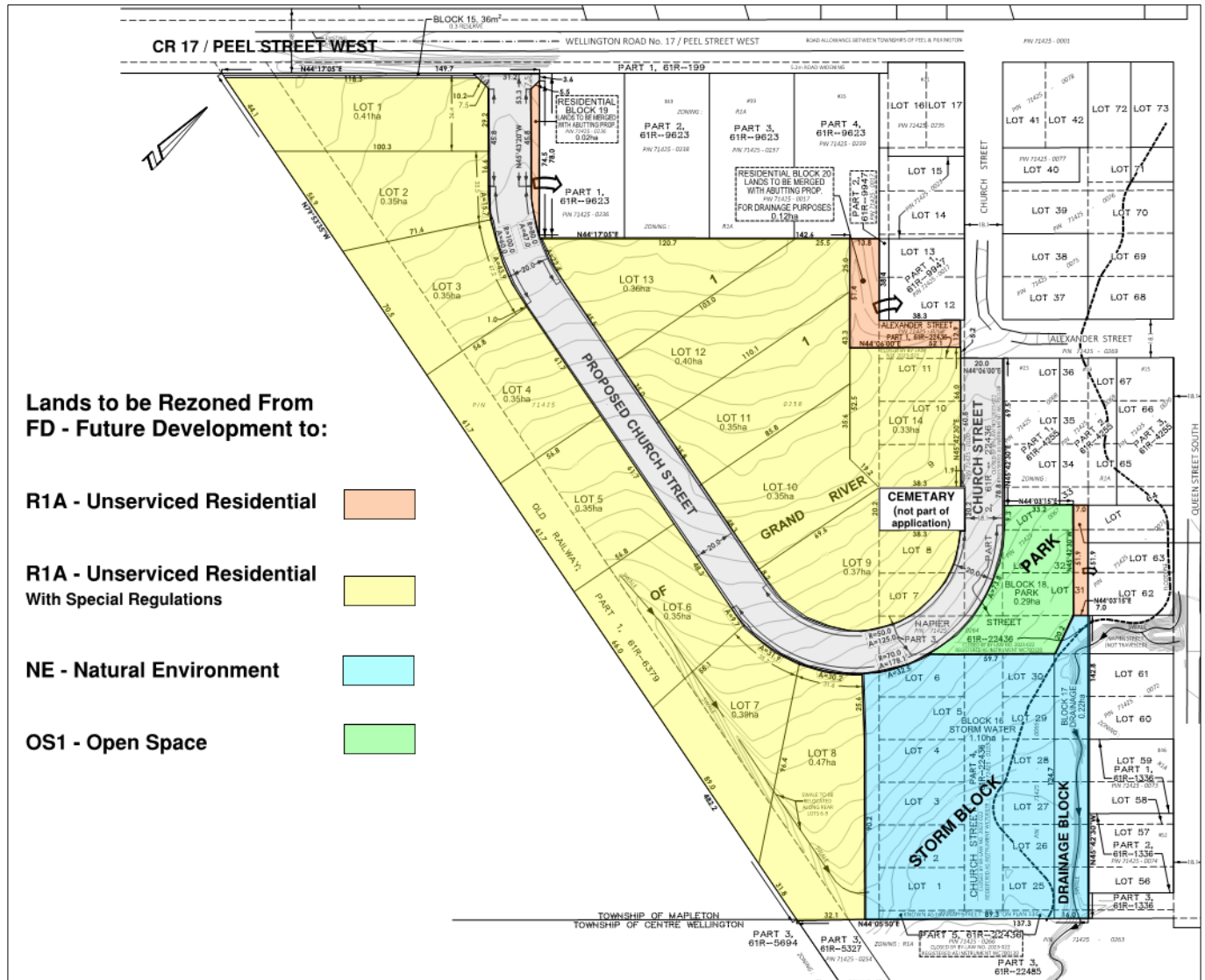
This by-law shall come into force and effect on the date of its final passing, subject to the provisions of the Planning Act, 1990 and amendments thereto.

PASSED this ____ day of _____, 2026.

MAYOR

CLERK

SCHEDULE "A"



PASSED this ____ day of _____, 2026.

MAYOR

CLERK