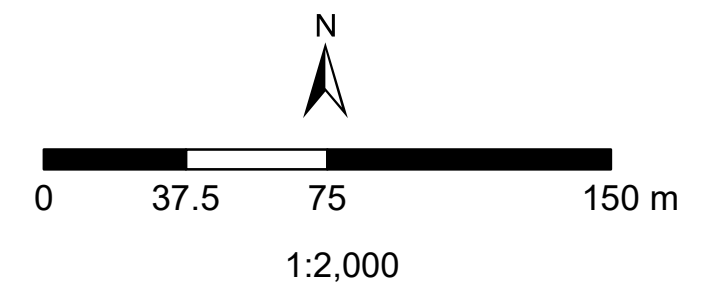
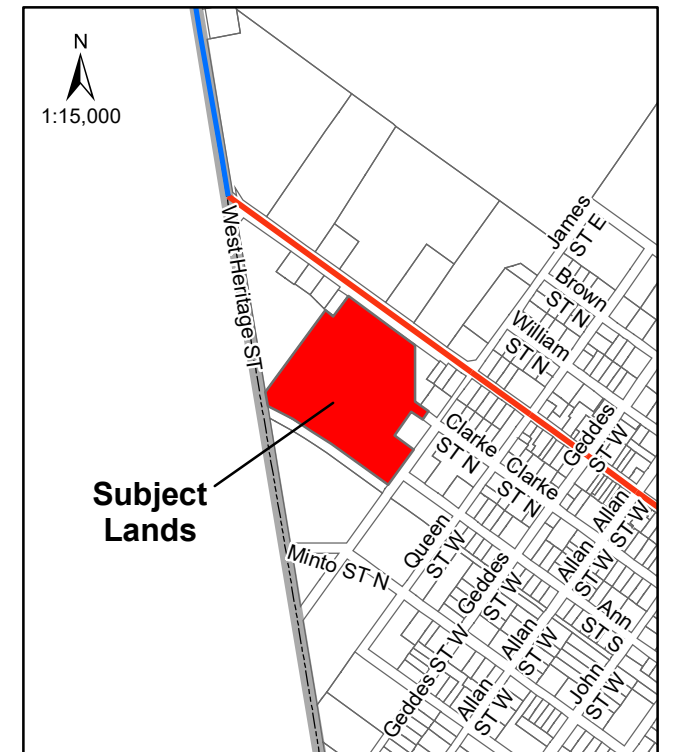


COUNTY OF WELLINGTON LAND DIVISION

B58-21

Applicant:
Darlene Van Eyl

Town of Minto
125 West Heritage Street
(Clifford)



Date: May 2021

Produced by: County of Wellington Planning & Development Department

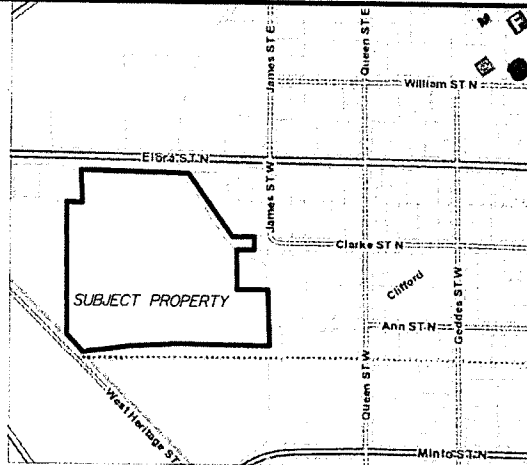
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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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2015 Ortho imagery.

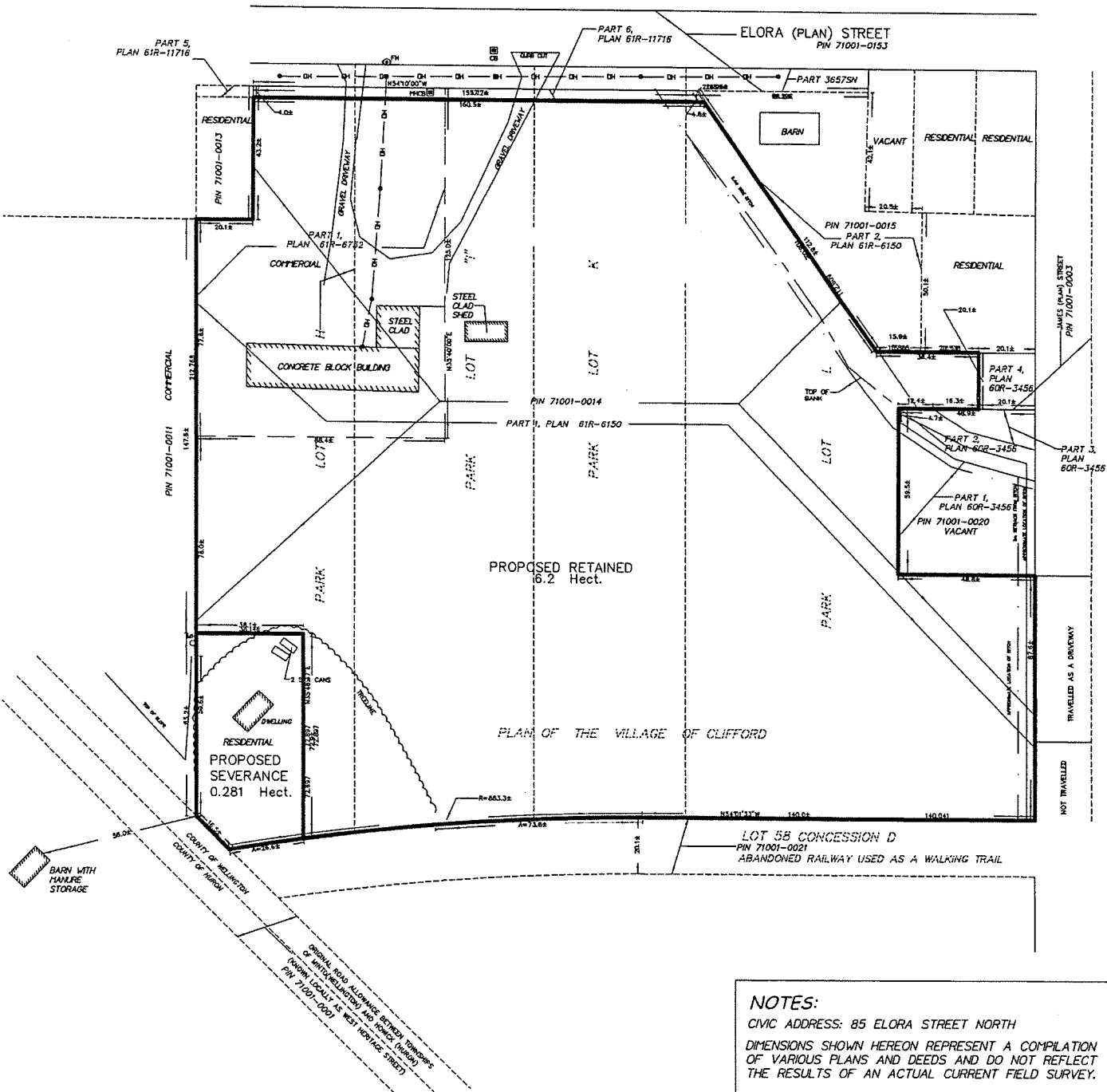


SKETCH FOR SEVERANCE APPLICATION
(VILLAGE OF CLIFFORD
TOWN OF MINTO
COUNTY OF WELLINGTON
WILSON-FORD

KEY PLAN:



Scale 1 : 1500



NOTES:

CIVIC ADDRESS: 85 ELORA STREET NORTH

DIMENSIONS SHOWN HEREON REPRESENT A COMPILATION
OF VARIOUS PLANS AND DEEDS AND DO NOT REFLECT
THE RESULTS OF AN ACTUAL CURRENT FIELD SURVEY.

CAUTION: THIS SKETCH IS NOT A PLAN OF
SURVEY AND SHALL NOT BE USED FOR ANY
PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.

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2021

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WILSON FORD SURVEYING & ENGINEERING.

THIS SKETCH WAS PREPARED FOR CORNELIS & DARLENE VAN EYL
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY
OTHER PARTIES.

29 JUNE 2021

GREG FORD, P.Eng(CIVIL)
ONTARIO LAND SURVEYOR

WILSON - FORD

Surveying & Engineering
120 KING ST. E., Box 294,
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

PROJECT No.: 21-9209 VAN EYL

25A-21 - Darlene Van Eyl

REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION
NOTE: IF EXPEDITED ATTENDANCE NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE.
SIGN AND RETURN 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY.

Date of Consideration: 10/14/2021 EXPEDITED
File Number: B58-21
Applicant: Darlene Van Eyl
Subject Lands: Town of Minto (Clifford) - Part Park Lots H, I, K & L, Reg PI 61R6150

Proposal is a request for consent to convey fee simple for a proposed existing urban residential lot 0.281 ha; retained being 6.2 ha

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review notice cards were posted at time of site visit; application is consistent with Provincial Policy and conforms to Official Plan - Residential, Highway Commercial and Core Greenlands located within the Urban Centre of Clifford; conditions to apply

Town of Minto Council recommends approval with conditions; application conforms to County of Wellington Official Plan; severed lot does not comply with zoning - 2 Sea-Cans on the property are not permitted under the existing zoning; minimum lot area is not met - removal of Sea-Cans and lot area zoning compliance are included as recommended conditions; lot has access as of 2019 to municipal sewers but existing building grade does not allow it to connect - any future build/development will be required to connect; existing residential dwelling is connected to municipal water and septic system; conditions to apply

Saugeen Valley CA proposed consent to sever land is generally acceptable to SVCA staff

Source Water application can be screened out and does not require a Section 59 notice under the Clean Water Act

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 B58-21.
- 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) as well as a digital PDF copy to the secretary-treasurer of the Planning and Land Division Committee.
- 5) THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) THAT the owner/applicant satisfy the requirements of the Town of Minto in reference to parkland dedication as provided for in the Planning Act, R.S.O. 1990, including, where applicable, paying cash-in-lieu of parkland in the amount of \$500 per lot or other specified in the applicable policy of the Town; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT the owner/applicant confirms there are satisfactory entrances for both the severed and retained parcels from the road authority with jurisdiction and to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT the owner/applicant obtains written confirmation from the Town of Minto that frontage fees, where applicable and as required by the Town of Minto, have been paid to the satisfaction of the Town of Minto, and that the owner/applicant is advised that this does not include paying the cost of lateral connections to any service which shall be payable to the Town of Minto at the time of connection; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) THAT the owner/applicant obtains written confirmation from the Town of Minto that servicing on the retained and severed parcel can currently be accommodated to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 10) THAT the owner/applicant is aware that servicing required for any future development of the retained parcel must be completed by a Town of Minto pre-qualified contractor, to the satisfaction of the Town of

- Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 11) **THAT** the owner/applicant removes the 2 existing Sea-Cans on the property, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 12) **THAT** the owner/applicant obtains zoning compliance for a reduced lot area, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 13) **THAT** the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file 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

September 30, 2021

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 B58-21

APPLICANT

Darlene Van Eyl
0125 - 95 West Heritage St.
PO Box 331
Clifford N0G 1M0

LOCATION OF SUBJECT LANDS

Town of Minto (Clifford)
Part Park Lots H, I, K & L
Reg PI 61R6150

Proposed severance is 0.281 hectares with 16.5m frontage, existing and proposed urban residential use with existing house & storage containers.

Retained parcel is 6.2 hectares with 157.7m frontage, existing and proposed manufacturing facility with existing concrete block building and shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, OCTOBER 14, 2021** for the purpose of considering this **EXPEDITED APPLICATION**.

CONSIDERATION WILL BE HELD IN THE: Council Chambers
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 Land Tribunal 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**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**

To: Jenny Boelke



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SEP 22 2021

Application Location	B58/21 Part Park Lots H, I, K & L TOWN OF MINTO (Clifford)	SECRETARY TREASURER WELLINGTON COUNTY LAND DIVISION COMMITTEE
Applicant/Owner	Darlene Van Eyl	

PLANNING OPINION: This application would sever a 0.281 ha (0.69 ac) residential lot in the Urban Centre of Clifford with an existing dwelling and two storage containers and retain a 6.2 ha (15.3 ac) lot that contains an existing trailer manufacturing/sales use with a concrete block building and a shed.

This application is consistent with Provincial Policy and conforms to the Official Plan. We have no concerns provided the following matters are addresses as conditions of approval:

- a) That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality;
- b) That zoning compliance is achieved to the satisfaction of the local municipality; and
- c) That removal or zoning compliance for the two storage containers located on the proposed severed parcel be achieved to the satisfaction of the local municipality.

A PLACE TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the Urban Centre of Clifford. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development.

Guideline #36 of the MDS document specifies that MDS I setbacks are not required for proposed land use changes, including consents, within approved settlement areas.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as RESIDENTIAL, HIGHWAY COMMERCIAL and CORE GREENLANDS and located within the Urban Centre of Clifford. The proposed retained parcel is within Special Policy Area PA5-12. The proposed severed parcel is located fully within the RESIDENTIAL designation. Additionally, the severed lands are located within the special policy area (PA5-11), which promotes the development of a complete community (mix of lands use, parks, trails) in accordance with the planned road network on Schedule A5-1a of the Minto Zoning By-law with the appropriate services.

Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities.

Section 10.6.2 states that new lots may be created in Urban Centers provided that the land will be appropriately zoned. The proposed severed lands are zoned Site Specific Unserved Residential (R1A-11) Zone.

The matters under section 10.1.3 were also considered including item b) "that all lots can be adequately serviced with water, sewage disposal..." item d) "that all lots have safe driveway access to an all-season maintained public road..." and item l) "that the prosed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses".

LOCAL ZONING BY-LAW: The proposed severed parcel is zoned Site Specific Unserved Residential (R1A-11) Zone. Within the R1A Zone, one single detached residential dwelling is permitted. The site specific provisions permit a reduced lot frontage. The proposed severed lands meet the minimum lot frontage requirement of 15.2 m (49.9 ft) with a proposed frontage of 16.5 m (54.1 ft), but does not meet the minimum required lot area requirement. The required lot area of the R1A Zone is 0.4 ha (1 ac), whereas 0.281 ha (0.69 ac) is proposed. A condition has been proposed to achieve zoning compliance for the undersized severed parcel.

The retained parcel is zoned Site Specific Unserved Residential (R1A-11), Future Development (FD), Highway Commercial (C2), and Natural Environment (NE) Zone.

Based on the applicant's sketch, there appears to be two storage containers/sea cans located on the proposed severed parcel. These two containers will need to be removed or relief from the zoning by-law would be required. A condition has been recommended for zoning compliance to ensure the storage containers are appropriately addressed.

Upon the site visit, it was noted that an accessory building has been constructed on the proposed severed lot that was not included within the submitted sketch. A condition has been proposed to ensure this building meets zoning requirements.



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

WELL HEAD PROTECTION AREA: A portion of the subject property is located within WHPA C with a vulnerability score of 4.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 16, 2021. Notice Cards were posted and the survey sketch appears to meet the application requirements.

A handwritten signature in black ink, appearing to read 'Joanna Salsberg'.

Joanna Salsberg, B.A., M.PL.
Planner
September 21, 2021

MUNICIPALITY COMMENTING FORM

The Planning and Land Division Committee, in considering the following application, respectfully requests input from the municipality. The Application and Sketch are enclosed for your information.

File: B58-21

APPLICANT

Darlene Van Eyl
0125-95 West Heritage St.
PO Box 331
Clifford NOG 1M0

LOCATION OF SUBJECT LANDS

Town of Minto (Clifford)
Part Park Lots H, I, K & L
Reg PL61R6150

Proposed severance is 0.5 hectares with 16.5m frontage, existing and proposed urban residential existing house & storage containers.

Retained parcel is 6.0 hectares with 157.7m frontage, existing and proposed manufacturing facility with existing concrete block building and shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-005-13600-0000

Does this description reasonably describe the parcel holdings? YES (X) No ()

If the answer is no, please provide new information:

Do you consider this proposal to conform to your Official Plan? YES (X) No ()

It conforms to the County of Wellington Official Plan.

What sections does it conform to or contravene? (Please specify)

The County of Wellington Official Plan designates the subject property as Residential. This is a proposed residential use within the urban boundary of Clifford. Section 10.6.2 of the OP states that new lots may be created within the urban boundary provided that lands are appropriately zoned. Section 10.1.3 outlines matters to be considered in the creation of new lots, which any matters relevant specifically to the Town are addressed through the recommended conditions.

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES () No (X)

(Please Specify): The Survey Sketch provided indicates 2 Sea-Cans on the property which are not permitted under the existing zoning. Additionally, the minimum lot area is not met. The removal of the Sea-Cans and lot area zoning compliance are included as recommended conditions.

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES (X) No ()

(Please Specify): The existing use is permitted with the current zoning.

If necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-law to permit the proposal to conform? YES (X) NO () NA () or Minor Variance YES (X) NO () NA ()

Is the proposal on an opened maintained year-round public road? YES (X) No ()

If the answer is NO, is municipality willing to enter into an agreement regarding the use of the seasonal road, or opening up the road?

(Please Specify):

Is the Proposed Lot(s) serviced now by Municipal Water? YES (X) No ()

Is the Retained Lot serviced now by Municipal Water? YES (X) No ()

Is the Proposed Lot(s) serviced now by Municipal Sewers? YES (X) No ()

The lot has access as of 2019 to municipal sewers but the existing building grade does not allow it to connect. Any future build/development will be required to connect.

Is the Retained Lot serviced now by Municipal Sewers? YES (X) No ()

Is there a Capital Works Project underway to service these lots in the near future? YES () No (X)

Approximate Time of Servicing Availability: N/A

Are there any other servicing arrangements, Municipal easements or Municipal Drains on the subject lands?

Continued to Page 2

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SEP 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

File: B58-21

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

YES () NO ()

The property is located within the urban boundary of Clifford. As such, municipal servicing is required for the property, as opposed to individual well and septic services. However, the existing septic system is still utilized by the residential dwelling as it does not have grade to connect to the municipal sewers. Should there be any more development on the subject property, connection to municipal servicing is required, as per our Public Works Department. The residential dwelling is currently connected to municipal water.

Is there any further information that may assist the Planning and Land Division Committee?
(A letter may be attached if there is insufficient space to explain)

Please see attached the Town of Minto's staff report to Council, as well as the recommended conditions on behalf of the Town of Minto.

Is the Municipality in support of this application? YES (X) NO ()

Yes, with the recommended conditions. Please see attached the Town of Minto's staff report to Council, as well as the recommended conditions on behalf of the Town of Minto.

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

Please see attached the Town of Minto's staff report to Council, as well as the recommended conditions on behalf of the Town of Minto.

Does the Municipality request a Notice of the Decision? YES (X) NO ()

SIGNATURE Ashley Sawyer (Ashley Sawyer)
TITLE Planning Technician/Administrative Assistant
ADDRESS 5941 Highway 89, Harriston ON NOG 2P0
DATE September 22nd, 2021



County of Wellington
Deborah Turchet
Secretary-Treasurer Land Division
Email: debt@wellington.ca

September 22nd, 2021

Re: B58/21 - Consent Application
Darlene Van Eyl
Town of Minto (Clifford)
Part Park Lots H, I, K & L
Reg PI 61R6150

The Council of the Town of Minto met on September 21st, 2021 to consider the above noted and passing the following Resolution:

MOTION: COW 2021-169

Moved By: Deputy Mayor Turton

Seconded By: Councillor Gunson

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve the Consent Application for B58/21 – Darlene Van Eyl, for land legally described as Part Park Lots H, I, K & L, Reg PI 61R6150, with a municipal address of 85 Elora Street North and 125 West Heritage Street in the Town of Minto, and that the following conditions be considered:

1. THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

5941 Highway #89
Harriston, Ontario
NOG 1Z0

tel: 519-338-2511
fax: 519-338-2005

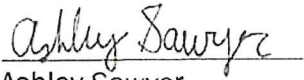
www.town.minto.on.ca

2. THAT the owner/applicant satisfy the requirements of the Town of Minto in reference to parkland dedication as provided for in the Planning Act, R.S.O, 1990, including, where applicable, paying cash-in-lieu of parkland in the amount of \$500 per lot or other specified in the applicable policy of the Town; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
3. THAT the owner/applicant confirms there are satisfactory entrances for both the severed and retained parcels from the road authority with jurisdiction and to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. THAT the owner/applicant obtains written confirmation from the Town of Minto that frontage fees, where applicable and as required by the Town of Minto, have been paid to the satisfaction of the Town of Minto, and that the owner/applicant is advised that this does not include paying the cost of lateral connections to any service which shall be payable to the Town of Minto at the time of connection; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
5. THAT the owner/applicant obtains written confirmation from the Town of Minto that servicing on the retained and severed parcel can currently be accommodated to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. THAT the owner/applicant is aware that servicing required for any future development of the retained parcel must be completed by a Town of Minto pre-qualified contractor, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7. THAT the owner/applicant removes the 2 existing Sea-Cans on the property, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8. THAT the owner/applicant obtains zoning compliance for a reduced lot area, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

9. THAT the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

Please consider this as formal notice of Council's decision on this matter. The Town of Minto staff report is also attached for your review.

Sincerely,

A handwritten signature in cursive script that reads "Ashley Sawyer". The signature is written in dark ink and is positioned above the printed name.

Ashley Sawyer

Planning Technician/Administrative Assistant





TOWN OF MINTO

DATE: September 21st, 2021
TO: Mayor Bridge and Members of Council
FROM: Ashley Sawyer, Planning Technician/Administrative Assistant
RE: Consent (Severance)
B58/21 – Darlene Van Eyl
85 Elora St N/125 West Heritage St
Part Park Lots H, I, K & L
Reg PI 61R6150

RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve the Consent Application for B58/21 – Darlene Van Eyl, for land legally described as Part Park Lots H, I, K & L, Reg PI 61R6150, with a municipal address of 85 Elora Street North and 125 West Heritage Street in the Town of Minto, and that the following conditions be considered:

1. THAT the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
2. THAT the owner/applicant satisfy the requirements of the Town of Minto in reference to parkland dedication as provided for in the Planning Act, R.S.O., 1990, including, where applicable, paying cash-in-lieu of parkland in the amount of \$500 per lot or other specified in the applicable policy of the Town; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
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shall be payable to the Town of Minto at the time of connection; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

5. THAT the owner/applicant obtains written confirmation from the Town of Minto that servicing on the retained and severed parcel can currently be accommodated to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
6. THAT the owner/applicant is aware that servicing required for any future development of the retained parcel must be completed by a Town of Minto pre-qualified contractor, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
7. THAT the owner/applicant removes the 2 existing Sea-Cans on the property, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
8. THAT the owner/applicant obtains zoning compliance for a reduced lot area, to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
9. THAT the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

BACKGROUND

Consent application B58/21 is being considered before the County of Wellington Land Division Committee to sever +/- 0.69 ac (+/- 0.281 ha) with an existing and proposed urban residential use with an existing house and storage containers, and retain +/- 15.32 ac (+/- 6.2 ha) with an existing and proposed manufacturing facility with an existing concrete block building and shed.

Proposed Severed

± 0.69 ac (± 0.281 ha)

Existing/proposed
urban residential use.

Proposed Retained

± 15.32 ac (± 6.2 ha)

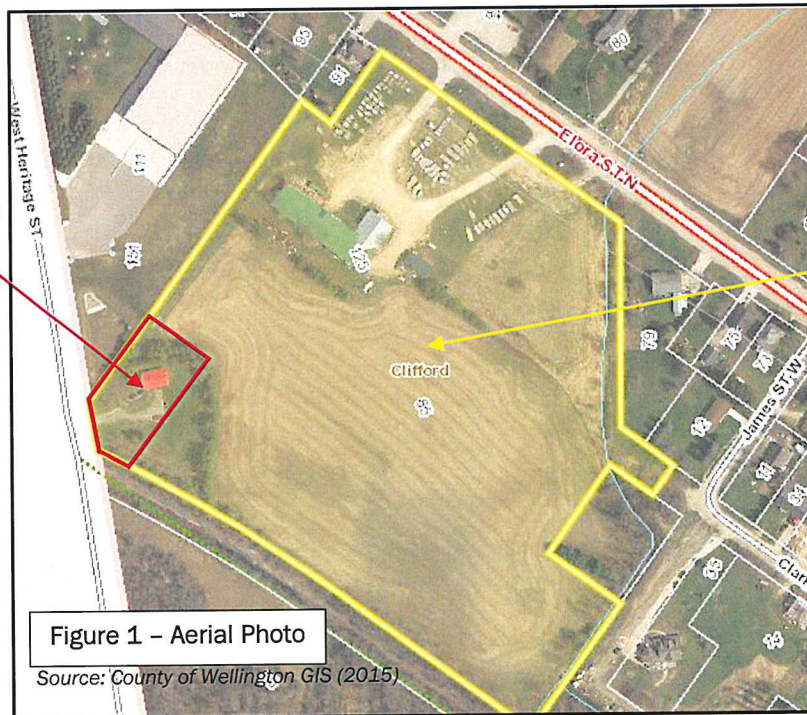


Figure 1 – Aerial Photo

Source: County of Wellington GIS (2015)

County of Wellington Official Plan

The subject property is currently designated by the County of Wellington Official Plan as Residential, Highway Commercial, and Greenlands. The Residential portion contains a Special Policy Area, described in detail under PA5-11: North Clifford Planning Area. PA5-11 notes that development of the area will promote the efficient use of infrastructure, the development of a complete community, and a compact form of development. The Highway Commercial portion also contains a Special Policy Area, described in detail under PA5-12: Design Policies “Village Feel” and outlines that the area should limit traditional highway commercial form, and that when designed and developed, an attractive streetscape should be achieved. Additionally, Section 10.6.2 of the Official Plan states that lots may be created within Urban Centres provided that the lands are appropriately zoned. Additionally, Section 10.1.3 states that matters to be considered include that new lots must be consistent with Official Plan and Zoning regulations, that the lot can be adequately serviced, that it will have adequate stormwater management, drainage, fire protection, roads, utilities and solid waste disposal to accepted municipal standards, that all lots have a safe driveway access to an all-season maintained public road, and that the proposed lots and uses are compatible with the surrounding use.

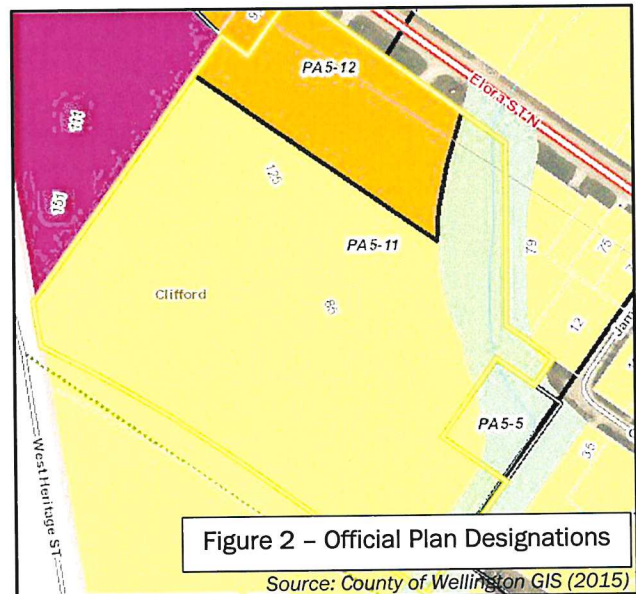


Figure 2 – Official Plan Designations

Source: County of Wellington GIS (2015)

Town of Minto Zoning By-law

The subject property is currently zoned by the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, as an Unserved Residential Exception Zone (R1A-11), Future Development (FD), Natural Environment (NE), and Highway Commercial (C2). The applicant is proposing to sever the existing house, zoned as an Unserved Residential Exception Zone (R1A-11) from the remainder of the subject property.

The survey sketch provided with Consent Application B58/21 indicates that there are currently 2 sea-can containers on the subject property, that are proposed to be on the severed parcel. Section 6.32.1 of the Town of Minto's Zoning By-law states that "no person shall place any storage trailer, seacan or shipping container in any zone" except in accordance with provisions a) through j). Town staff note that the 2 sea-cans do not meet the provisions and will be required to be removed as a condition of the Consent application.

Additionally, the survey sketch provided indicates that the proposed lot area is 0.281 ha (0.69 ac) whereas a minimum of 0.4 ha (1.0 ac) is required. As the property is within the urban boundary of Clifford, the Town is recommending a condition that includes zoning compliance for the reduced lot area.

COMMENTS

Town staff were circulated the application for review and the following comments were received.

Clerks

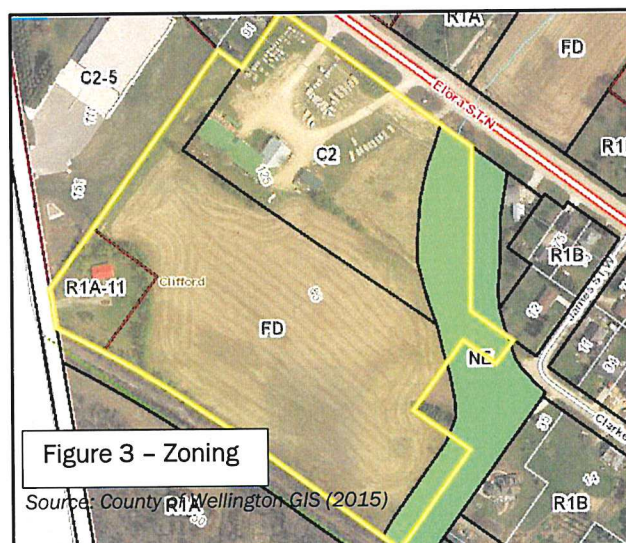
Standard financial conditions are recommended, including the payment of any monies owed to the Town of Minto, and that all accounts are in good standing.

Building Department

Standard conditions in relation to access, servicing, and frontage fees are to be addressed. Additionally, the existing 2 sea-cans on the proposed severed parcel are to be removed to the satisfaction of the Town. Town staff also note that the proposed property size is smaller than what is currently permitted with the zoning, and as a result a condition for zoning compliance is recommended.

Public Works

Standard conditions pertaining to satisfactory access arrangements to both the severed and retained parcel apply. In this case, the retained parcel has existing access off Elora Street North, which is under the jurisdiction of the County of Wellington. The proposed severed



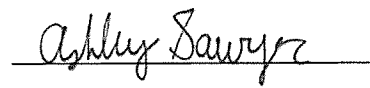
parcel also has existing access, off West Heritage Street, which is under the jurisdiction of the Town of Minto.

Town staff recognize that the existing residential dwelling on the proposed severed parcel currently has an existing water connection to municipal services and a private septic system. Public Works notes that there is currently a sanitary sewer installed into the property, which was completed in 2019, however the existing residence does not have the grade to connect. However, any future or new development on the severed parcel will be required to connect to the sanitary sewers. Additionally, any additional servicing for the retained parcel will be required using the pre-qualified contractor servicing process.

The above comments will be addressed through the Town of Minto's recommended conditions. These conditions are standard for a consent application of this nature.

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

A handwritten signature in cursive script, reading "Ashley Sawyer", is written over a horizontal line.

Ashley Sawyer
Planning Technician/Administrative Assistant



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY: debt@wellington.ca

September 22, 2021

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

RECEIVED

SEP 22 2021

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: Application for Consent B58-21 (Van Eyl)
85 Elora Street North, and 0125-95 West Heritage Street
Roll No.: 234100000513600
Part Park Lots H, I, K and L Plan 61R6150
Geographic Village of Clifford
Town of Minto

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments as per our Memorandum of Agreement (MOA) with the County of Wellington representing natural hazards, and natural heritage; and the application has been reviewed through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

Purpose

The proposed severance is 0.281 hectares (ha) with 15.5 metres (m) frontage, existing and proposed urban residential use with existing house and storage containers. The retained parcel is 6.2 ha with 157.7 m frontage, existing and proposed manufacturing facility with existing concrete block building and shed.

Recommendation

The consent to sever land is generally acceptable to SVCA staff.



Watershed Member Municipalities

Municipality of Arran-Elderslie, Municipality of Brockton, Township of Chatsworth, Municipality of Grey Highlands, Town of Hanover, Township of Howick, Municipality of Morris-Turnberry, Municipality of South Bruce, Township of Huron-Kinloss, Municipality of Kincardine, Town of Minto, Township of Wellington North, Town of Saugeen Shores, Township of Southgate, Municipality of West Grey

Delegated Responsibility and Advisory Comments

SVCA staff has reviewed the applications through our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020). We have also reviewed the applications through our responsibilities as a service provider to the County of Wellington in that we provide expert advice and technical clearance on *Planning Act* applications with regards to natural hazards, and natural heritage as set out in the PPS, 2020, County Official Plan (OP) and/or local official plans. Comments below only include features/technical requirements affecting the property.

Natural Hazards:

A small portion of the parcel to be retained is designated Core Greenlands or Greenlands in the County of Wellington Official Plan (OP), Schedule A5-1 Clifford and is zoned Natural Environment (NE) in the Town of Minto Zoning By-law 01-86, Schedule 'A' Map 2-Clifford. The Gore Greenlands designation and NE zone generally match the SVCA Hazardous Lands for the property as originally plotted by SVCA staff. The Core Greenlands designation and NE zone are identifying the watercourse known as Minto Municipal Drian 93 (Zeimon Drain), and the related floodplain of the watercourse. It is the opinion of SVCA staff that the parcel to be severed does not contain any natural hazard features and is not zoned NE.

Provincial Policy Statement – Section 3.1

Section 3.1.1 of the PPS, 2020 states in part that development shall generally be directed to areas outside of hazardous lands, and hazardous sites. It is the opinion of SVCA staff that, based on the proposal, there is sufficient space for development on the parcel to be retained outside/beyond the Core Greenlands/Greenlands designation and NE zone, therefore the application is consistent with Section 3.1.1 of the PPS, 2020.

Wellington County OP Policies

Section 5.4.3 of the Wellington County OP generally directs development to be located outside of Hazardous Lands. It is the opinion of SVCA staff that, based on the proposal, the application is consistent with Wellington County OP policies.

Natural Heritage:

As part of SVCA staff's desktop review, the following significant natural heritage features were identified as affecting the property: potentially significant woodlands, fish habitat and its adjacent lands, and potentially the habitat of endangered species and threatened species.

Provincial Policy Statement – Section 2.1

Section 2.1 of the PPS, 2020 states in part that development shall not be permitted in significant woodlands, fish habitat, and the habitat of endangered species and threatened species, and the adjacent lands to the above referenced features, except in accordance with Policies found in Section 2.1.

Wellington County OP Policies

Significant Woodlands

Significant woodlands, along with other natural hazard and natural heritage features, are included in the Core Greenlands and Greenlands designation and are shown on Schedule A5-1 Clifford of the Wellington County OP. The woodlands on lands adjacent to the south and west of the property may be considered significant woodlands. However, based on the application, it is the opinion of SVCA staff that impacts to the significant woodlands are likely to be negligible, and the preparation of an EIS to address the woodlands are not recommended at this time.

Fish Habitat and its Adjacent Lands

As mentioned above, a watercourse flows through the property. The watercourse is considered fish habitat by SVCA staff, and section 5.4.2 of the Wellington County OP is applicable. However, based on the application, it is the opinion of SVCA staff that impacts to fish habitat will be negligible, therefore the preparation of an EIS to address the fish habitat is not recommended at this time.

Habitat of Endangered Species and Threatened Species

It has come to the attention of SVCA staff that habitat of endangered species and threatened species may be located on and/or on lands adjacent to the property. Section 5.4.2 of the Wellington County OP states in part that development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy. MECP inquiries can be sent via email to: SAROntario@ontario.ca.

Statutory Comments

SVCA staff has reviewed the application as per our responsibilities as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). This regulation, made under Section 28 of the *Conservation Authorities Act*, enables SVCA to regulate development in or adjacent to river or stream valleys, Great Lakes and inland lake shorelines, watercourses, hazardous lands and wetlands. Subject to the CA Act, development taking place on or adjacent to these lands may require permission from SVCA to confirm that the control of flooding, erosion, dynamic beaches, pollution or the conservation of land are not affected. SVCA also regulates the alteration to or interference in any way with a watercourse or wetland.

The parcel to be severed is not within the SVCA Approximate Screening Area, however, the southern and eastern portion of the parcel to be retained are within the SVCA Approximate Screening Area associated with Ontario Regulation 169/06. As such, development and/or site alteration within the SVCA Approximate Screening Area requires the permission from SVCA, prior to work commencing.

"Development" as defined under the *Conservation Authorities Act* means:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And; "Alteration" as per Section 5 of Ontario Regulation 169/06 generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

For the parcel to be retained, the SVCA Approximate Screening Area is representing the watercourse and its related flood hazard and an offset distance of 15 metres outwards from the floodplain of the watercourse. To determine the SVCA Approximate Screening Area on the property, please refer to the SVCA's online mapping program, available via the SVCA's website at <http://eprweb.svca.on.ca>. Should you require assistance, please contact our office directly.

SVCA Permission for Development or Alteration

Development or alteration including construction, reconstruction, conversion, grading, filling or excavation, including agricultural tile drainage, within the SVCA Approximate Screening Area may require permission (SVCA Permit) prior to those works commencing.

Once development is proposed for the parcel to be retained, the SVCA should be contacted and development details provided to the SVCA for review.

Summary

SVCA staff has reviewed the application as per our mandated responsibilities for natural hazard management, including our regulatory role under the *Conservation Authorities Act*.

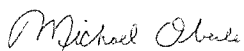
The proposed consent to sever land is generally acceptable to SVCA staff.

Given the above comments, and subject to the above comments, it is the opinion of the SVCA staff that:

- 1) Consistency with Section 3.1, Natural Hazard policies of the PPS, 2020 has been demonstrated.
- 2) Consistency with Section 2.1, Natural Heritage policies of the PPS, 2020 has been demonstrated, with the exception of Section 2.1.7 (habitat of endangered species and threatened species), which must be addressed by the landowner; and
- 3) Consistency with local planning policies for natural hazards and natural heritage has been demonstrated, with the exception of Section 2.1.7 (habitat of endangered species and threatened species), which must be addressed by the landowner.

Please inform this office of any decision made by the County of Wellington with regard to the application. We respectfully request to receive a copy of the decisions and notices of any appeals filed. Should you have any questions, please contact the undersigned.

Sincerely,



Michael Oberle
Environmental Planning Technician
Saugeen Conservation
MO/

cc: Jana Poechman, Wellington County (via email)
Jenny Boelke, applicant (via email)
Steve McCabe, SVCA Authority Member for Wellington North and Minto (via email)

Jana Poechman

From: Emily Vandermeulen <EVandermeulen@centrewellington.ca>
Sent: Wednesday, July 7, 2021 2:29 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B58-21 - Screening Form
Attachments: WHPA_Map_WestHeritage_125.pdf

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you know the contents to be safe.

Hi Jana,

Thank you for providing the above referenced application for review. Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

I have attached a map showing the property and Wellhead Protection Areas for your reference.

If you have any further questions regarding this application, or in the event of any technical problem with the email or attachments, please contact me.

Emily Vandermeulen | Risk Management Inspector / Source Protection Coordinator

Wellington Source Water Protection | 7444 Wellington Road 21, Elora, ON, N0B 1S0
519.846.9691 x365 | evandermeulen@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1.844.383.9800

Wellington Source Water Protection’s offices are located in the Township of Centre Wellington offices. Centre Wellington is now in Step One of the Province’s [roadmap to reopening](#), a three-step plan to safely and cautiously reopen the province and gradually lift public health restrictions.

Although some Township facilities remain closed to the public, many departments are offering most services electronically and scheduling appointments for services that cannot be delivered remotely. With the proper protocols in place, we are working to deliver services in a timely manner, however, you may still experience some delays or disruptions.

For a complete update on facility hours and operations and programs and services available by pre-registration or appointment only, visit the Township’s website at www.centrewellington.ca/emergencyplanning and our social media platforms, www.facebook.com/CentreWellington and Twitter www.twitter.com/CentrWellington

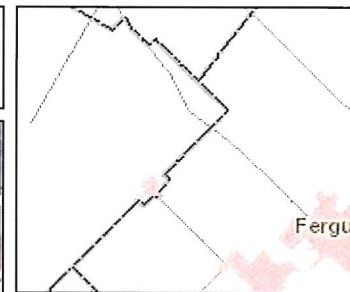
From: Jana Poechman [<mailto:janap@wellington.ca>]
Sent: June 30, 2021 2:52 PM
To: Emily Vandermeulen <EVandermeulen@centrewellington.ca>; Kyle Davis <KDavis@centrewellington.ca>; Source Water <sourcewater@centrewellington.ca>
Subject: B58-21 - Screening Form

Hello.

Here is another application for July 8th circulation.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington



Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Conservation Authority Boundaries
- Waterbodies
- Watercourses
- Well Locations
- Wellhead Protection Area Boundaries
 - A
 - B
 - C
 - D
- Vulnerability Score
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,
- RoadsLookup

0.2 0 0.10 0.2 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2018

Notes