

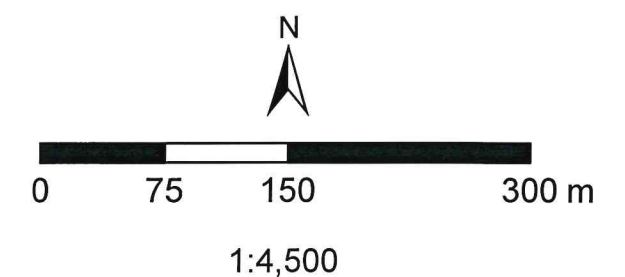
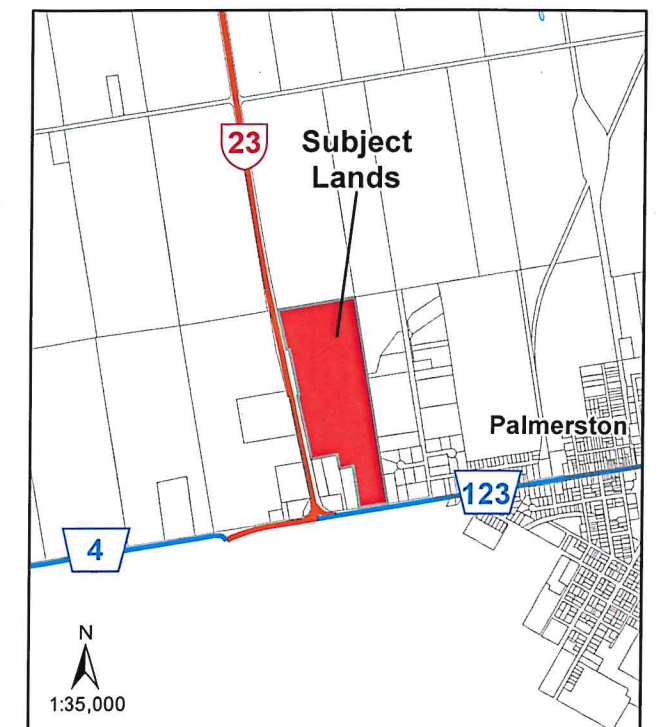
COUNTY OF WELLINGTON LAND DIVISION

B7-22

Applicant:
Dobson Brothers Enterprises Ltd.

Town of Minto

5924 Wellington Rd 123



Date: February 2022

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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2020 Ortho imagery.





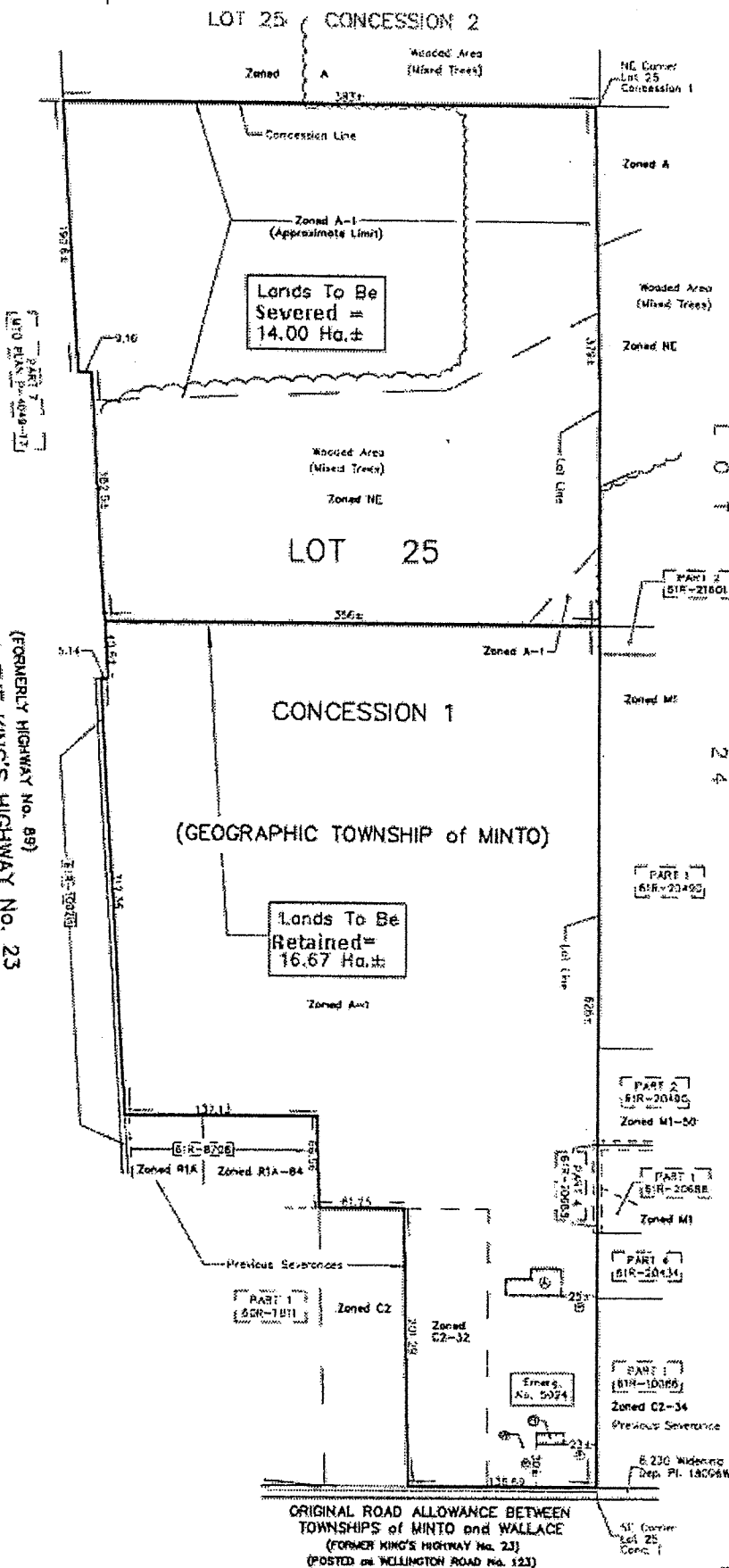
SKETCH to ILLUSTRATE
PROPOSED SEVERANCE
PART of LOT 25
CONCESSION 1
(GEOGRAPHIC TOWNSHIP of MINTO)
TOWN of MINTO
COUNTY of WELLINGTON

SCALE: 1:2500



J. DON MACMILLAN LTD.

POSTED AS THE KING'S HIGHWAY No. 23
(FORMERLY HIGHWAY No. 89)



- ⊗ denotes Metal Clad Shed/Garage
 - ⊙ denotes Brick Bungalow
 - ⊕ denotes Approximate Location of Existing Well
- Note: Building dimensions are not to scale.

This is not a plan of survey.
© COPYRIGHT 2022.
This sketch is protected by copyright and may be reproduced for this present application only. The lands denoted are all the lands owned by the applicant.
* denotes dimensions derived from satellite imagery.

All subject and abutting lands are zoned agricultural unless indicated otherwise.
Zoning Limits are approximate and were derived from satellite imagery.

Data obtained from previously compiled data from this office. It is subject to final dimensions when they are undertaken.

METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN METRES
AND CAN BE CONVERTED
TO FEET BY DIVIDING
BY 0.3048.

DATE: 1/2/2022		J. DON MACMILLAN, S.L.S.	
J. DON MACMILLAN LIMITED ONTARIO LAND SURVEYORS 140 SANDOWN AVENUE SOUTH, LONDON, ONT. (519-123-1232)			
FOR: DOBSON BROTHERS ENTERPRISES LTD. INST. MIKE DOBSON		PROJECT N° 21-1897S	

27-27-Tubman Bros.

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: 02/09/2023 EXPEDITED
File Number: B7-22
Applicant: Dobson Brothers Enterprises Ltd.
Subject Lands: Town of Minto (Palmerston) - Part Lot 25, Concession 1

Proposal is a request for consent to convey fee simple for a proposed vacant agricultural parcel 14. Ha; retained designated Industrial being 16.67 ha, existing dwelling and shed

ISSUES: none

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	January 17, 2023 - intent of application is to separate urban industrial lands (retained) from the agricultural portion (severed); application is consistent with Provincial Policy and generally conforms to Official Plan - no concerns April 2022 - notice cards have been posted; application is consistent with Provincial Policy and generally conforms to the Official Plan; the intent of the application is to separate the urban industrial (retained) lands from the rural agricultural (severed) portion; no concerns provided conditions addressed
County Roads Department	no objection; Entrance condition not required - Wellington Road 123
Town of Minto	Council recommends approval of consent; application conforms with County Official Plan; severed and retained complies with zoning - retained will be required to be rezoned by owner from A-1, in compliance with the County of Wellington prior to any development on that portion of the property severed is outside of urban boundary and should be sufficient size for individual well and septic services; conditions to apply
Maitland Valley CA	application to sever lands is in general conformance with Section 3.1 Natural Hazard Policies of the PPS, 2020 and as such MVCA has no objections
MTO	Jan 6/23 - supportive of proposed consent subject to - upon registration, MTO will permit one access from Highway 23 to the severed parcel for agricultural/residential use only; upon registration, MTO will permit one access from Highway 23 to the retained parcel for agricultural purposes only; if retained parcel developed in future for industrial/commercial use, all access must be taken off of Wellington Road 123 or an alternative County or Municipal Road.
Neighbours	William and Anneke Kreuger (5296 Hwy 23 Palmerston, ON N0G 2P0) - request notice of decision
Miscellaneous	Scott Patterson, Patterson Planning Consultants Inc, agent - cover letter attached

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
- 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 is advised that confirmation/approval, from the road authority with jurisdiction and to the satisfaction of the Town of Minto, may be required prior to any further development of both the severed and retained parcels; 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 supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been approved to ensure the reapportionment of the applicable municipal drain(s) has been completed to 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 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

January 26, 2023

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 B7-22

APPLICANT

Dobson Brothers Enterprises Ltd.
335 Main St. W
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS

Town of Minto (Palmerston)
Part Lot 25
Concession 1

Proposed severance is 14 hectares with 373m frontage, existing and proposed agricultural and wooded area.

Retained parcel is 16.67 hectares with 136.69m frontage, existing and proposed rural residential and agricultural use with existing dwelling and shed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, FEBRUARY 09, 2023** 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 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: Scott Patterson, Patterson Planning Consultants Inc.



Application	B7/22
Location	Part lot 25, Concession 1
Applicant/Owner	TOWN OF MINTO (Palmerston) Dobson Brothers Enterprises Ltd.

PLANNING OPINION: This application would sever a 14 ha (34.59 ac) existing agricultural parcel. A 16.67 ha (41.19 ac) parcel would be retained with an existing dwelling and a shed within the urban area of Palmerston. This application is considered as an urban severance.

Within the Wellington County Official Plan, the proposed retained parcel is designated as Industrial and lies within the urban area of Palmerston. The severed parcel is designated as Prime Agriculture, Core Greenlands and Greenlands. The intent of this application is to separate the urban industrial lands from the agricultural portion.

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

- That driveway access can be provided to the severed lands to the satisfaction of the applicable roads authority; and,
- That servicing can be accommodated on the severed lands to the satisfaction of the local municipality.

A PLACE TO GROW: The proposed severed lot is located in proximity to a Key Hydrologic feature (wetland) and located within the Palmerston settlement area. Section 4.3 only applies to lands outside of a settlement area and states that Development (including lot creation) is not permitted in a key hydrologic feature. Planning staff have no concerns.

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

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated Industrial within the Urban Centre of Palmerston, Prime Agriculture, Core Greenlands and Greenlands. Identified features include Maitland Valley Conservation Authority Regulated Wetlands, Hazard Lands, Wetlands and Significant Wooded Areas. Urban Centres are expected to provide a full range of land uses opportunities.


Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned.

The matters under Section 10.1.3 were also considered including item a) "that any new lots will be consistent with official plan policies and zoning regulations...", item b) "that all lots can be adequately serviced with water, sewage disposal...", and item c) "that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems".

LOCAL ZONING BY-LAW: The subject property is currently zoned Site Specific Agriculture (A-1), Natural Environment (NE) and a portion of the lot is zoned site specific commercial (C2-32). Section 8.2.1 b) permits for new lots created by consent, shall be deemed to comply with the lot frontage and lot area regulations of Section 8.2.1 and 8.2.2. Therefore, both the severed and retained parcel meet the minimum lot area and frontage requirements of the Site Specific Agriculture (A-1) zone.

WELL HEAD PROTECTION AREA: The subject property is not located in a Wellhead Protection Area.

SITE VISIT INFORMATION: The subject property was visited and photographed on March 9th, 2022. Notice Cards were not posted at the time but the applicant has provided photos demonstrating that the signs have been posted. The survey sketch appears to meet the application requirements.


Zach Prince, MCIP RPP
Senior Planner
January 17th, 2023

RECEIVED

JAN 17 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Ministry of Transportation

Ministère des Transports

West Operations
Corridor Management Section West

Opérations ouest
Section de la gestion des couloirs routiers de l'Ouest

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 379-4397
Facsimile: (519) 873-4228

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 379-4397
Télécopieur: (519) 873-4228



January 6, 2023

Ms. Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9

By e-mail: janap@wellington.ca

RECEIVED

JAN 06 2023

RE: **Consent Application B7-22**

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MTO has reviewed consent application B7-22.

The proposal has been considered in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Guidelines and all related policies. The following outlines MTO's comments:

The subject property is located within MTO's Permit Control Area (PCA), and as such, MTO review, approval and permits are required before any development activities take place on-site (demolition, grading, construction or alteration to the site).

MTO are supportive of the proposed consent subject to the following:

- Upon registration of the consent, MTO will permit one access from Highway 23 to the severed parcel for agricultural/residential use only.
- Upon registration of the consent, MTO will permit one access from Highway 23 to the retained parcel for agricultural purposes only.
- If the retained parcel is developed in the future for industrial/commercial use, all access must be taken off of Wellington Road 123 or an alternative County or Municipal Road.

General Comments

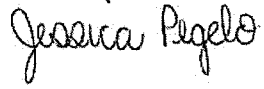
- Through future re-zoning and/or the site plan approval process, MTO will provide conditions for future access to the retained parcel.
- Property owner to discuss with the Town future opportunity for access to the northerly portion of the retained parcel via Minto Road.
- For any future development on the retained parcel, the property owner shall show a connection from Wellington Road 123 to provide access to the northerly portion of the retained parcel.

Any future development on the severed and retained parcels will require MTO, review, approval and permits.

Upon registration of the consent, the owner shall apply for MTO Entrance permits by clicking on the following link: www.hcms.mto.gov.on.ca

If there are any questions or concerns, please contact me.

Sincerely,

A handwritten signature in black ink that reads "Jessica Pegelo". The signature is written in a cursive, flowing style.

Jessica Pegelo
Corridor Management Planner (A)
Operations West

c. Maureen McIver, MTO Corridor Management Officer

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: B7-22

RECEIVED

MAR 24 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

APPLICANT

Dobson Brothers Enterprises Ltd.
335 Main St. W
Palmerston NOG 2P0

LOCATION OF SUBJECT LANDS

Town of Minto (Palmerston)
Part Lot 25
Concession 1

Proposed severance is 14 hectares with 375m frontage, existing and proposed agricultural and wooded area.

Retained parcel is 16.67 hectares with 139.69m frontage, existing and proposed rural residential and agricultural use with existing dwelling and shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-001-01400-0000

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 OP with the recommended conditions addressed.

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

The County of Wellington Official Plan designates the retained parcel as Industrial and the severed parcel as Prime Agricultural, Greenlands and Core Greenlands. The intent is to sever off the Prime Ag land that is outside of the urban boundary.

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

(Please Specify): The proposed severed lot meets lot frontage and area requirements. The severed lot is zoned as Agricultural Exception (A-1) and Natural Environment (NE). Once the lot is severed, the lot will become buildable and one single-detached residential dwelling may be constructed, provided it meets the required zoning provisions for both the A-1 and NE zones.

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

(Please Specify): The existing use meets lot frontage and area requirements. The retained parcel is zoned as Agricultural Exception (A-1) and Highway Commercial Exception (C2-32). This permits for the existing use of the property, but the property is required to be rezoned by the owner from A-1, in compliance with the County of Wellington OP designation of Industrial, prior to any development on that portion of the property.

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 () NO (X) 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 () No (X)

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

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

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

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

Approximate Time of Servicing Availability:

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

Yes. A Drainage Assessment Schedule must be completed and approved to ensure the reapportionment of the applicable municipal drain(s) to the satisfaction of the Town. This is included as a recommended condition.

MUNICIPALITY COMMENTING FORM

File: B7-22

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

YES (**X**) NO ()

The severed parcel is outside of the urban boundary and should be sufficient size for individual well and septic services.

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	<u>Ashley Sawyer (Ashley Sawyer)</u>
TITLE	<u>Planning Technician/Administrative Assistant</u>
ADDRESS	<u>5941 Highway 89, Harriston ON NOG 2P0</u>
DATE	<u>March 23rd, 2022</u>



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

March 23rd, 2022

Re: B7/22 Consent Application
Dobson Brothers Enterprises Ltd.
335 Main St. W
Town of Minto (Palmerston)
Part Lot 25, Concession 1

The Council of the Town of Minto met on March 1st, 2022 to consider the above noted and passing the following Resolution:

MOTION: COW 2022-039
Moved By: Councillor MacKenzie
Seconded By: Councillor Dirksen

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve the Consent Application for B7/22 – Dobson Brothers Enterprises Ltd., for land legally described as Part Lot 25, Concession 1, with a municipal address of 5924 Wellington Road 123, 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
N0G 1Z0

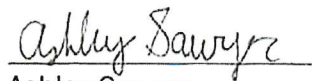
tel: 519-338-2511
fax: 519-338-2005

www.town.minto.on.ca

2. THAT the owner/applicant is advised that confirmation/approval, from the road authority with jurisdiction and to the satisfaction of the Town of Minto, may be required prior to any further development of both the severed and retained parcels; 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 supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been approved to ensure the reapportionment of the applicable municipal drain(s) has been completed to 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 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 and completed Municipal Commenting Form is also attached for your review.

Sincerely,



Ashley Sawyer

Planning Technician/Administrative Assistant





TOWN OF MINTO

MEETING DATE: March 1st, 2022
REPORT TO: Mayor Bridge and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2022-015 – B7/22: Dobson Consent (Severance)
5924 Wellington Road 123

RECOMMENDATION

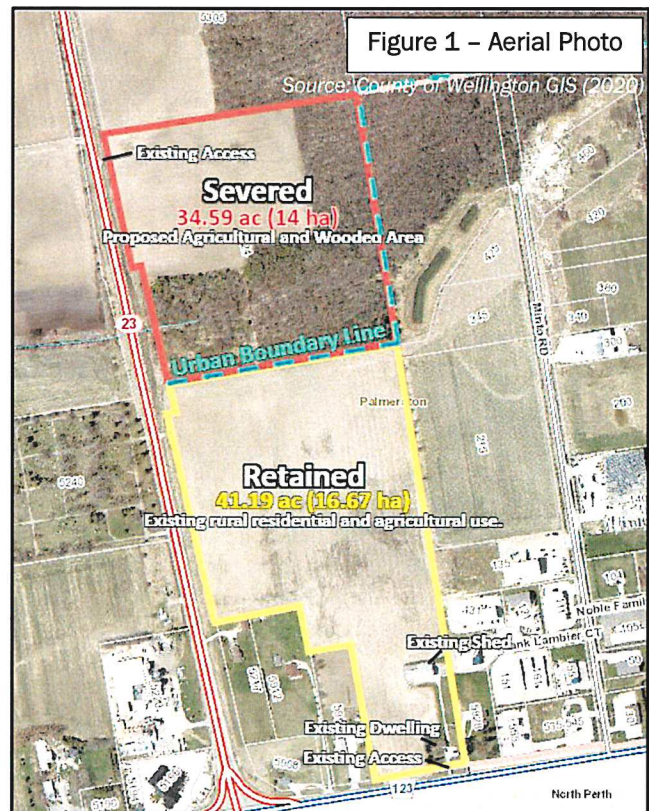
THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve the Consent Application for B7/22 – Dobson Brothers Enterprises Ltd., for land legally described as Part Lot 25, Concession 1, with a municipal address of 5924 Wellington Road 123, in the Town of Minto, and that the following conditions be considered:

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2. THAT the owner/applicant is advised that confirmation/approval, from the road authority with jurisdiction and to the satisfaction of the Town of Minto, may be required prior to any further development of both the severed and retained parcels; 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 supplies to the Town of Minto proof that a new Drainage Assessment Schedule has been approved to ensure the reapportionment of the applicable municipal drain(s) has been completed to 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 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 B7/22 is being considered before the County of Wellington Land Division Committee to sever +/-34.59 ac (+/-14 ha) with an existing and proposed agricultural and wooded area, and to retain +/-41.19 ac (+/-16.67 ha) with an existing residential and agricultural use. The retained parcel currently has an existing single-detached dwelling and detached accessory structure (shed).

As a result of the Town initiated Official Plan Amendment #117, to adjust the Palmerston urban boundary, the retained portion of the subject property was brought into the urban boundary and designated as Industrial in the County of Wellington Official Plan. The portion of the property to be severed remains outside of the urban boundary and is designated as Prime Agricultural, Greenlands and Core Greenlands.



Council may recall a Site Plan Agreement coming before them on August 24th, 2021, regarding a 3.04 ac (1.23 ha) portion at the front of the property abutting Wellington Road 123 of the retained parcel, that is presently zoned as Highway Commercial (C2). The severance of the land is not anticipated to impact the Site Plan Agreement area.

County of Wellington Official Plan

The severed portion of the subject property is currently designated by the County of Wellington Official Plan as Prime Agricultural, Greenlands, and Core Greenlands, with the retained portion designated as Industrial.

Section 4.7.1 of the Official Plan states that a clear distinction between urban and rural areas should be maintained. Additionally, Section 6.4 states that agricultural uses and normal farm practices will be protected and promoted in accordance with provincial standards. As the retained portion of the property is Industrial, and the severed portion is primarily Prime Agricultural, it is of the opinion of Town staff that severing the agricultural portion of the property will allow for it to continue to be maintained agriculturally. The current owner of the property does not have an agricultural background, and with the land being protected provincially for agricultural uses, there is limited development potential.

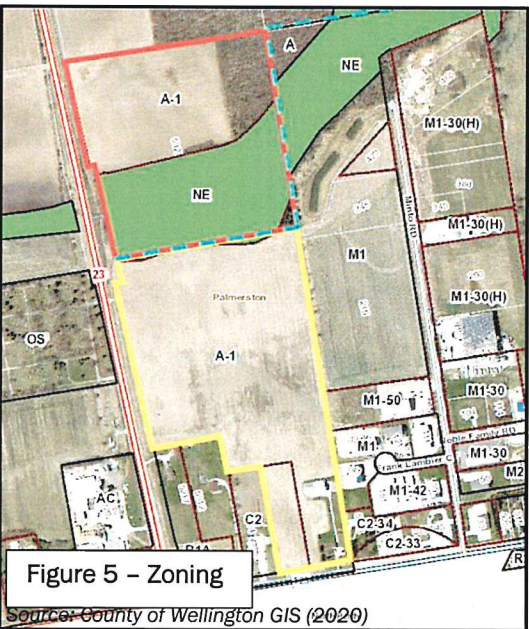
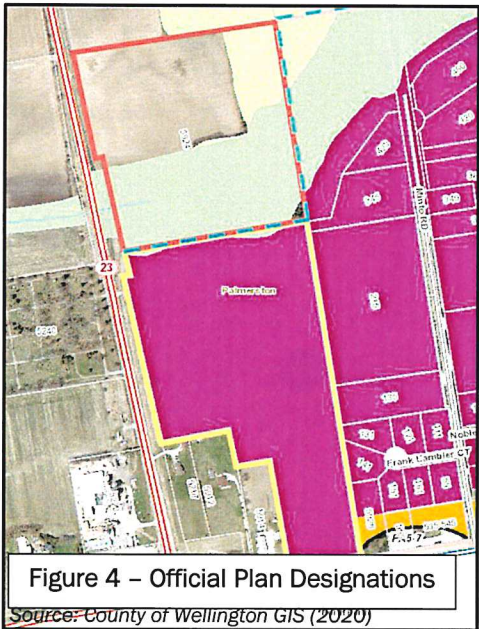
Under Section 10.1.3 – General Policies for Creating New Lots, states that matters to be considered include that new lots must be consistent with Official Plan and Zoning regulations, that the lot can be adequately serviced, that it will have adequate stormwater

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. The Town is satisfied that these requirements are/will be addressed with the recommended conditions.

Town of Minto Zoning By-law

The proposed severed portion of the subject property is currently zoned as Agricultural Exception (A-1) and Natural Environment (NE). The land zoned A-1 represents an area of approximately 1 km around urban boundary and states all uses permitted in an Agricultural (A) zone, except for new livestock facilities, shall be permitted. This means that once the lot is severed, the lot will become buildable and one single-detached residential dwelling may be constructed, provided it meets the required zoning provisions. Additionally, the NE portion of the property permits agricultural uses, but no new buildings and structures. The by-law also requires a minimum setback of 30.0 m (98.4 ft) from the limit of the NE zone, and states no building or structure, including a septic system and associated weeping bed, shall be constructed.

The proposed retained portion of the subject property is currently zoned primarily as Agricultural Exception (A-1) and Highway Commercial Exception (C2-32). This permits for the existing use of the property. The property will be required to be rezoned by the owner from A-1 in compliance with the County of Wellington OP designation of Industrial prior to any development of that portion of the property.



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.

Public Works

A standard condition pertaining to satisfactory access arrangements apply. In this case, the parcels have existing access off Wellington Road 123 and Highway 23, which are under the jurisdiction of the County of Wellington and the Ministry of Transportation.

The above comments will be addressed through the Town of Minto's recommended conditions.

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.

PREPARED BY: Ashley Sawyer, Planning Technician/Administrative Assistant
RECOMMENDED BY: Derrick Thomson, Chief Administrative Officer

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

RECEIVED

MAR 10 2022
February 11, 2022

NOTICE OF AN APPLICATION FOR CONSENT
Ontario Planning Act, Section 53(4)

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

The County of Wellington Planning and Land Division Committee requests your written comments on this application for consent.

APPLICATION SUBMITTED ON: January 05, 2022

FILE NO. B7-22

APPLICANT

Dobson Brothers Enterprises Ltd.
335 Main St. W
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS

Town of Minto (Palmerston)
Part Lot 25
Concession 1

Proposed severance is 14 hectares with 373m frontage, existing and proposed agricultural and wooded area.

Retained parcel is 16.67 hectares with 136.69m frontage, existing and proposed rural residential and agricultural use with existing dwelling and shed.

IF YOU WISH TO SUBMIT COMMENTS ON THIS APPLICATION,
WE MUST HAVE YOUR WRITTEN COMMENTS BEFORE

March 23, 2022

Comments can be provided by mail at address above or by email landdivisioninfo@wellington.ca

Please note that if the Comments are not received by the requested date, the Planning and Land Division Committee may proceed to consider the application, and may assume that you have no objection to this Application for Consent.

Please also be advised that if a person or public body that files 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.

If you wish to be **NOTIFIED OF THE DATE AND TIME OF THE CONSIDERATION** of this application - **please make your request in writing and provide your email address** to the Planning and Land Division Committee before the "Comments Return Date" noted above.

If you wish to be **NOTIFIED OF THE DECISION** of the County of Wellington Planning and Land Division Committee in respect of this proposed consent, **you must make a request in writing** to the County of Wellington Planning and Land Division Committee. This will also entitle you to be advised of a possible Ontario Land Tribunal. Even if you are the successful party, you should request a copy of the decision since the County of Wellington Planning and Land Division Committee's decision may be appealed to the Ontario Land Tribunal by the applicant or another member of the Public.

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

MAILED TO:

Local Municipality – Town of Minto County Planning
County Engineering MTO – London MTO – Owen Sound
Neighbouring Municipality – North Perth
Bell Canada (email) County Clerk Roads/Solid Waste
Neighbour - as per list verified by local municipality and filed by applicant with this application

COUNTY OF WELLINGTON
ENGINEERING SERVICES
NO OBJECTION
NOTICE OF DECISION REQ'D.
Civic Addressing
Philippe Campbell
ENGINEERING TECHNOLOGIST
Date: 03/03/2022

ENTRANCE CONDITIONS NOT
REQUIRED

MAR 22 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE**MEMORANDUM**

TO: Deborah Turchet, Planning and Land Division Secretary-Treasurer, Wellington County

CC: Jana Poechman, Planning Administrative Clerk, Wellington County, via email
Scott Patterson (Patterson Planning Consultants Inc.), Agent Applicant, via email

FROM: Anna Marie Soleski, Environmental Planner/Regulations Officer, MVCA

DATE: March 22, 2022

SUBJECT: Application for Consent to Sever: B7/22.
Con 1, Pt Lot 25, Palmerston, Minto Ward, Town of Minto, County of Wellington, known as 5924 Wellington Rd 123

The Maitland Valley Conservation Authority (MVCA) has reviewed the above-noted application with respect to natural hazards in accordance with our Memorandum of Understanding with the County of Huron; and in accordance with our delegated responsibility for representing the "Provincial Interest" for natural hazards; and relative to MVCA policies made under *Ontario Regulation 164/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation)*. Based on our review, we offer the following comments.

It is our understanding that the purpose of this application is to sever agricultural lands, separating them from future development lands within the Palmerston settlement boundary. It is the intent of this application to keep the agricultural (A1) and natural environment (NE) zoning designations of the severed lands and continue their current use independent of the lands to the south to be developed in future.

Natural Hazards:

The lands to be severed features extensive areas of wetland and flood hazard, the extent of which is not mapped. Wetlands are generally not suitable for development, are considered flood-prone areas, and may contain unstable organic soils.

MVCA Regulated Lands:

As per *Ontario Regulation 164/06*, locally significant wetlands plus 30 meters, and floodplains, plus 15 meters of adjacent land from the boundary of the floodplain, are regulated by the Maitland Valley Conservation Authority (MVCA) under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. Subject to the regulation, any proposed development (construction, reconstruction, filling and/or site grading) interference and/or site alteration must be reviewed and approved by MVCA prior to any works beginning.

Background & Recommendation:

The application to sever lands is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections.

In accordance with previous recommendations made by MVCA (2018 Palmerston Secondary Plan), we would like to advise again that the lands between Highway 23 and Janes Street require further study to support development, and expansion of the community of Palmerston. Specifically, delineation of the flood hazard is required.

Fees have been received by MVCA for review of this application, as such we will invoice the applicant directly.

Thank you for the opportunity to comment at this time. Feel free to contact this office if you have any questions.

Deborah Turchet

From: Wim Kreuger <wimkreuger@hotmail.com>
Sent: Friday, March 11, 2022 8:24 AM
To: landdivisioninfo
Subject: File no. b7-22

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

To It May Concern,

Regarding this file, we would like to be notified of the decision.

Thanks
William Kreuger

William and Anneke Kreuger
5296 Hwy 23
Palmerston, ON
NOG 2P0
Email wimkreuger@hotmail.com
Sent from my iPad

Patterson Planning Consultants Inc.

Hand Delivered

Our File: 70

January 5, 2022

Ms. Deborah Turchet
Secretary-Treasurer, Land Division Committee
County of Wellington
74 Woolwich Street, 3rd Floor
Guelph, ON
N1H 3T9

RECEIVED

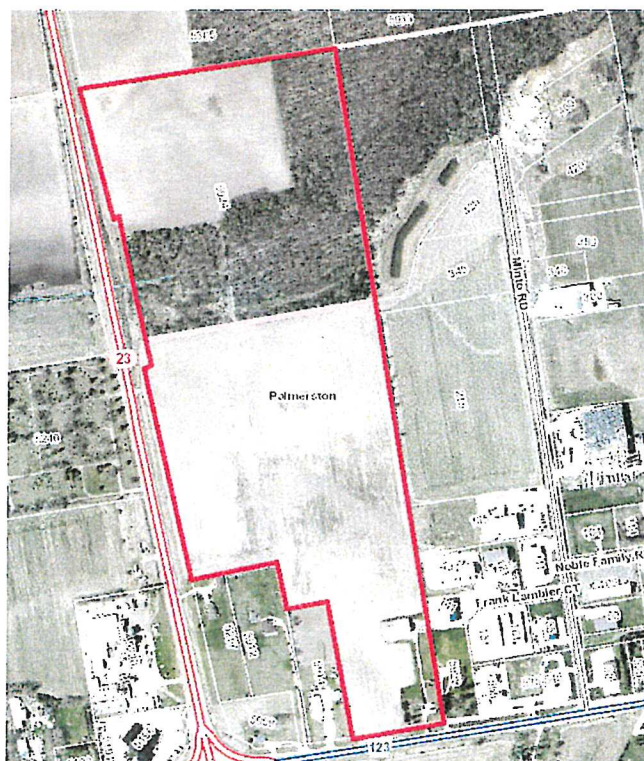
JAN 05 2022

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet:

**Re: 5924 Wellington Road 123
Land Division Committee Application for Consent
Dobson Brothers Enterprises Ltd.**

Patterson Planning Consultants Inc. is pleased to submit this Land Division Committee Application for Consent on behalf of Dobson Brothers Enterprises Ltd. for the lands municipally known as 5924 Wellington Road 123, in the Town of Minto. The lands are located on the western side of the Palmerston Urban Centre and are outlined on the image below.



6095 Line 66

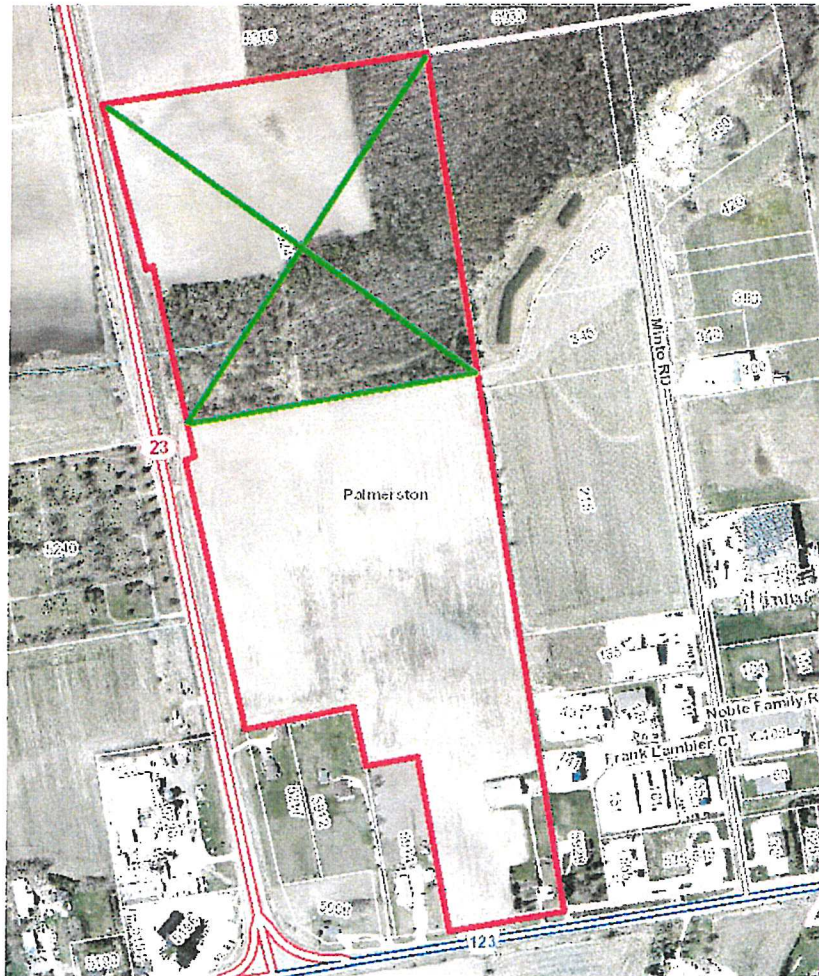
Monkton, ON

N0K 1P0

scott@lpplan.com

P: 519-577-9817

The majority of the Dobson property was brought into the urban boundary of Palmerston through Official Plan Amendment No. 117. A portion of the subject property remains outside of the settlement boundary limits and would not be eligible for the urban land uses that would be contemplated for the remainder of the lands. As a result, the landowner wishes to advance a Consent application to create a separate parcel for the agricultural / environmental lands that are outside of the boundary limit. The lands are depicted on the Severance Sketch submitted with this application, but for your reference they are highlighted below.



We have had preliminary discussions with local municipal staff as well as County staff regarding the potential development of the remainder of the lands. In the meantime, the landowner is not an agricultural operator, and recognizing the limited development potential of the land lands to be severed and their location outside of the settlement boundary, it is appropriate to be able to convey them as a separate parcel.

In support of this application, enclosed herein please find the following:

- One (1) copy of the completed application form;
- Two (2) copies of the proposed severance sketch;
- List of Neighbours - As per County's requirements, we have approached the local municipality to generate the required list of neighbours who would form the circulation list. As per the attached copy of an email from Ms. Ashley Sawyer, these materials are being generated and will be forwarded directly to the County upon completion. Please note that this list is somewhat dependent on the Municipality of North Perth as well and the Town is contacting them.
- Minimum Distance Separation Form - This has not been prepared or included in the submission package as the severed parcel is for a vacant parcel of agricultural and environmentally designated lands. If this is indeed required, please advise ASAP and will work to have this material prepared.
- Source Water Protection Review - The attached map illustrates that the subject lands are not within a Source Water Protection Area.
- One (1) cheque in the amount of \$4,720.00 payable to the County of Wellington;

As per Question 30 on the application form, a mortgage is currently held by:

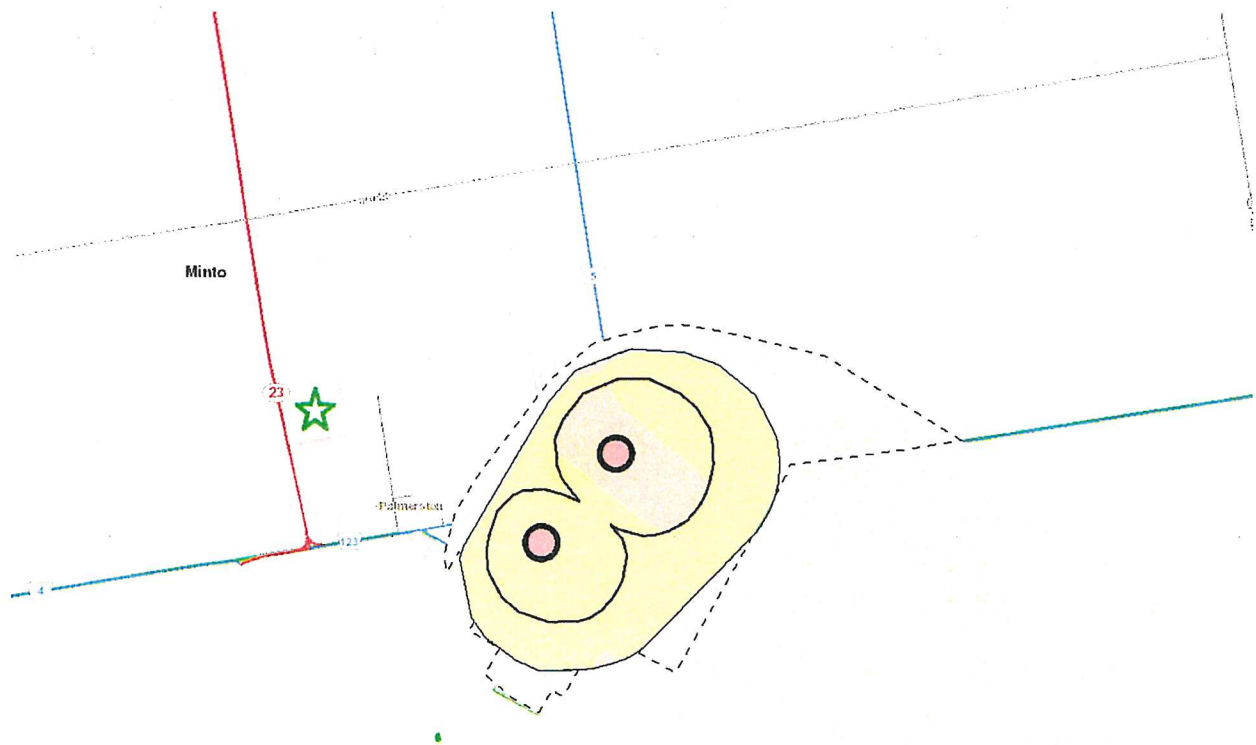
Janet Robb
2839 Herrgott Rd
RR1
St Clements, On
N0B 2M0

We trust that the enclosed material and the above information are sufficient for the acceptance of the application at this time. If you have any questions or require further information, please do not hesitate to contact the undersigned.

Yours truly,
Patterson Planning Consultants Inc.



Scott J. Patterson, BA, CPT, MCIP, RPP
Principal



RE: Consent Application - Dobson - Message (HTML)

Message

Reply Reply Forward Delete Move to Create Other Block Safe Lists Follow Mark as Find
to All to All Folder Rule Actions Sender Junk E-mail Up Unread Select
Respond Actions Options Find

This message has been replied to or forwarded.

From: Ashley Sawyer [ashley@town.minto.on.ca]
To: Scott Patterson; Terry Kuipers
Cc: Mike Dobson
Subject: RE: Consent Application - Dobson

Sent: Mon 1/3/2021 11:00 AM

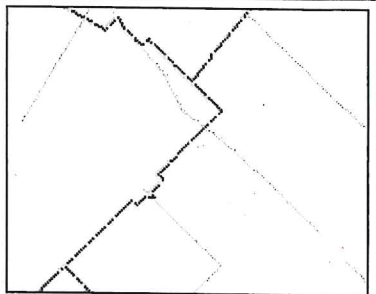
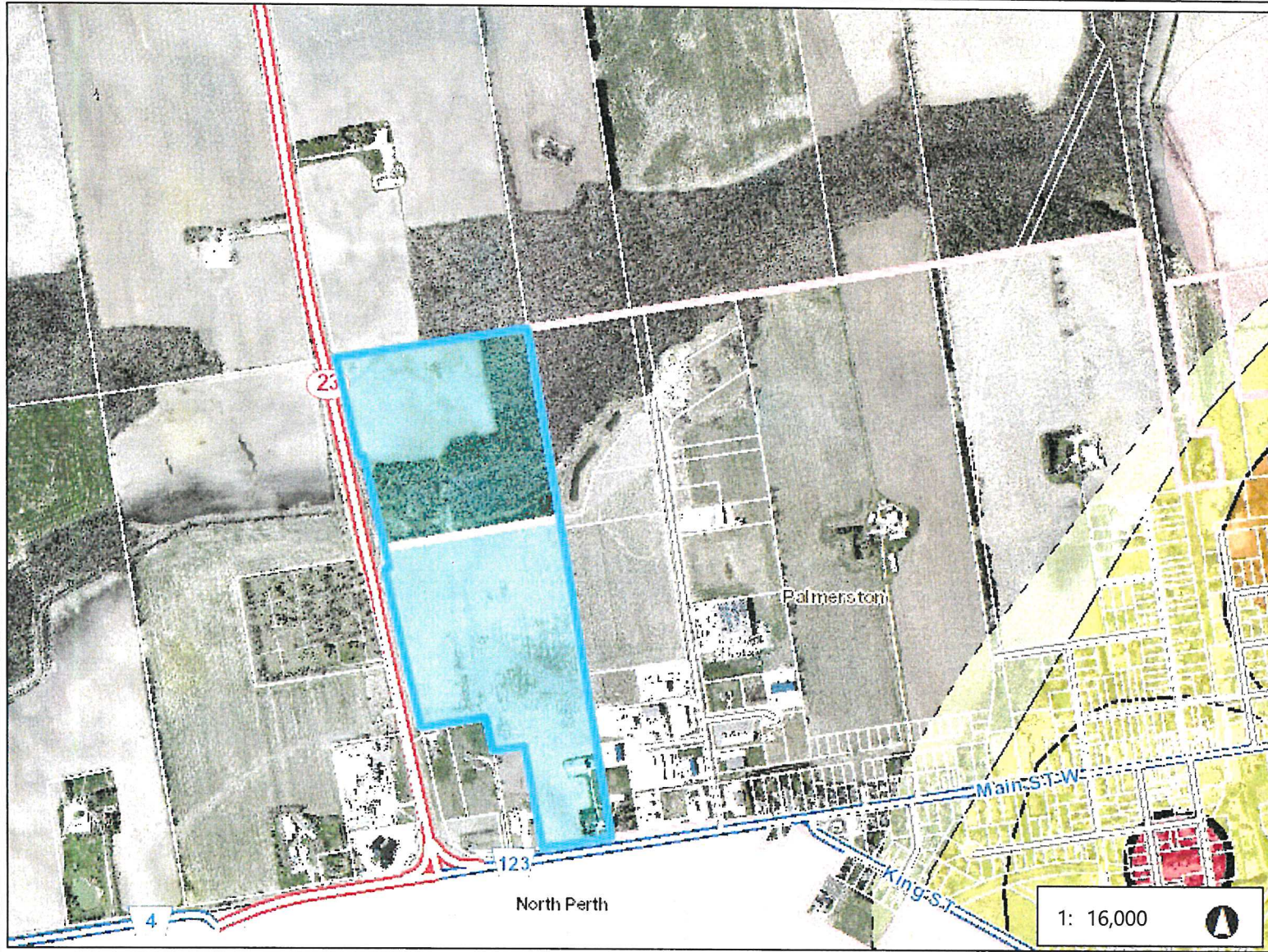
Hi Scott,

I will reach out to North Perth today for this list. Once I hear back from them, I will finish the Certified List package and e-mail it to the County with both yourself and Mike cc'd.

There is a fee of \$100.00 for the list that can be paid now, or I can wait to invoice it with the final clearance of conditions invoice. Please advise which you prefer as we are okay with either way.

Kind regards,
Ashley Sawyer
Planning Technician/Administrative Assistant
T: 519.338.2511 x 248
[Town of Minto - Where Your Family Belongs](#)

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Legend

Parcels

Roads

Urban Centres and Hamlets

Ontario - Municipalities

Well Locations

Wellhead Protection Area Boundaries

Issue Contributing Area

Vulnerability Score

HVA RoadsLookup

Notes