



Township of Mapleton
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Drayton, ON N0G 1P0

February 13, 2024

The Honourable Paul Calandra, Minister of Municipal Affairs and Housing

Via Digital Upload

c/o
Mr. Tyler Shantz
Municipal Services Office – Western Ontario
659 Exeter Road, Floor 2
London, ON N6E 1L3

Re: Request Inclusion of Lands into the Township of Mapleton Urban Boundary Expansion through the Municipal Official Plans/ Official Plan Amendment 120 (ERO number 019-6784 – Ministry reference number 23-OP-221631)

Dear Minister Calandra,

Thank you for the opportunity to comment on the most recent announcement impacting Provincial decisions to Wellington County's Official Plan Amendment 120. We support your efforts to be transparent while reviewing the proposed amendments. The Township of Mapleton continues to honor this process and therefore we are openly submitting our request that you include Mapleton's recommended boundary expansion through OPA 120.

The main changes proposed for Mapleton in the subsequent Official Plan submissions include the recommendation to optimize our land supply to expand the urban boundary areas of Drayton and Moorefield. This expansion will support our community's future long-term residential and employment growth.



Although our municipality has not been given specific housing targets, we share your concern and support your efforts to provide a mix of attainable and affordable housing investments. We took the opportunity to revisit our Growth Management Study in light of the changes proposed to planning legislation and policy by your government. It was concluded that our study and proposed urban boundary expansion support our mutual interest to provide a mix of housing and your commitment to build 1.5 million homes by 2031 which has already been included in OPA 123 with a special request to be added in OPA 119.2. We have already started the process to put the appropriate level of community support in place to create the complete communities that your ministry has been advocating for.

The Township currently has over 1,200 units in our planning pipeline, from pre-consultation to approved planning applications. While our municipality does not build housing, we do set policy and issue various development permits. Once our boundary expansion is approved, and our infrastructure is in place, we are ready to turn this pipeline into permits that will more than double our current population.

The Township of Mapleton has spent a considerable amount of time and effort to be able to provide the County and the Province with responsible complete community recommendations to adjust our boundary beyond the outdated MCR minimum requirements. We have engaged with developers, school boards, businesses, and land owners to ensure that we are planning for completely sustainable communities. The land has already been purchased, and studies have been completed to support the proposed residential and industrial land expansion that will allow our municipality the opportunity to redirect growth to locations that can be developed more efficiently and cost effective on full municipal services.

Mapleton Council has unanimously approved the Growth Management Study and commitment to do our part to invest in the Province's housing pledge of 29,000 units by 2031. We listened to our constituents and proactively set into motion our ability to become more streamlined in our business processes and issue permits more quickly. To this end, Council recently approved the establishment of electronic permits as well as revamping our current planning application system.



Council has also made great strides towards improving and protecting our natural environment. Council recently approved the creation of the Environment Advisory Committee. This committee includes members from the housing, education, agricultural, land development, and business sectors, along with members of staff and Council. This committee is also the result of Council's initiation to hire CIMA+ to complete a comprehensive review of our Green House Gas Emissions and created a reporting template to ensure that we are doing our part to create healthy sustainable communities for generations to come.

I would like to reiterate Mapleton's commitment to doing our part to alleviate the housing crisis. Our community is prepared, our Growth Management Study is well founded, and we simply can not wait another year for the approval of subsequent OPA submissions. Time is not a luxury that we can afford to waste, and our proposed boundary expansion must be included in the approval of OPA 120. For ease of reference, I have included a copy of the Land Optimization maps of Drayton and Moorefield as approved by Council and supported by the County of Wellington.

On behalf of Council and the entire Township of Mapleton, I would like to thank you again for this opportunity to provide input on the recommendations of Official Plan Amendment 120 and the importance of moving forward to ensure that our current and future citizens have a place to call home.

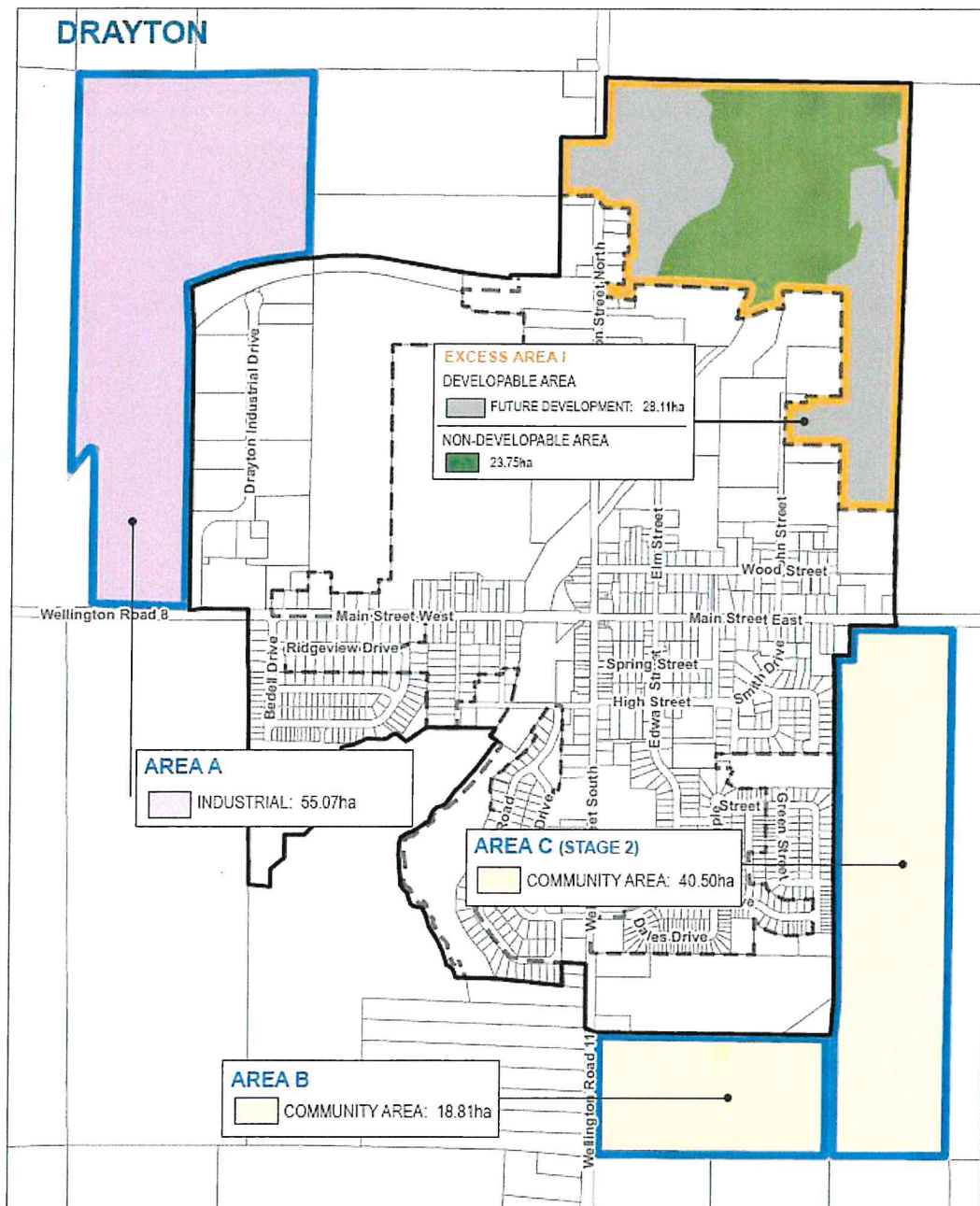
Sincerely,

Manny Baron

C.A.O. Township of Mapleton

Encl. - Township of Mapleton Growth Management Summary-Appendix B Potential Land Optimization (2022)

**TOWNSHIP OF MAPLETON GROWTH MANAGEMENT STRATEGY
LAND OPTIMIZATION – DRAYTON**



**TOWNSHIP OF MAPLETON GROWTH MANAGEMENT STRATEGY
LAND OPTIMIZATION - MOOREFIELD**

