



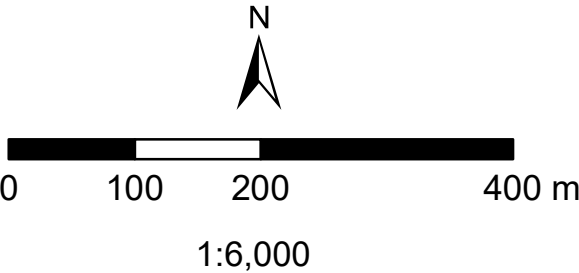
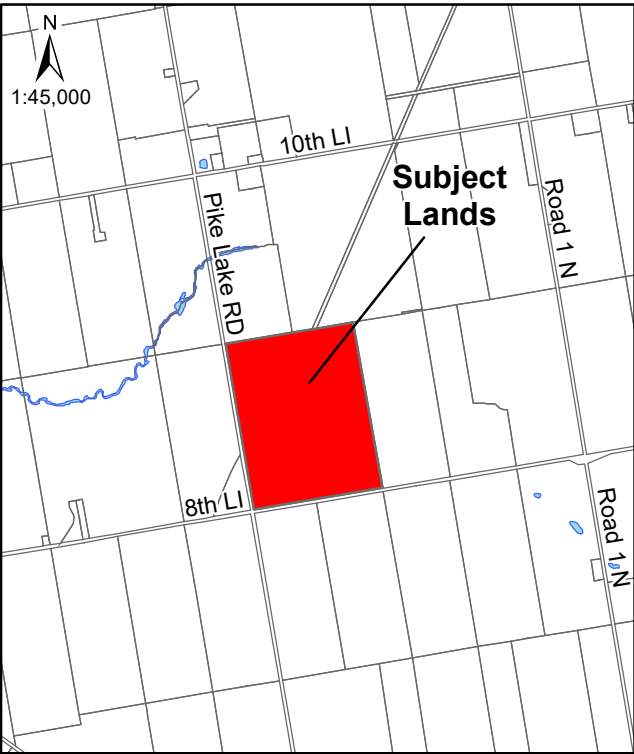
COUNTY OF WELLINGTON
LAND DIVISION

B144-22

Applicant:
Henny Lothmann

Town of Minto

6520 8th Line



Date: January 2023
Produced by: County of Wellington Planning & Development Department

This is not survey data. All rights reserved.
May not be reproduced without permission.

Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
INCLUDES MATERIAL ©2015 OF THE QUEEN'S
PRINTER FOR ONTARIO. ALL RIGHTS RESERVED
2020 Ortho imagery.



SKETCH OF LOTS 9 AND 10 CONCESSION 9 TOWN OF MINTO

(FORMERLY GEOGRAPHIC TOWNSHIP OF MINTO)

COUNTY OF WELLINGTON

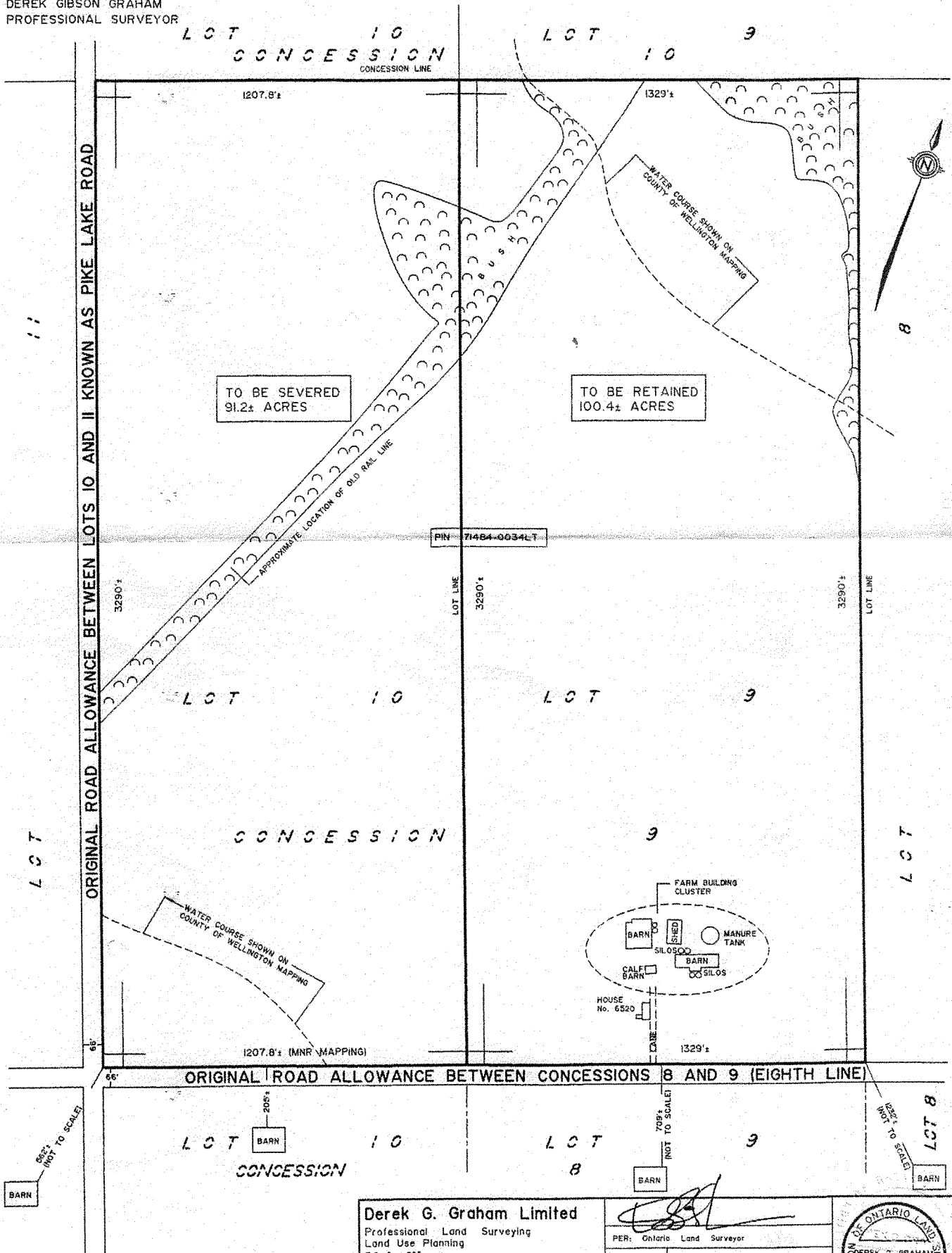
SCALE : 1 INCH = 300 FEET

DEREK GIBSON GRAHAM
PROFESSIONAL SURVEYOR

THIS IS NOT A PLAN OF SURVEY

ALL DIMENSIONS ARE APPROXIMATE AND ARE DERIVED FROM INITIAL FIELD GPS MEASUREMENTS AND COUNTY OF WELLINGTON ON LINE GIS MAPPING (2020 PHOTOGRAPHY) AND RECORDS WITHIN THE OFFICE OF DEREK G. GRAHAM LIMITED INCLUDING THE MINISTRY OF NATURAL RESOURCES AND FORESTRY PLAN OF THE TOWNSHIP OF MINTO

ALL DISTANCES SHOWN SUBJECT TO FIELD MEASUREMENT



Derek G. Graham Limited

Professional Land Surveying
Land Use Planning
P.O. Box 295
7668 Colborne Street East
Stera, Ontario
N0B 1S0
(519) 846-5533 (telephone)
(519) 846-9305 (facsimile)

PER: Ontario Land Surveyor

ACAD DATE: NOVEMBER 15, 2022

FILE: 1 - 9 MINTO

NOTE: Valid copy with embossed seal only



R144-22-Lothman

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 ITEM #2
File Number: B144-22
Applicant: Henny Lothmann
Subject Lands: Town of Minto - Part Lots 9 & 10, Concession 9

Proposal is a request for consent to convey fee simple for a proposed agricultural parcel 91.2 acres; retained being 100.4 acres, existing house and agricultural buildings

ISSUES: Committee to be satisfied application is consistent with Provincial Policy and Official Plan

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application proposes severance to create two similar sized farms within Prime Agricultural Areas. retained and severed contains Core Greenland features including wetlands. Growth Plan requires a minimum 30m buffer from wetlands which is not maintained for this proposal; Committee should be satisfied application is consistent with provincial policy and conforms to Official Plan
Town of Minto	Council recommends approval of consent with conditions recommended by Town staff; application conforms to County of Wellington Official plan Section 10.1.2 and 10.3.2; complies with zoning lot will permit a maximum of one single-detached dwelling as well as agricultural uses as outlined in Section 8.1 of Town By-law.
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, no objections

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 a signed 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 confirms there is satisfactory access 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.
- 7) **THAT** the owner/applicant confirms they are aware that an Entrance Permit issued/authorized by the Town of Minto's Roads & Drainage Manager must be obtained for any new entrances on Town roads required to be created as a result of this Consent; 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 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.
- 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.

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

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 B144-22

APPLICANT

Henny Lothmann
6520 Eighth Line
Harriston N0G 1Z0

LOCATION OF SUBJECT LANDS

Town of Minto
Part Lots 9 & 10
Concession 9

Proposed severance is 1207.8' fr x 3290' = 91.2 acres, existing and proposed agricultural use.

Retained parcel is 1329' fr x 3290' = 100.4 acres, existing and proposed agricultural use with existing house, 3 empty barns, 1 shed, 4 silos and 2 grain silos.

ITEM #2 ON AGENDA

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, FEBRUARY 09, 2023 AT 09:00 AM** for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE:

3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

PLEASE NOTE: To avoid application deferral, any **new** information addressing comments presented in the attached Report Summary are to be submitted to the Secretary Treasurer of Land Division **no later than THURSDAY, FEBRUARY 2, 2023 by 1:00 pm.**

NOTICE is being sent to you for your information. **THE OWNER, APPLICANT OR AUTHORIZED AGENT, OR AUTHORIZED SOLICITOR SHOULD ATTEND THIS CONSIDERATION.** Any person may be represented by counsel who has been duly authorized for that purpose.

Even if the owner/applicant does not attend, the Committee will consider the application as scheduled, and the applicant, except as otherwise provided in the Planning Act, will not be entitled to any further notice in the Proceedings.

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: Henny Lothmann
Gregory Oakes



RECEIVED

JAN 17 2023

Application	B144/22
Location	Part Lots 9 and 10, Concession 9
	TOWN OF MINTO
Applicant/Owner	Henny Lothmann

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

PLANNING OPINION: This application would sever a 36.9 ha (91.2 ac) vacant agricultural parcel in the Prime Agriculture Area for proposed agricultural use. A 40.6 ha (100.4 ac) agricultural parcel will be retained for agricultural use with an existing dwelling, three barns, shed, six silos, and a manure tank.

This application proposes the severance to create two similar sized farms within the Prime Agricultural Area. Both the proposed retained and severed properties contains Core Greenland features, including wetlands. The Growth Plan requires a minimum 30 m buffer from wetlands, which is not maintained for this proposal.

The Committee should be satisfied that this application is consistent with Provincial Policy and would generally conform to the Official Plan. If approved, the following matters are recommended to be addressed as conditions of approval:

- That any concerns of the Conservation Authority can be adequately addressed; and
- That driveway access can be provided to the severed lands to the satisfaction of the of the appropriate road authority.

A PLACE TO GROW (2020): The Growth Plan for the Greater Golden Horseshoe, 2019, came into effect on May 16, 2019. The result of changes to the Growth Plan means the natural heritage system policies and the agricultural system mapping will not apply until fully incorporated into the County's Official Plan. All planning decisions are required to conform with the Growth Plan.

The proposed severed lot is located within a Key Hydrologic Feature, which is identified as a wetland. Section 4.2.4 requires the proposed severed parcel to maintain a minimum 30 m vegetation protection zone from this feature whereas the applicant is proposing to create a lot line that intersects the feature. A condition that any concerns of the Conservation Authority be addressed has been proposed.

PROVINCIAL POLICY STATEMENT (PPS): New lots in the Prime Agricultural areas are discouraged and may only be permitted in the specific circumstances described in section 2.3.4.1 including for agricultural uses, 'provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations' (Section 2.3.4.1.a).

Section 3.1 of the PPS requires that development shall generally be directed to areas outside of hazardous lands. Comments from the Conservation Authority should be considered by the Committee.

Regarding Minimum Distance Separation, the MDS Guidelines recognize that where a larger lot is created without an existing dwelling, a suitable location must be identified for a 0.5 ha building envelope outside of the MDS I setback. Given the size of the severed parcel, planning staff are satisfied that there is sufficient space to site a 0.5 hectare building envelope or larger in compliance with MDS I.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as PRIME AGRICULTURE, CORE GREENLANDS and GREENLANDS. The identified environmental features include a wetland, Provincially Significant Wetlands, hazard lands, and significant woodlands. The proposed severed parcel includes a wetland and a small portion of hazard lands.

Section 10.3.2 of the Official Plan provides policy direction for agricultural lot creation in Prime Agricultural Areas. New Lots for agricultural uses will normally be a minimum of 35 hectares in size. Both the severed and retained lots meet the minimum size. The creation of new agricultural lots along original lots lines in the Township survey is encouraged. New agricultural lots may include lands within the Greenlands System where necessary to provide logical lot lines, provided that suitable building envelopes and new access routes are available outside of and a suitable distance from Core Greenlands and Greenland Features.

The matters under Section 10.1.3 were also considered, including item "d) that all lots will have safe driveway access to an all-season maintained public road...", and item h) 'that natural heritage features are not affected negatively'.

In regards to item d), a condition has been proposed regarding a driveway entrance for the proposed severed lands. Relating to item h), Section 10.3.2 allows for the inclusion of lands within the Greenlands System where necessary to provide for logical lot lines for consents for agricultural uses.



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

LOCAL ZONING BY-LAW: The subject property is zoned Agriculture (A), and Natural Environment (NE) Zone. The severed parcel is entirely within A Zone. Both severed and the retained lot meet minimum lot area and frontage requirements of the A Zone.

WELL HEAD PROTECTION AREA: The subject property is not located within Well Head Protection Area.

SITE VISIT INFORMATION: The subject property was visited and photographed on January 6th, 2023. 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
January 17th, 2023

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: B144-22

APPLICANT

Henny Lothmann
6520 Eighth Line
Harriston N0G 1Z0

LOCATION OF SUBJECT LANDS

Town of Minto
Part Lots 9 & 10
Concession 9

Proposed severance is 1207.8' fr x 3290' = 91.2 acres, existing and proposed agricultural use.

Retained parcel is 1329' fr x 3290' = 100.4 acres, existing and proposed agricultural use with existing house, 3 empty barns, 1 shed, 4 silos and 2 grain silos.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-003-02400-0000

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 ()

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

Conforms to the County of Wellington's Official Plan. Section 10.1.3 and 10.3.2. Please refer to the attached Town report.

Will the Severed Parcel comply with all requirements of the Zoning By-law? YES [X] NO []

(Please Specify):

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES [X] NO []

(Please Specify):

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 proposal on an opened maintained year-round public road? YES [X] NO []

If 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?

Municipal Drain No. 66 (Woestenenk) and Drain No. 7. Further investigation may be needed to verify that

Drain No. 14 doesn't take any drainage associated with the subject property.

RECEIVED

JAN 16 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

File: B144-22

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

YES ☒ NO ☐

Existing well and septic on proposed retained parcel. Severed parcel is large enough to find an adequate location for both well and septic.

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.

Is the Municipality in support of this application?

YES ☒

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.

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.

Does the Municipality request a Notice of the Decision?

YES ☒

NO ☐

Please send digitally.

SIGNATURE Ashley Sawyer (Ashley Sawyer)

TITLE Planning Coordinator

ADDRESS 5941 Highway 89, Harriston ON N0G 1Z0

DATE January 16th, 2023



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

January 16th, 2023

Re: B144/22 Consent Application
Henny Lothmann
Town of Minto
Part Lot 9 & 10
Concession 9

The Council of the Town of Minto met on January 10th, 2023, to consider the above noted and passing the following Motion:

MOTION: COW 2023-004

Moved By: Councillor Gunson; Seconded By: Deputy Mayor Anderson

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B144/22 – Lothmann, for land legally described as CON 9 LOT 9 LOT 10, with a municipal address of 6520 8th Line, 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

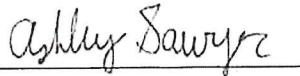
tel: 519-338-2511
fax: 519-338-2005

www.town.minto.on.ca

2. THAT the owner/applicant confirms there is satisfactory access 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.
3. THAT the owner/applicant confirms they are aware that an Entrance Permit issued/authorized by the Town of Minto's Roads & Drainage Manager must be obtained for any new entrances on Town roads required to be created as a result of this Consent; 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 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.
5. 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,



Ashley Sawyer
Planning Coordinator

Cc: Gregory Oakes, Agent





TOWN OF MINTO

MEETING DATE: January 10th, 2023
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2023-001 – B144/22: Lothmann (Severance)
6520 8th Line

RECOMMENDATION

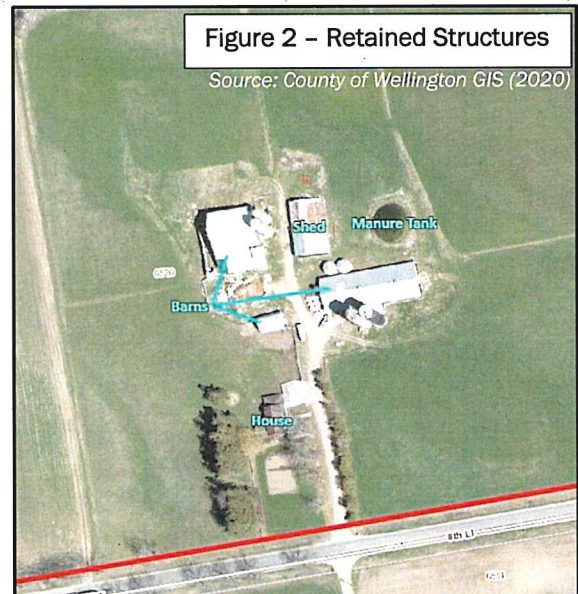
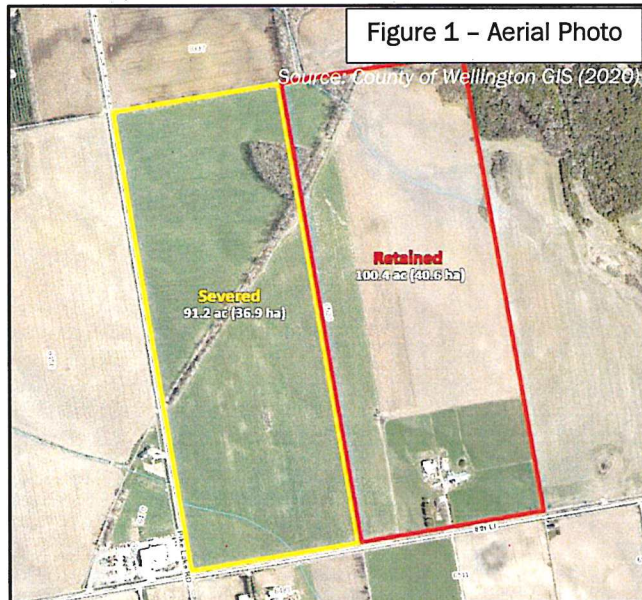
THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B144/22 – Lothmann, for land legally described as CON 9 LOT 9 LOT 10, with a municipal address of 6520 8th Line, in the Town of Minto and that the following conditions be considered:

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 confirms there is satisfactory access 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.
3. THAT the owner/applicant confirms they are aware that an Entrance Permit issued/authorized by the Town of Minto's Roads & Drainage Manager must be obtained for any new entrances on Town roads required to be created as a result of this Consent; 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 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.
5. 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 B1442/22 is being considered before the County of Wellington Land Division Committee to sever +/- 91.2 ac (+/- 36.9 ha) with an existing and proposed agricultural use and to retain +/- 100.4 ac (+/- 40.6 ha) with an existing and proposed agricultural and rural residential use. The retained parcel currently has an existing residential dwelling, 3 empty barns, 1 shed, 4 silos and 2 grain silos.



The Severance Sketch submitted to the County of Wellington Planning and Land Division Committee is attached for your review.

County of Wellington Official Plan

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

A Prime Agricultural designation restricts lot creation unless for the following: agricultural uses, agriculture-related uses, a residence surplus to a farming operation, lot line adjustments and community service facilities. Section 10.3.2 of the Official Plan states that “new lots for agricultural operations shall be of a size appropriate for the type of agricultural use(s) common in the area and sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.” The minimum permitted agricultural lot size is 86.5 ac (35 ha) in size.

Additionally, 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 already or will be addressed with the recommended conditions.

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 Agricultural (A) and Natural Environment (NE). The minimum lot area for an Agricultural (A) zone is 35.0 ha with a minimum frontage of 400.3 ft. The proposed lots meet the required area and frontage.

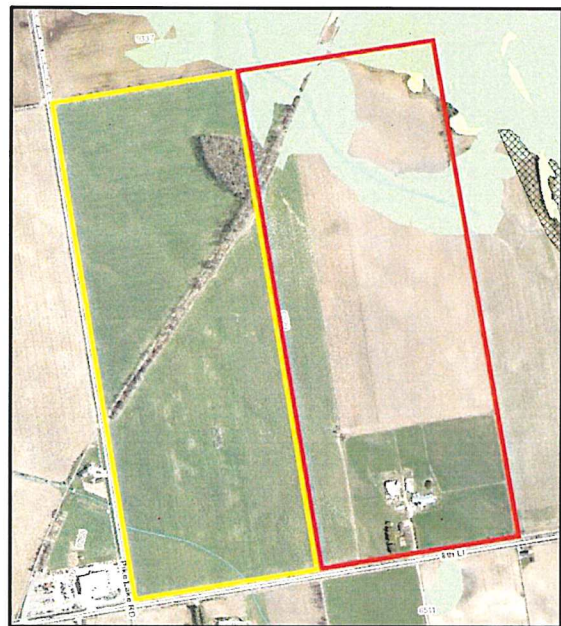


Figure 4 – Official Plan Designations

Source: County of Wellington GIS (2020)

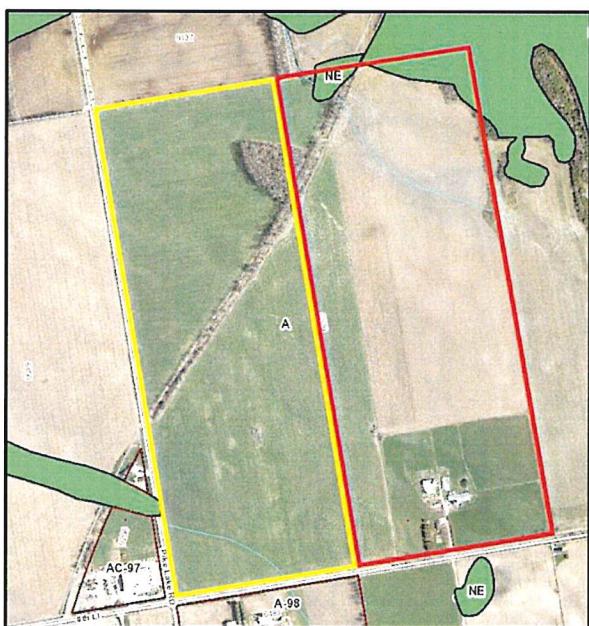


Figure 5 – Zoning

Source: County of Wellington GIS (2020)

COMMENTS

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

Clerks Department and Treasury Department

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 Department

A standard condition pertaining to satisfactory access arrangements apply. Staff have included a condition that the owner/applicant confirms they are aware that should an additional entrance be required on the 8th Line, an Entrance Permit must be obtained from the Town of Minto's Roads & Drainage Manager. The property will also require a new

Drainage Assessment Schedule be completed and approved to ensure the reapportionment of the applicable municipal drain(s) to the satisfaction of the Town of Minto.

Building Department

Town staff are satisfied that the parcel meets the zoning requirements at this point in time based on the Severance Sketch provided for review. The creation of the lot will permit for a maximum of one single-detached dwelling to be built, as well as agricultural uses, buildings and structures, accessory uses, and other permitted uses outlined in Section 8.1 of the By-law. Additionally, MDS calculations are in the process of being run, and that should relief be required, the County will include MDS compliance as a recommended condition of Consent approval to the Land Division Committee.

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 Coordinator

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer



RECEIVED

JAN 13 2023

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
Henry Lothmann, Applicant, via email
Gregory Oaks, Agent, via email
FROM: Anna Marie Soleski, Environmental Planner/Regulations Officer, MVCA
DATE: January 13, 2023
SUBJECT: Application for Consent to Sever: B144-22.
Concession 9, Part Lots 9 & 10, Harriston, Minto Ward, Town of Minto, County of Wellington, known as 6520 Eighth Line

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 Wellington; 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. It is the intent of this application to keep the lands vacant for continued agricultural use.

Natural Hazards:

The lands to be severed and retained feature wetland and floodplain areas. Wetlands are generally not suitable for development, are considered flood-prone areas, and may contain unstable organic soils.

MVCA Regulated Lands:

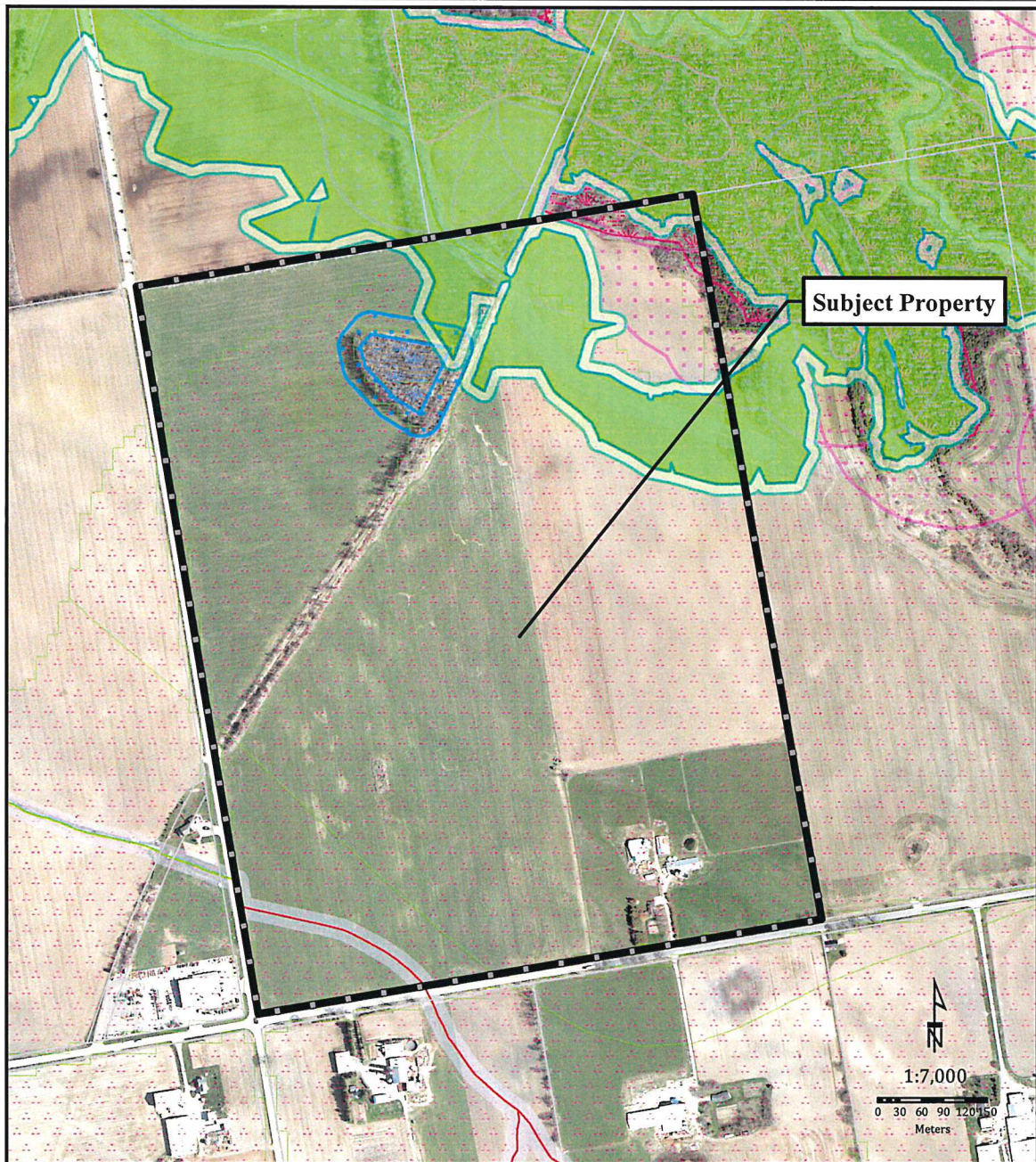
As per *Ontario Regulation 164/06*, locally significant wetlands plus 30 meters, and floodplains, plus 15 meters of adjacent land from the boundary of the floodplain, are regulated by the Maitland Valley Conservation Authority (MVCA) under the *Conservation Authorities Act (R.S.O., 1990, chapter C.27)*. 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.

Fees have not 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.



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

**Concession 9, Part Lots 9 & 10, Harriston, Minto
Ward, Town of Minto, County of Wellington, known
as 6520 Eighth Line**

Produced by Maitland Valley Conservation Authority,
GIS/Planning Services under Licence with Ontario
Ministry of Natural Resources. Copyright (c) Queen's

Printer 1992, 2020. Aerial Photography taken in 2020
by Aeroquest Mapcon Ltd.

Date: 19/12/2022
Produced by: AMS

LEGEND

- Floodplain
- Flood Hazard 15m Buffer
- MVCA Wetland
- MVCA 30m Wetland Buffer
- Significant Ground Water Recharge

Watercourses

DRAINTYPE_CURRENT

- Closed
- Open
- Private
- 15 metre Watercourse Buffer