REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **July 23, 2015**

File Number: **B39/15**

Applicant: **J.D.T. Farms Inc.**

Subject Lands: TOWNSHIP OF MAPLETON (Peel) – Part Lots 12 & 13, Concession A

Surplus Farm Dwelling Application

Proposal is a request for consent to convey fee simple for a proposed severance 2.98 hectares (7.4 acres) with 176.6m frontage in the TOWNSHIP OF MAPLETON (Peel) – Part Lots 12 & 13, Concession A, existing and proposed rural residential use with existing house and 2 driving sheds; retained lands are 38 hectares (94 acres).

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Township of Mapleton – Council in in support of application; surplus farm dwelling application; conditions to be applied

County Planning - notice cards were posted at time of site visit; staff has been provided with necessary Farm Information Form which demonstrates farmland will be consolidated with a larger farming operation owned by the applicants; application is consistent with Provincial Policy and generally conforms to Official Plan – no concerns provided conditions addressed

Conservation Authority (GRCA) – no objections – note permit will be required prior to any future development within regulated areas

MTO (London) – existing access to severed and retained may remain – no new entrance will be permitted to either; conditions

PROPOSED CONDITIONS of APPROVAL

1) THAT the Owner's solicitor, in preparation for the issuance of the Certificate of Consent, provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee a printed copy of the "completed electronic transfer document in preparation".
2) THAT the Solicitor for the Owner give an undertaking in writing to provide to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee within 30 days of the date of registration in the Land Registry/Land Titles Office for Wellington (No. 61) a copy of the receipted and registered electronic transfer document including the Form 2 Certificate for Consent B39/15.
3) THAT the Owner, as provided for under Section 69 of the Planning Act, R.S.O. 1990, shall pay to the Treasurer of the County of Wellington the administrative fee which is in effect at the time of the payment of the fee for the review and issuance of the Certificate of Consent for the severed parcel.
4) THAT the transfer for registration with respect to description complies with Ontario Regulation 43-96; and if that description contains a reference to a Reference Plan(s), the Owner's solicitor **shall provide a full print of that deposited reference plan(s)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner satisfy the requirements of the Local Municipality in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6) THAT the Owner satisfy all the requirements of the Township of Mapleton, financial and otherwise (included but not limited to Taxes paid in full; copy of Deposited Reference Plan;) which the Township of Mapleton may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Mapleton file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7) THAT the Owner receive zoning compliance and classification from the Local Municipality and the County of Wellington Planning Department to prohibit a new residential dwelling on the retained parcel in a manner deemed acceptable; and that the Local Municipality and the County of Wellington Planning Department file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality to address the oversize accessory structures on the severed lands; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
9) THAT the lands under application have municipal drain reapportionment or mutual agreement to the satisfaction of the Township of Mapleton; and further that the Township of Mapleton file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

10) THAT the Owner apply for an MTO entrance permit to the satisfaction of the Ministry of Transportation Ontario; and further that the Ministry of Transportation Ontario file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.

11) THAT the owner satisfy the requirements of the Ministry of Transportation Ontario concerning road widening conveyances along the frontage of the severed and retained parcel (note a draft reference plan must be submitted to MTO for review and approval prior to being deposited)l; and that the Ministry of Transportation Ontario files with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

*****Conditions may be deleted, added to, or changed at meeting*****

County of Wellington Planning and Land Division Committee
Deborah Turchet, Secretary-Treasurer
Wellington County Administration Centre
74 Woolwich Street, Guelph, ON N1H 3T9

July 9, 2015

NOTICE OF CONSIDERATION IN PUBLIC FORUM

Pursuant to SECTION 53 of the ONTARIO PLANNING ACT and applicable Regulations

with respect to Application for consent,

File B39/15

APPLICANT

J.D.T Farms Inc.
7093 Hwy 6
RR#1
Arthur ON N0G 1A0

LOCATION OF SUBJECT LANDS:

TOWNSHIP OF MAPLETON (Peel)
Part Lots 12 & 13
Concession A

Surplus Farm Dwelling Application

Proposed severance is 2.98 hectares with 176.6m frontage (Parcel A on sketch) existing and proposed rural residential use with existing house and 2 driving sheds.

Retained parcel is 38 hectares with 547m frontage (Parcel B on sketch) existing and proposed agricultural use.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, July 23, 2015**

for the purpose of considering this **EXPEDITED APPLICATION.**

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR IS NOT REQUIRED TO ATTEND**. MAKE SURE THAT THE AGREEMENT LETTER IS SIGNED AND RETURNED TO THE PLANNING AND LAND DIVISION COMMITTEE OFFICE.

Please also be advised that if a person or public body that filed an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Municipal Board may dismiss the appeal.

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

Additional Information regarding the application is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office, 74 Woolwich St. Guelph ON N1H 3T9

Phone - (519) 837-2600 x2170 Fax – (519) 837-3875

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇨ **Government**
- ⇨ **Council and Standing Committees**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Applicant – J.D.T. Farms Inc.**

July 3, 2015

Email Only

County of Wellington
Land Division Committee
74 Woolwich Street
Guelph, ON N1H 3T9

Dear Sir or Madam:

RE: CONSENT APPLICATION B39/15 – J.D.T. FARMS INC.

Please be advised the following resolution was carried at the June 23, 2015 Council meeting:

> THAT Report CL2015-26 dated June 23, 2015 in regards to Consent Application B39/15 (J.D.T. Farms), Part Lots 12 & 13, Concession A (Peel) be hereby received;
> AND FURTHER THAT THE Township of Mapleton Council supports the submitted application with the following conditions:
>
> ✓ Cash in lieu of parkland as per the Township's fees and charges by-law
> ✓ Satisfy all the requirements of the local municipality, financial and otherwise
> ✓ Taxes Paid in Full
> ✓ Copy of deposited Reference Plan
> ✓ Zoning Compliance to restrict residential development on the retained lands and address the oversize accessory structures on the severed lands
> ✓ Municipal Drain Reapportionment or Mutual Agreement

Also enclosed you will find

☑ Clerk's Report CL2015-26
☑ Municipal Commenting Form

Should you have any questions, please don't hesitate to contact this office.

Yours truly,

BSchellenberger

Barb Schellenberger
Deputy Clerk
Encl.

RECEIVED
JUL 03 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM
FILE NO: B39/15

APPLICANT	**LOCATION**
J.D.T Farms Inc. 7093 Hwy 6 RR#1 Arthur ON N0G1A0	TOWNSHIP OF MAPLETON (Peel) Part Lots 12 & 13 Concession A

Proposed severance is 2.98 hectares with 176.6m frontage (Parcel A on sketch) existing and proposed rural residential use with existing house and 2 driving shed.

Retained parcel is 38 hectares with 547m frontage (Parcel B on sketch) existing and proposed agricultural use.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER

23-32-000-005-16600-0000 – 101.89 acres

Does this description reasonably describe the parcel holdings? **YES**

Do you consider this proposal to conform to your Official Plan? **SEE CONSULTING PLANNER LINDA REDMOND'S COMMENTS**

What Section(s) does it conform to or contravene? **SEE CONSULTING PLANNER LINDA REDMOND'S COMMENTS**

Will the Severed Parcel comply with all requirements of the Zoning By-law? **SEE CONSULTING PLANNER LINDA REDMOND'S COMMENTS. ACCESSORY STRUCTURES MAY REQUIRE ZONING COMPLIANCE**

Will the Retained Parcel comply with all requirements of the Zoning By-law? **NO, SEE CONSULTING PLANNER LINDA REDMOND'S COMMENTS**

If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform? **YES**

Is proposal on an opened maintained year-round public road? **YES**

Is the Proposed Lot(s) serviced now by Municipal Water **NO**

Is the Retained Lot serviced now by Municipal Water **NO**

Is the Proposed Lot(s) serviced now my Municipal Sewers **NO**

Is the Retained Lot serviced now by Municipal Sewers **NO**

Is there a **Capital Works Project** underway to service these lots in the near future **NO**

MUNICIPALITY COMMENTING FORM

FILE NO: B39/15

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands? **YES –SEE ATTACHED DRAINAGE INSPECTOR REPORT**

Is the Municipality's Building Official satisfied that there is a sufficient site on the severed or retained parcel for individual well and septic services? **NON ISSUE**

Is there any further information that may assist the Land Division Committee?

COUNCIL DECISION:

THAT Report CL2015-26 dated June 23, 2015 in regards to Consent Application B39/15 (J.D.T. Farms), Part Lots 12 & 13, Concession A (Peel) be hereby received; AND FURTHER THAT THE Township of Mapleton Council supports the submitted application with the following conditions:

- ✓ Cash in lieu of parkland as per the Township's fees and charges by-law
- ✓ Satisfy all the requirements of the local municipality, financial and otherwise
- ✓ Taxes Paid in Full
- ✓ Copy of deposited Reference Plan
- ✓ Zoning Compliance to restrict residential development on the retained lands and address the oversize accessory structures on the severed lands
- ✓ Municipal Drain Reapportionment or Mutual Agreement

Is the Municipality in support of this application? **YES**

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Conditions requested are

- ✓ Cash in lieu of parkland as per the Township's fees and charges by-law
- ✓ Satisfy all the requirements of the local municipality, financial and otherwise
- ✓ Taxes Paid in Full
- ✓ Copy of deposited Reference Plan
- ✓ Zoning Compliance to restrict residential development on the retained lands and address the oversize accessory structures on the severed lands
- ✓ Municipal Drain Reapportionment or Mutual Agreement

Does the Municipality request a Notice of the Decision? **YES**

SIGNATURE BSchellenberger
Barbara Schellenberger

TITLE: Deputy Clerk

ADDRESS: Township of Mapleton, 7275 Sideroad 16
Box 160, Drayton ON N0G 1P0

DATE: July 3, 2015

THE CORPORATION OF THE TOWNSHIP OF MAPLETON

CLERK'S REPORT CL2015-26

TO: Mayor Driscoll and Members of Council

FROM: Barb Schellenberger, Deputy Clerk

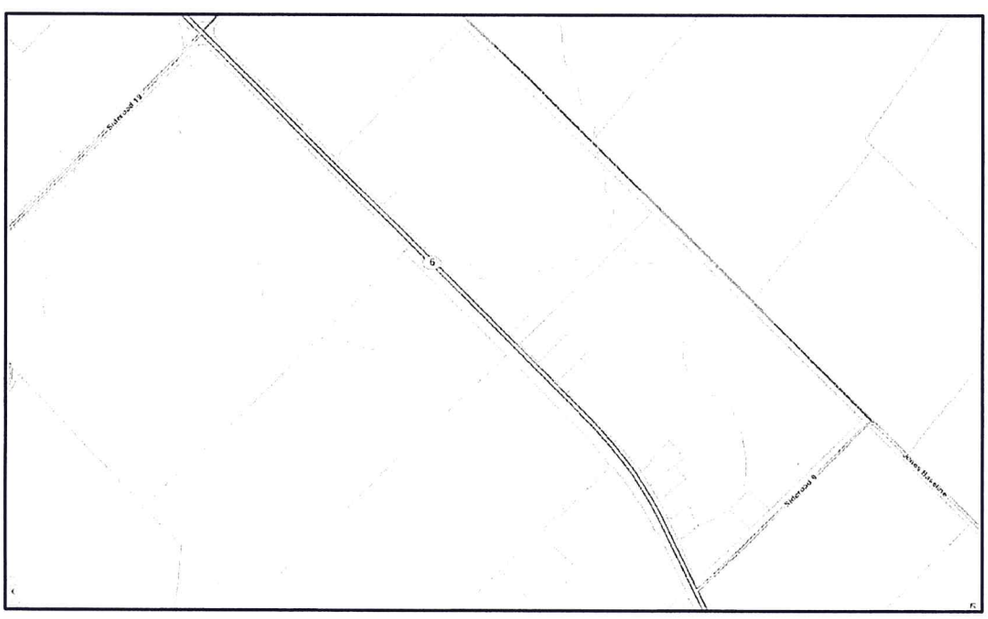
RE: Consent Application B39/15 (J.D.T. Farms)
Part Lots 12 & 13, Concession A (P)

DATE: June 23, 2015

RECOMMENDATION:
THAT Report CL2015-26 dated June 23, 2015 in regards to Consent Application B39/15 (J.D.T. Farms), Part Lots 12 & 13, Concession A (Peel) be hereby received;
AND FURTHER THAT THE Township of Mapleton Council supports the submitted application with the following conditions:

- ✓ Cash in lieu of parkland as per the Township's fees and charges by-law
- ✓ Satisfy all the requirements of the local municipality, financial and otherwise
- ✓ Taxes Paid in Full
- ✓ Copy of deposited Reference Plan
- ✓ Zoning Compliance to restrict residential development on the retained lands and address the oversize accessory structures on the severed lands.
- ✓ Municipal Drain Reapportionment or Mutual Agreement

BACKGROUND:
Part Lots 12 & 13, Concession A, geographic area Township of Peel, now in the Township of Mapleton. Property roll number where lands are being severed from is 2332-000-005-16600-0000. The parcels involved are shown below.



Proposed severance is 2.98 hectares with 176.6m frontage (Parcel A) on sketch existing and proposed rural residential use with existing house and 2 driving sheds. The application is submitted as a Surplus Farm Dwelling Application.

Retained parcel is 38 hectares with 547m frontage (Parcel B on sketch) existing and proposed agricultural use.

Comments were received from Drainage Inspector Jim Grose (Included with report), CBO Patty Wright (comments received re: accessory structures and retained parcel to be rezoned to prohibit residential use), Director of Public Works Brad McRoberts (comments attached), and Director of Finance Yufang Du (no concerns).

Attached you will find the following:

- Senior Planner Linda Redmond comments dated June 11, 2015
- Application B39/15
- Director of Public Works Brad Mc Roberts comments dated June 8, 2015
- Drainage Inspector Jim Grose comments dated June 15, 2015

Submitted by

BSchellenberger

Barb Schellenberger
Deputy Clerk

Reviewed by

PSinnamon

Patty Sinnamon
CAO Clerk

Attach A - Planner comments
Attach B – Application B39/15
Attach C – Director of Public Works comments
Attach D – Drainage Inspector comments

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

Application	B39/15
Location	Part Lot 12 & 13, Concession A TOWNSHIP OF MAPLETON (Peel)
Applicant/Owner	J.D.T. Farms Inc.

PLANNING OPINION: This application would sever 2.98 ha (7.3 ac) parcel with existing dwelling and two out buildings in the Prime Agricultural area. A 38 ha (93.8 ac) agricultural parcel would be retained. This application is being submitted under the surplus farm dwelling policies.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided the retained lands are rezoned to restrict residential development and address the oversized accessory structures/barn to the satisfaction of the County of Wellington and Township of Mapleton and that safe driveway access can be provided to the retained parcel.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c). According to this policy, lot creation in prime agricultural areas may be permitted for a residence surplus to a farming operation as a result of farm consolidation, provided that there is a restriction against new residential dwellings on any vacant farmland parcel created by severance. Farm consolidation is defined as the acquisition of additional farm parcels to be operated as one farm operation.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated PRIME AGRICULTURAL and CORE GREENLANDS. The Greenland designation protects hazardlands and forested area. According to Section 10.3.4, a severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
e) the Minimum Distance Separation formula will be met; and
f) That the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum." Staff has been provided with the necessary Farm Information Form which demonstrates that the farm land will be consolidated with a larger farming operation owned by the applicants.

The matters under section 10.1.3 were also considered. With respect to c) the land kept with the farm house consists of a large pond. This combined with the constraints of the topography would make this portion of the property hard to farm.

LOCAL ZONING BY-LAW: The subject property is currently zoned Agricultural (A) and Natural Environment (NE). A zoning by-law amendment would be necessary to prohibit residential use on the retained parcel and address the size and use of the accessory/barn structures.

SITE VISIT INFORMATION: The subject property was visited and photographed on June 25, 2015. Notice Cards were posted and the survey sketch appears to meet the application requirements.

L Redmond

Linda Redmond, Senior Planner
June 11, 2015

RECEIVED
JUL 02 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 **Toll free:** 866.900.4722 **Fax:** 519.621.4844 **Online:** www.grandriver.ca

PLAN REVIEW REPORT TO: County of Wellington, Planning & Land Division Committee
Deborah Turchet, Secretary-Treasurer

DATE: June 22, 2015 **YOUR FILE:** B39/15
GRCA FILE: Mapleton/2015/Sev/

RE: **Application for Consents B39/15**
Part Lots 12 & 13, Concession A
J.D.T. Farms Inc.

GRCA COMMENT:*

The Grand River Conservation Authority (GRCA) has no objection to the proposed severance of 2.98 hectares for existing and proposed rural residential use with existing house and 2 driving sheds.

BACKGROUND:

1. **Resource Issues:**

   Information currently available at this office indicates that the severed lands contain the regulated allowance to a wetland.

   Information currently available at this office indicates that the lands to be retained contain watercourses, wetlands, floodplain, and the regulated allowances to these features.

2. **Legislative/Policy Requirements and Implications:**

   Due to the above mentioned features, portions of the severed and retained lands are regulated by the GRCA under the *Development, Interference, with Wetlands, and Alterations to Shorelines and Watercourses Regulation* (*Ontario Regulation 150/06*). Please note that a permit will be required from this office prior to any future development within the regulated areas.

3. **Additional Information/Suggestions provided in an advisory capacity:**

   We wish to acknowledge receipt of the applicable plan review fee in the sum of $380.00 for the processing of this application.

Should you have any questions or require further information, please contact me at ext. 2320.

Yours truly,

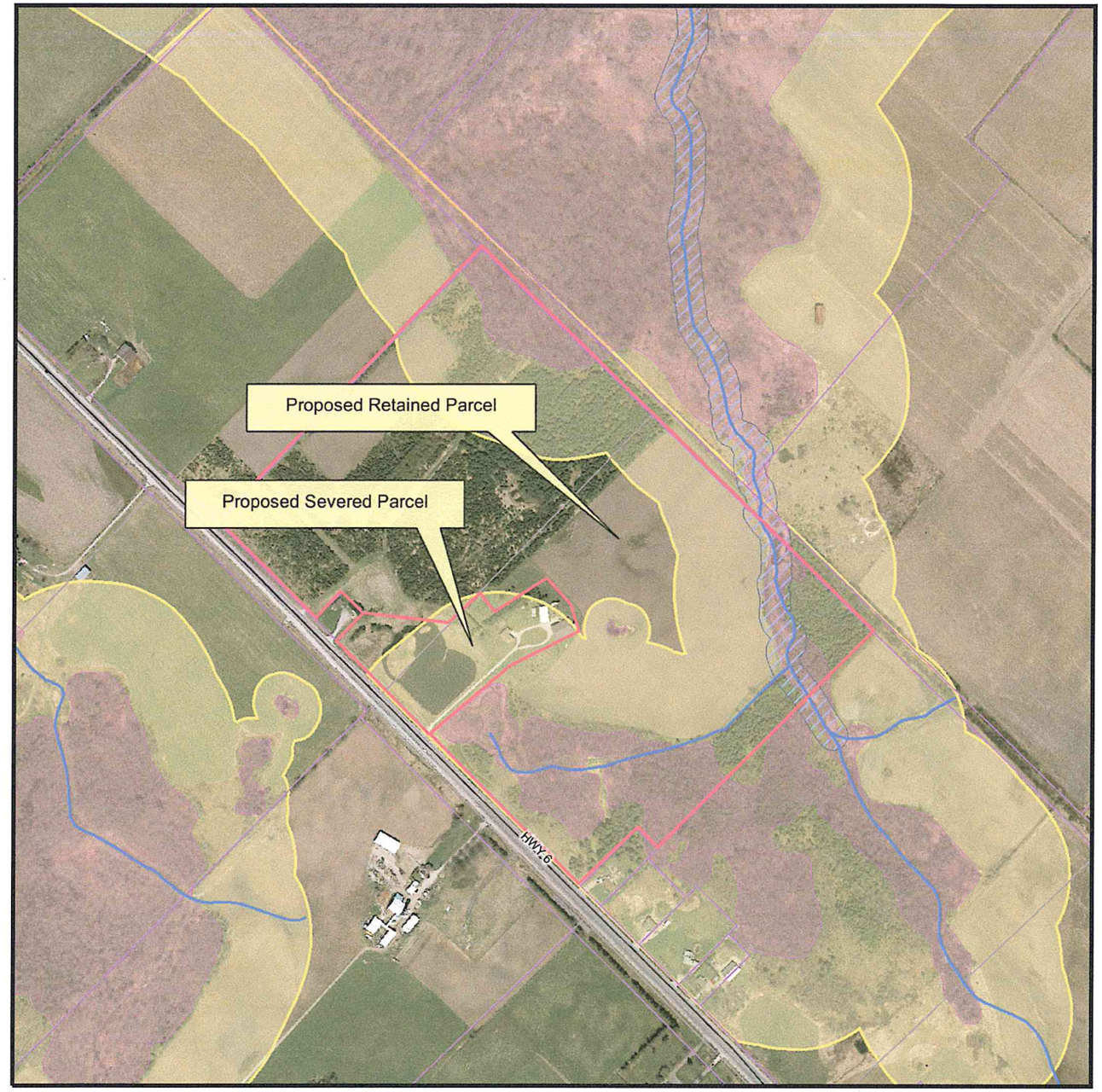
Jason Wagler, MCIP, RPP
Resource Planner
Grand River Conservation Authority

RECEIVED
JUN 26 2015
SECRETARY TREASURER
WELLINGTON COUNTY
PLANNING & LAND DIVISION COMMITTEE

* ***These comments are respectfully submitted to the Committee and reflect the resource concerns within the scope and mandate of the Grand River Conservation Authority.***

Encl. (1)

cc. Township of Mapleton
Linda Redmond, County of Wellington
J.D.T Farms Inc., 7093 Hwy 6, RR#1, Arthur ON N0G 1A0



Copyright © Grand River Conservation Authority, 2015

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Grand River Conservation Authority

Map created: June 5, 2015

B39/15

LEGEND

- WATERSHED BOUNDARY (GRCA)
- UTILITY LINE (NRVIS)
- ROADS-ADDRESSED (MNR)
- RAILWAY (NRVIS)
- CLASSIFIED STREAMS - NEW (NRVIS)
  - COLD WATER
  - COOL WATER
  - UNKNOWN
  - WARM WATER
- DRAINAGE-NETWORK (GRCA)
- PARCELS-ASSESSMENT (MPAC)
- LOTS (NRVIS)
- FLOODPLAIN (GRCA)
  - ENGINEERED
  - APPROXIMATE
  - ESTIMATED
- WETLAND (GRCA)
- SLOPE VALLEY (GRCA)
  - STEEP
  - OVERSTEEP
- SLOPE EROSION (GRCA)
  - STEEP
  - OVERSTEEP
  - TOE
- PARKS (GRCA)
- REGULATION LIMIT 2014 (GRCA)
- DRAINAGE-POLY (NRVIS)
- 2010 ORTHO (ONT)

GRCA Disclaimer

This map is for illustrative purposes only. Information contained hereon is not a substitute for professional review or a site survey and is subject to change without notice. The Grand River Conservation Authority takes no responsibility for, nor guarantees, the accuracy of the information contained on this map. Any interpretations or conclusions drawn from this map are the sole responsibility of the user.

The source for each data layer is shown in parentheses in the map legend. For a complete listing of sources and citations go to:

http://grims.grandriver.ca/docs/SourcesCitations1.htm

0 85 170 255 340 m.

NAD 1983, UTM Zone 17 Scale 1:7,500

N

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4597
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4597
Télécopieur: (519) 873-4228

Ontario

July 3, 2015

County of Wellington
74 Woolwich Street
Guelph, Ontario
N1H 3T9

RECEIVED
JUL 03 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Attn: Deborah Turchet, Secretary-Treasurer

RE: Applicant: JDT Farms Inc.
Submission No.: B39/15
Lot 12 & 13 Concession
County of Wellington
Township of Mapleton - Highway 6

The Ministry of Transportation (MTO) has completed its review of the above noted consent application. The application has been considered in accordance with the requirements of our highway access control policies and the Public Transportation and Highway Improvement Act. The following outlines our comments.

The existing access to the severed and existing access to the retained parcels may remain. No new entrances will be permitted to either the retained or severed lands. The following will be MTO's Conditions of Consent:

- MTO requires the owner to apply for an MTO entrance permit.
- MTO require the owner to convey to the MTO by deed, free and clear of all encumbrances, a 0.3m reserve along the entire highway frontage with the exception of a 10m opening for each entrance to the severed and retained parcels. This reserve must be illustrated as parts on a reference plan. A draft reference plan must be submitted to the MTO for review and approval prior to being deposited. As well, a draft of the transfer deed and certification of title conveying the parts to the MTO must be submitted for our review and approval prior to being registered.
- In accordance with the Provincial Policy Statement the planning authority shall ensure that new residential dwellings are prohibited on the remnant parcel of farmland created by the severance.

The owner should be aware that the subject parcels are within MTO's permit control area. MTO entrance, building/land use and sign permits are required from the Ministry of Transportation before any grading/construction commences.

...2

Please advise the owner to contact Mr. Tracy Pastor, Corridor Management Officer, Corridor Management Section - London (659 Exeter Road, London, Ontario, N6E 1L3 Phone 519-873-4209) to discuss MTO's permit requirements and obtain the necessary applications.

Should you have any questions, please contact our office.

Yours truly,

John Morrisey
Corridor Management Planner
Corridor Management Section
West Region, London

c. Mr. Tracy Pastor, Corridor Management Officer – Corridor Management Section