

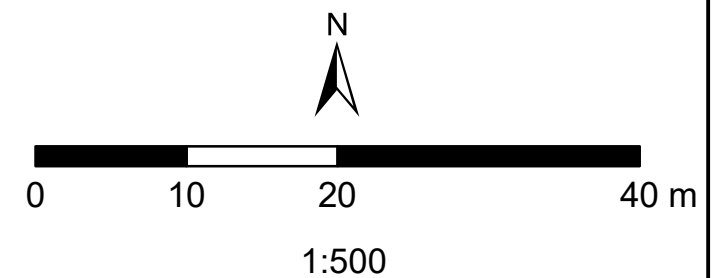
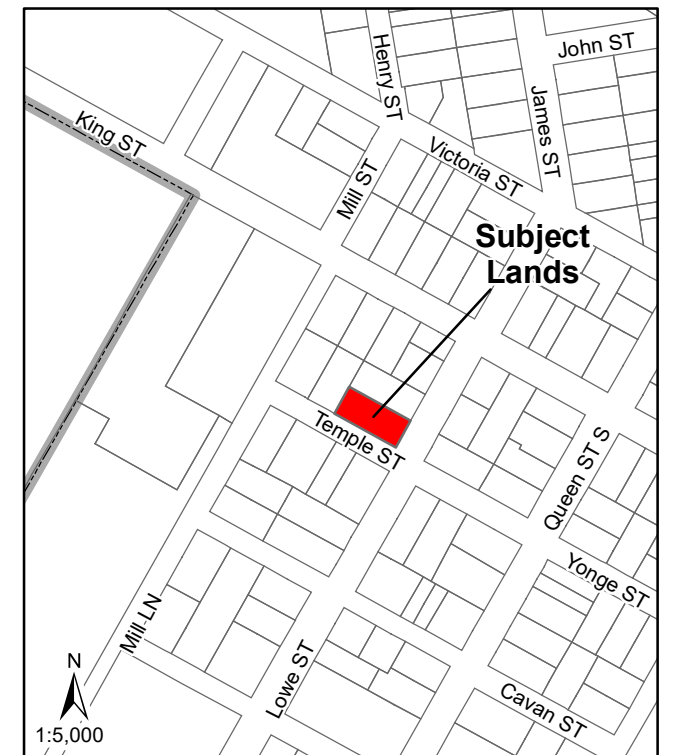
COUNTY OF WELLINGTON LAND DIVISION

B145-22

Applicant:
2609861 Ontario Ltd.

Town of Minto

475 Lowe Street
(Palmerston)



Date: January 2023

Produced by: County of Wellington Planning & Development Department

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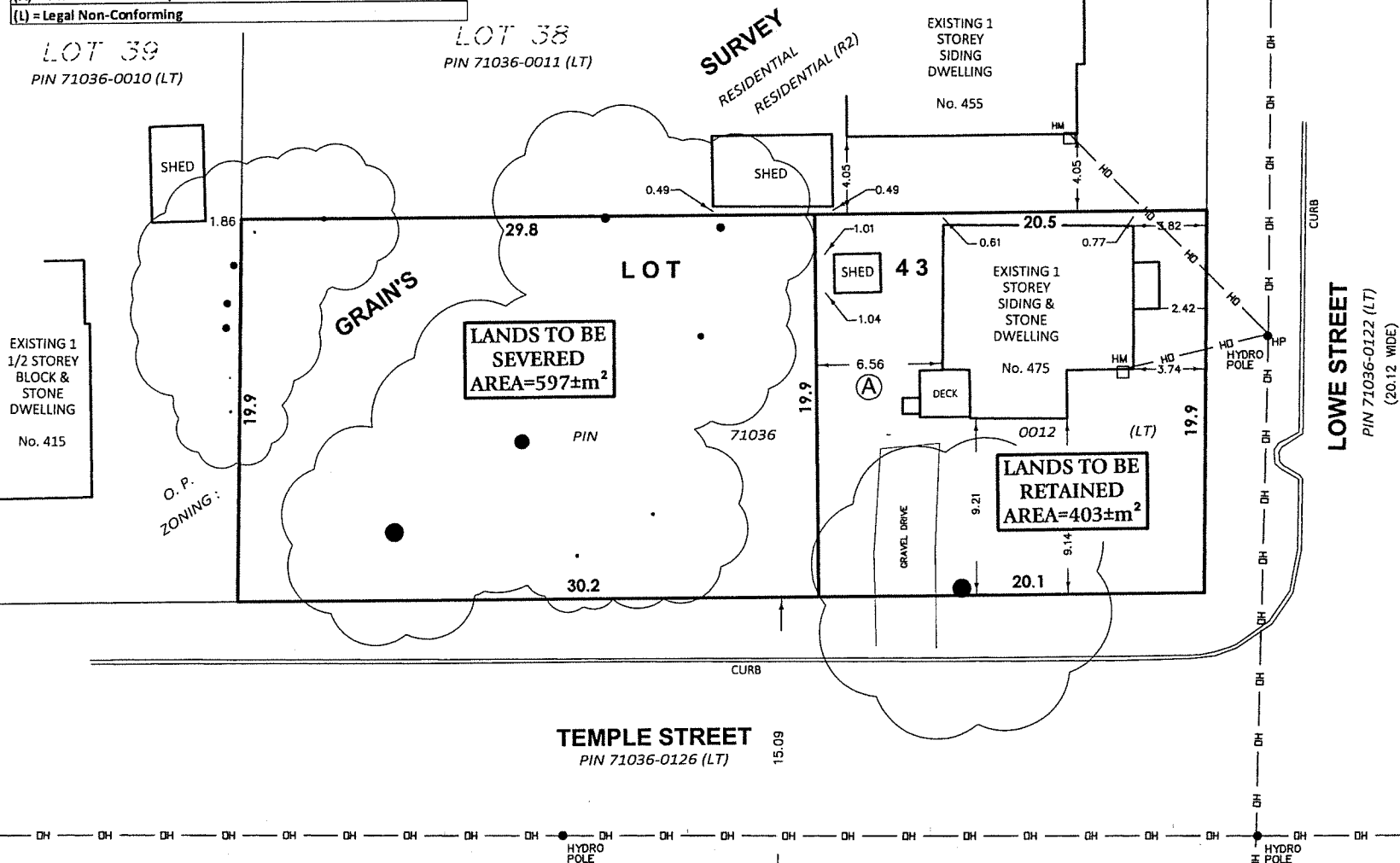
Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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ZONING DESIGNATION: RESIDENTIAL R2 - SINGLE DETACHED RESIDENTIAL


| REGULATIONS - SECTION 12.2 | REQUIRED | RETAINED | SEVERED |
|---|---------------------|-------------------|-------------------|
| MINIMUM Lot Area | 371.6m ² | 403m ² | 597m ² |
| MINIMUM Lot Frontage | 12.0m | 19.9m | 30.2m |
| MINIMUM Front Yard | 6.0m | 2.4m (L) | Complies |
| MINIMUM Interior Side Yard | 1.2m | 0.6m (L) | Complies |
| MINIMUM Exterior Side Yard | 6.0m | 9.1m | N/A |
| MINIMUM Rear Yard | 7.6m | 6.5m (A) | Complies |
| MAXIMUM Lot Coverage | 40% | 24% | Complies |
| MINIMUM Floor Area (less than two storey) | 83.6m ² | 90m ² | Complies |
| Accessory Building - Minimum Setback (Rear or Interior Yard) | 1.0m | 1.0m | N/A |

(A) = Minor Variance Required
(L) = Legal Non-Conforming



SEVERANCE SKETCH
ALL OF LOT 43, WEST SIDE OF LOWE STREET
GRAIN'S SURVEY
GEOGRAPHIC TOWN OF PALMERSTON
TOWN OF MINTO
COUNTY OF WELLINGTON

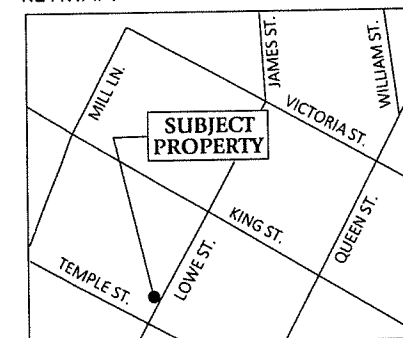
SCALE 1 : 250



0 2.5 5 10 15 meters

VAN HARTEN SURVEYING INC.

KEYMAP:



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED RESIDENTIAL (R2)
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF RESIDENTIAL .
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 28th DAY OF NOVEMBER, 2022

JOHN S. SCOTT
ONTARIO LAND SURVEYOR



Van Harten

SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN/DRD

CHECKED BY: JSS

| |
|----------------------|
| PROJECT No. 26927-19 |
|----------------------|

Nov 29, 2022-3:03:31 PM

H G:\PALMERSTON\Grain's Survey\ACAD\SEV LOT 43 (METZGER) UTM 2010.dwg

2145-22-2169861 Out Ltd.

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: B145-22

Applicant: 2609861 Ontario Ltd.

Subject Lands: Town of Minto (Palmerston) - Lot 43, West Side of Lowe St., Grain's Survey

Proposal is a request for consent to convey fee simple for a proposed urban residential lot 597 sq.m for proposed semi-detached dwelling; retained being 403 sq.m, existing dwelling

ISSUES: None

SUMMARY of FILED REPORTS and COMMENTS:

| | |
|--------------------|--|
| Planning Review | notice cards were posted at time of site visit; application is consistent with Provincial policy and generally conforms to Official Plan - Residential within Urban Centre of Palmerston; no concerns |
| Bell | February 1/23 - re-evaluated facilities at 475 Lowe Street and determined Bell no longer requires easement protection. Jan 13/23 - require protection of existing facilities (red line on sketch); concern is ability to access equipment; condition for easement to apply' the owner's solicitor to contact with a draft reference plan and accompanying draft easement documents for approval prior to registration along with an acknowledgement and direction for Bell execution. |
| Town of Minto | Council recommend approval of consent with Town staff recommended conditions; severed and retained do not comply with zoning; application conforms to County of Wellington's Official Plan Section 10.6.2 and 10.1.3; services available |
| Maitland Valley CA | no regulated features on property |
| Source Water | activity as indicated would not create a significant drinking water threat, the 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 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 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 as 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 is satisfactory access for both the severed and retained parcels 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 confirms they are aware that servicing and right-of-way works required for any future development of the severed parcel must be completed by a Town of Minto Pre-Qualified Contractor and in accordance with the Town's Service Extension & Connection Policy; 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 confirms they are aware that development costs of the parcel(s) fall solely on the developer; 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 provides a detailed Servicing Plan outlining the proposed connections to municipal services, 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 obtains written confirmation from the Town of Minto that frontage fees, where applicable and as required by the Town, have been paid to the satisfaction 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.
- 12) **THAT** the owner/applicant confirms they are aware that the payment of frontage fees does not include the cost of lateral connections to any service which shall be payable to the Town 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.
- 13) **THAT** the owner confirms they are aware that a Grading & Drainage Plan is required to be provided to the satisfaction of the Town prior to the issuance of a Building Permit; 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.
- 14) **THAT** zoning compliance be achieved to the satisfaction 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.
- 15) **THAT** the owner/applicant obtains a written statement from the Town 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 B145-22

APPLICANT

2609861 Ontario Ltd.
PO Box 875
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS

Town of Minto (Palmerston)
Lot 43
West Side of Lowe St., Grain's Survey

Proposed severance is 30.2m fr x 19.9m = 597 square metres, vacant land for proposed semi-detached dwelling.

Retained parcel is 19.9m frontage on Lowe St. and 20.1m frontage on Temple St. = 403 square metres, existing and proposed urban residential 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: Patterson Planning - Scott Patterson



RECEIVED

JAN 17 2013

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

| | |
|------------------------|---|
| Application | B145-22 |
| Location | Lot 43 West Side of Lowe Street, Grain's Survey TOWN OF MINTO (PALMERSTON) |
| Applicant/Owner | 2609861 Ontario Ltd. |

PLANNING OPINION: This application would sever a vacant 597 m² (6,426.1 ft²) lot for a proposed semi-detached dwelling. A 403 m² (4,338 ft²) parcel is proposed to be retained with an existing single detached dwelling and shed.

This application is consistent with Provincial policy and would generally conform 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 of the appropriate road authority;
- That servicing is available for the severed and retained lands to the satisfaction of the Town; and
- That zoning compliance for the retained lands is achieved to the satisfaction of the Town.

PLACES TO GROW: No issues.

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.

WELLINGTON COUNTY OFFICIAL PLAN: The subject lands are designated RESIDENTIAL within the County of Wellington Official Plan and are located within the built boundary of the Urban Centre of Palmerston. Section 10.6.2 of the Official Plan directs that new lots may be created in Urban Centres provided the land will be appropriately zoned.

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 that access to a local road will be preferred over county and provincial roads, where practical'; and item l) 'that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses'.

Regarding item d), a condition has been proposed to ensure driveway access can be provided to the severed and retained lands. In regards to item l), the proposed severed and retained lots meet the minimum requirements of the Zoning By-law for lot area and frontage. The subject property is zoned to permit a single detached residential dwelling or semi-detached dwellings.

LOCAL ZONING BY-LAW: The subject property is within the Medium Density Residential (R2) Zone. The proposed severed and retained parcels meet the minimum lot area and frontage requirements of the R2 Zone.

The proposed retained parcel proposes a rear yard setback of the existing dwelling to the rear lot line of 6.56 m whereas a minimum setback of 7.6 m is required. A condition for zoning compliance has been proposed.

WELL HEAD PROTECTION AREA: The subject lands are located within Well Head Protection Area B with a vulnerability score of 6.

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.

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: B145-22

APPLICANT
2609861 Ontario Ltd.
PO Box 875
Palmerston N0G 2P0

LOCATION OF SUBJECT LANDS
Town of Minto (Palmerston)
Lot 43
West Side of Lowe St., Grain's Survey

Proposed severance is 30.2m fr x 19.9m = 597 square metres, vacant land for proposed semi-detached dwelling.

Retained parcel is 19.9m frontage on Lowe St. and 20.1m frontage on Temple St. = 403 square metres, existing and proposed urban residential use with existing dwelling and shed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-013-15000-0000

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? What sections does it conform to YES (X) NO () or contravene? (Please specify)

Conforms to the County of Wellington's Official Plan. Section 10.6.2 and 10.1.3.

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

(Please Specify):

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

(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) Servicing Plan required as condition. Services available. |
| Is the Retained Lot serviced now by Municipal Water | YES (X) | NO () |
| Is the Proposed Lot(s) serviced now by Municipal Sewers? | YES () | NO (X) Servicing Plan required as condition. Services available. |
| 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:

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

RECEIVED
JAN 16 2023
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

MUNICIPALITY COMMENTING FORM

File: B145-22

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 ☐

N/A - the property is located within the urban boundary of Palmerston.

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 (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.

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 (X) 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: B145/22 Consent Application
2609861 Ontario Ltd.
Town of Minto (Palmerston)
Lot 43
West Side of Lowe St, Grain's Survey

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

MOTION: COW 2023-005

Moved By: Councillor Podniewicz; Seconded By: Councillor Zimmerman


THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B145/22 – 2609861 Ontario Ltd. C/O Jeremy Metzger, for land legally described as Lot 43, W/S of Lowe St., Grain's Survey, with a municipal address of 475 Lowe St, Palmerston, 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 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 as 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 is satisfactory access for both the severed and retained parcels 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.
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- 

9. THAT the owner confirms they are aware that a Grading & Drainage Plan is required to be provided to the satisfaction of the Town prior to the issuance of a Building Permit; 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 zoning compliance be achieved to the satisfaction 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.
11. THAT the owner/applicant obtains a written statement from the Town 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

Ashley Sawyer

Planning Coordinator

Cc: Jeremy Metzger, Owner
Scott Patterson, Applicant



TOWN OF MINTO

MEETING DATE: January 10th, 2023
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2023-002 – B145/22: 2609861 Ontario Ltd.
C/O Jeremy Metzger (Severance)
475 Lowe St, Palmerston

RECOMMENDATION

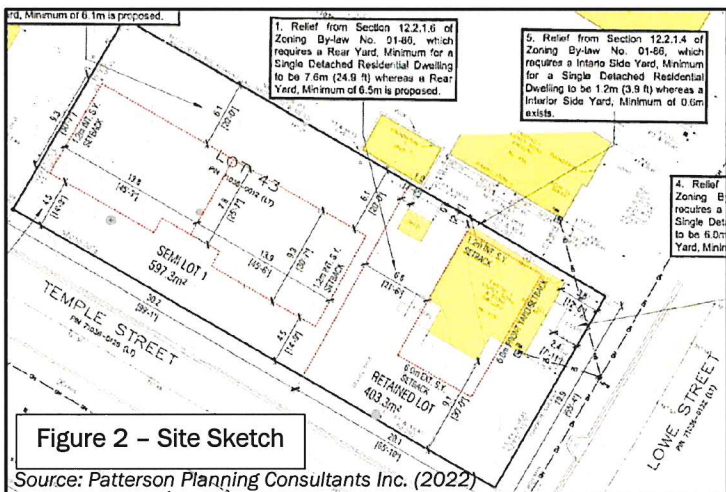
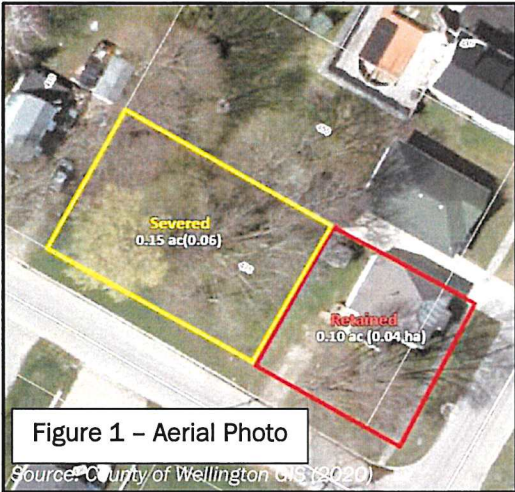
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BACKGROUND

Consent application B145/22 is being considered before the County of Wellington Land Division Committee to sever +/- 0.15 ac (+/- 0.06 ha) of vacant urban residential land for a proposed semi-detached dwelling and to retain +/- 0.10 ac (+/- 0.04 ha) with an existing and proposed urban residential use. The retained parcel currently has one existing dwelling and one shed.



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 Residential.

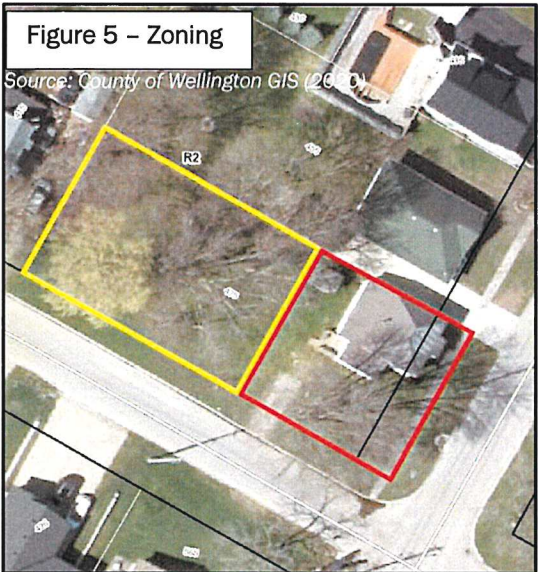
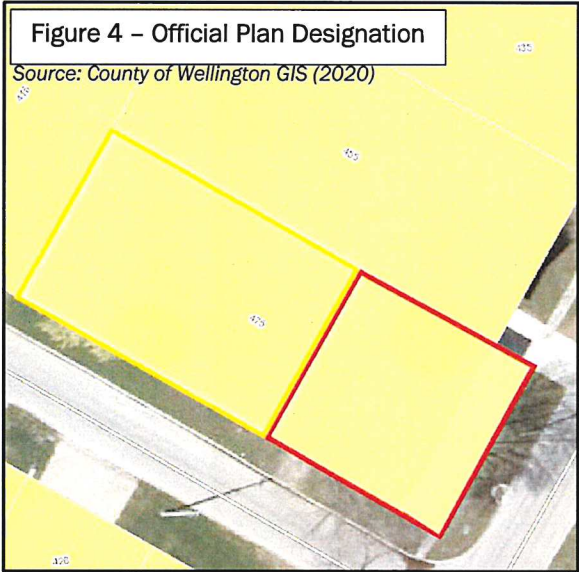
Section 10.6.2 of the County of Wellington Official Plan states that lots may be created within Urban Centres provided that the lands are appropriately zoned. Further, Section 10.1.3 states that matters to be considered include that new lots must be consistent with Official Plan and Zoning regulations, 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. 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 Residential (R2).

The property is currently zoned Residential (R2) which permits for the construction of the proposed semi-detached dwelling on the severed lot. The applicant has submitted a concept

plan for the site layout of both the retained lot with the existing dwelling and the severed lot with the proposed semi and indicates that relief will be required in the form of a Minor Variance.



| Zoning Matrix | | | | |
|---|--------------------------------------|----------------------|--------------------------------------|----------|
| Retained Lot – Single Detached Dwelling | | | | |
| Section | Description | Required | Proposed | Complies |
| 12.2.1.1 | Lot Area <i>Minimum</i> | 371.6 m ² | 403.0 m ² | Yes |
| 12.2.1.2 | Lot Frontage <i>Minimum</i> | 12.0 m (39.4 ft) | 19.9 m (65.3 ft) | Yes |
| 12.2.1.3 | Front Yard <i>Minimum</i> | 6.0 m (19.7 ft) | 2.42 m (7.94 ft) <i>Existing.</i> | N/A |
| 12.2.1.4 | Interior Side Yard <i>Minimum</i> | 1.2 m (3.9 ft) | 0.61 m (2.0 ft) <i>Existing.</i> | N/A |
| 12.2.1.6 | Rear Yard <i>Minimum</i> | 7.6 m (24.9 ft) | 6.56 m (21.5 ft) | No |
| 12.2.2.10 | Lot Coverage <i>Maximum</i> | 40% | 24% | Yes |

| Zoning Matrix | | | | |
|--------------------------------------|---|--|---|---|
| Severed Lot – Semi-Detached Dwelling | | | | |
| Section | Description | Required | Proposed | Complies |
| 12.2.2.1 | Lot Area <i>Minimum</i> | 550.0 m ² | 597.0 m ² | Yes |
| 12.2.2.2 | Lot Frontage <i>Minimum</i> | 18.0 m (59.0 ft) | 30.2 m (99.1 ft) | Yes |
| 12.2.2.5 | Front Yard <i>Minimum</i> | 6.0 m (19.7 ft) | 4.5 m (14.8 ft) – house 6.0 m (19.7 ft) – garage | No <i>House only. Garage complies.</i> |
| 12.2.2.6 | Interior Side Yard <i>Minimum</i> | 1.2 m (3.9 ft) | 1.2 m (3.9 ft) | Yes |
| 12.2.2.8 | Rear Yard <i>Minimum</i> | 7.6 m (24.9 ft) | 6.1 m (20.0 ft) | No |
| 12.2.2.10 | Lot Coverage <i>Maximum</i> | 45% | 41% | Yes |
| 12.2.2.11 | Floor Area <i>Minimum</i> | 70.0 m ² (Less than 2 storey) 92.9 m ² (2 or more storey) | 123.0 m ² | Yes |

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

Access

A standard condition pertaining to satisfactory access arrangements apply.

Municipal Servicing

Town staff note that a Servicing Plan outlining the details of the proposed municipal service connections will be required to be submitted to the satisfaction of the Town. The Plan is required to be in accordance with the Town’s Service Connection & Extension Policy, as well as the Town’s Municipal Servicing and Design Standards. The Plan will be reviewed by Town staff and must be to the Town’s satisfaction.

Additionally, frontage fees are required to be paid, and this does not include the cost of lateral connections at the time of connection.

Grading

A Grading & Drainage Plan completed by a qualified individual is required to be reviewed and approved by the Town prior to Building Permit issuance.

Building Department

Town staff note that the parkland dedication fee is required to be paid. Additionally, zoning compliance must be achieved for the deficiencies noted above in the Zoning Matrix. A Minor Variance has been applied for and will be brought before the Committee at a later date.

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

Jana Poechman

From: Anna Soleski <asoleski@mvca.on.ca>
Sent: Thursday, January 19, 2023 9:47 AM
To: Jana Poechman
Subject: RE: B145-22 MVCA Comments
Attachments: MN_Con_10_Lt_43_WS_475_Lowe_St.pdf

Hi Jana,

There are no regulated features on this property. I’ve attached a reg map for confirmation.

Best regards,

Anna Marie Soleski
Environmental Planner/Regulations Officer

Web: Maitland Valley Conservation Authority (mvca.on.ca)
Phone: 519-335-3557 ext. 240
Email: asoleski@mvca.on.ca
1093 Marietta St., Box 127, Wroxeter, ON, N0G 2X0

From: Jana Poechman <janap@wellington.ca>
Sent: January 19, 2023 9:21 AM
To: Anna Soleski <asoleski@mvca.on.ca>
Subject: B145-22 MVCA Comments

Good Morning Anna.

Do you have comments for B145-22 (2609861 Ontario Ltd)?

Thanks.
Jana

From: Anna Soleski [mailto:asoleski@mvca.on.ca]
Sent: Friday, January 13, 2023 2:01 PM
To: landdivisioninfo <landdivisioninfo@wellington.ca>
Cc: Jana Poechman <janap@wellington.ca>; Worfeuse83@gmail.com; gregoakes@execulink.com
Subject: B144-22 MVCA Comments

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

Hi Deb,

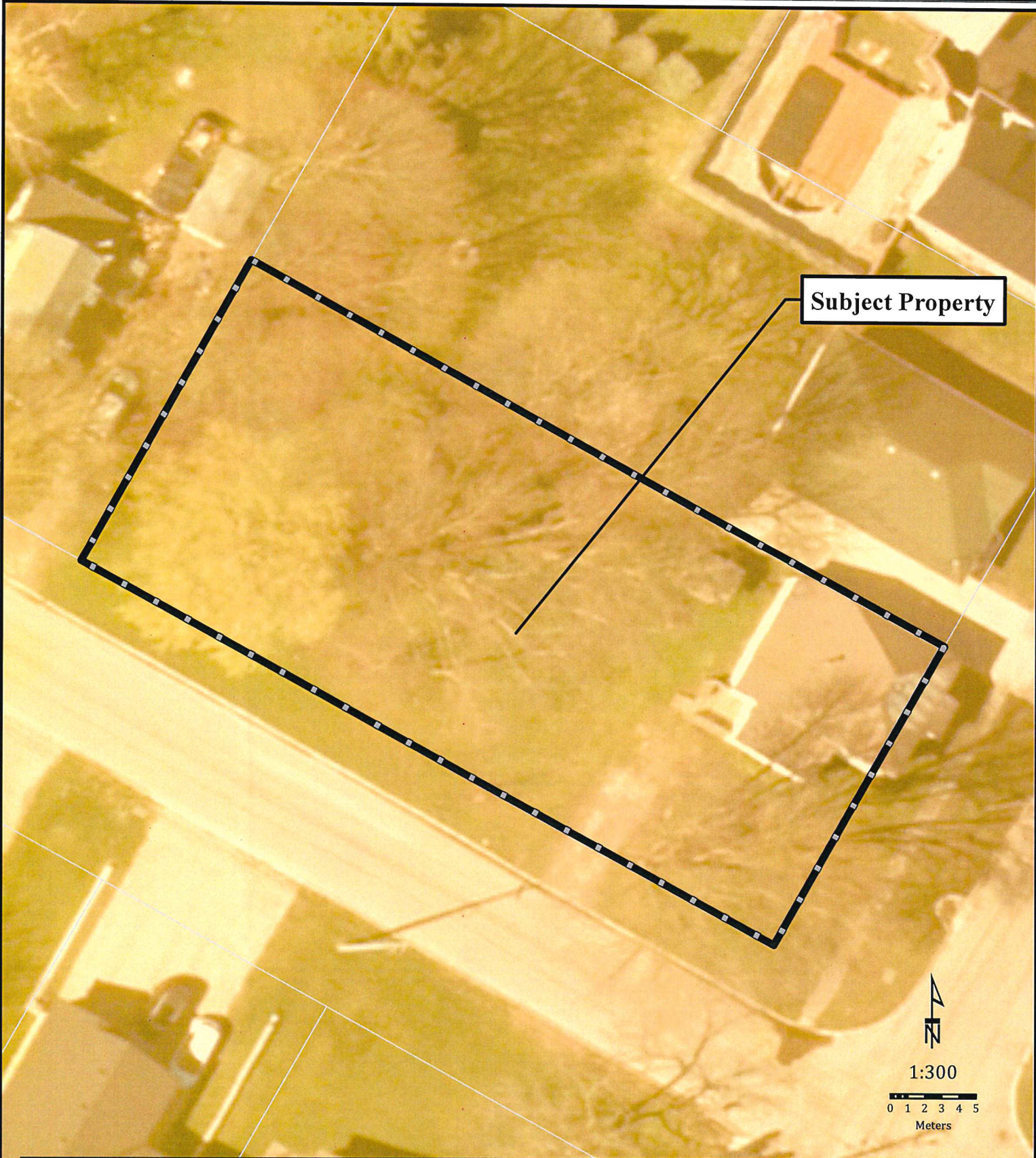
Please see MVCA comments for B144-22 Lothmann.

Best regards,

Anna Marie Soleski
Environmental Planner/Regulations Officer

Web: Maitland Valley Conservation Authority (mvca.on.ca)
Phone: 519-335-3557 ext. 240
Email: asoleski@mvca.on.ca
1093 Marietta St., Box 127, Wroxeter, ON, N0G 2X0

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.



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 10, Lot 43 W/S, Palmerston, Wallace
Ward, Town of Minto, County of Wellington, known
as 475 Lowe St**

LEGEND
Wellhead Protection
■ Zone B

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Wednesday, December 7, 2022 2:11 PM
To: Jana Poechman
Cc: Source Water
Subject: RE: B145-22 - Consent
Attachments: WHPA_Map_Lowe_475.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.

Kind regards,
Danielle

Danielle Walker (she/ her) | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0
519.846.9691 x236 | DWalker@centrewellington.ca | www.wellingtonwater.ca
Toll free: 1-844-383-9800

Wellington Source Water Protection is a municipal partnership between the Townships of Centre Wellington, Guelph / Eramosa, Mapleton, Puslinch, Wellington North, the Towns of Erin and Minto and the County of Wellington created to protect existing and future sources of drinking water.

From: Jana Poechman <janap@wellington.ca>
Sent: December 1, 2022 10:10 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B145-22 - Consent

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

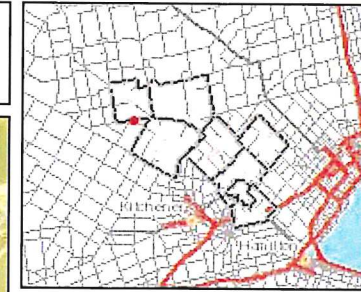
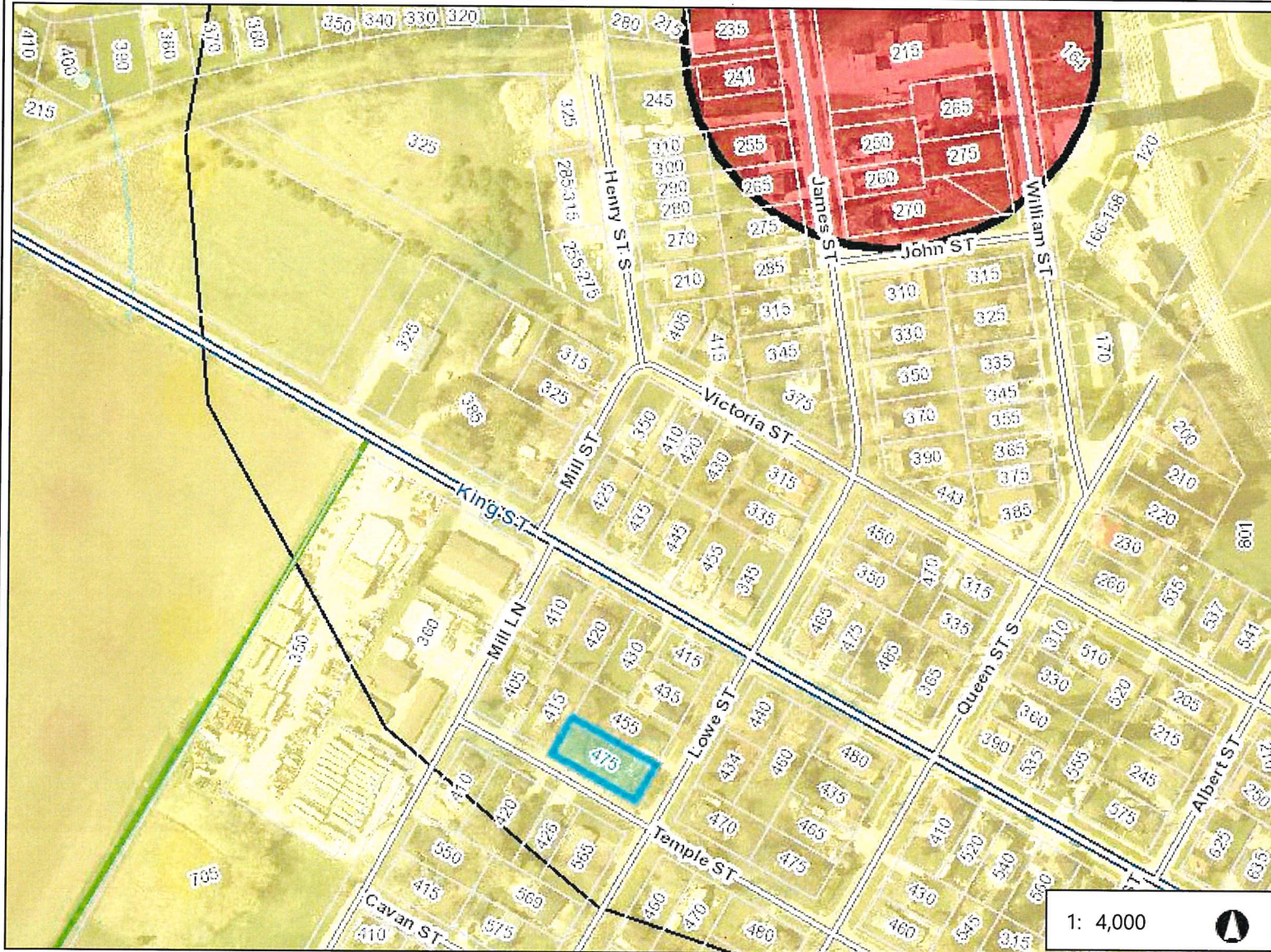
Good Morning.

Here is a consent application for your review.

We plan to circulate December 8th.

Thanks.
Jana

Jana Poechman
Planning Administrative Clerk
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph ON N1H 3T9
T 519.837.2600 x 2170
E janap@wellington.ca



Legend

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

1: 4,000



0.2 0 0.10 0.2 Kilometers

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Produced using information under License with the Grand River Conservation Authority. Copyright © Grand River Conservation Authority, 2022.

THIS IS NOT SURVEY DATA. Parcels - Teranet 2002, Wellington County 2022

Notes



Bell Canada
Right of Way
Floor 2, 140 Bayfield Street
Barrie, Ontario
L4M 3B1

Tel: 705-722-2264
Fax: 705-726-4600
E-mail: charleyne.hall@bell.ca



January 13, 2023

County of Wellington
Planning and Land Division
74 Woolwich Street
Guelph ON
N1H 3T9

E-mail Only:

landdivisioninfo@wellington.ca

Subject: Application for Consent B145-22
Lot 43, West Side of Lowe Street, Grain's Survey
475 Lowe Street, Palmerston ON
Bell File: 519-22-823

We acknowledge receipt and thank you for your correspondence dated December 9, 2022.

Subsequent to review by our local engineering department, Bell Canada has identified that we require protection for existing facilities.

On the attached sketch, the red line indicates the approximate location of active, critical infrastructure. Located on the property known municipally as 475 Lowe Street, Bell Canada's facilities provide essential access to the network. Of major concern is the ability to access our equipment, particularly in the event of an interruption, or emergency, that would require Bell Canada to restore service to regular telephone lines, alarm services, internet access, and most importantly ensure the continuity of 911 service.

Bell Canada requests a 3.0m wide easement, to measure 1.5m on either side of the buried infrastructure as can be reasonably accommodated within the property boundaries. In regards to the buried plant, it may be necessary for a surveyor to arrange for a cable locate to identify the precise placement.

Since the intention of the requested easement is to protect the integrity of the existing facilities and preserve many services, we request that the cost associated with registration be the responsibility of the landowner.

We hope this proposal meets with your approval and request a copy of the decision. Should our request receive approval, we look forward to the owner's solicitor contacting us with a draft reference plan and accompanying draft easement documents for our approval prior to registration, along with an acknowledgement and direction for our execution.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

Charleyne Hall
Right of Way Associate

RECEIVED

JAN 13 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

415

435

450

Approx. Location Bell Buried Facilities

455

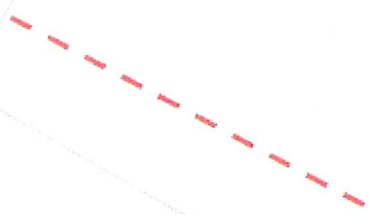
475

420

415

405

Temple ST



Patterson Planning Consultants Inc.

Hand Delivered

Our File: 1

November 30, 2022

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

Dear Ms. Turchet:

**Re: 475 Lowe Street, Town of Minto (Palmerston)
Land Division Committee Application for Consent
2609861 Ontario Ltd.**

Patterson Planning Consultants Inc. is pleased to submit this Land Division Committee Application for Consent on behalf of 2609861 Ontario Ltd. for the lands municipally known as 475 Lowe Street in the Palmerston urban area of the Town of Minto. The lands are outlined on the image below.



The landowner wishes to sever a new lot from the property for the creation of additional residential dwelling(s) in the Palmerston urban area. The subject property is zoned “R2” in its entirety. A single detached residential dwelling is a permitted use in this zone and currently exists on the property. It is proposed that the existing house would form part of the retained lands and the vacant portion of the lot would be severed to facilitate additional development.

The following table provides details related to the “R2” zoning in relation to lot creation.

| “R2” Zoning Requirement | Retained Lands | Severed Parcel |
|--|-------------------|-------------------|
| Lot Area, Minimum = 371.6m ² | 403m ² | 597m ² |
| Lot Frontage, Minimum =12.0m | 19.9m | 30.2m |

The resulting new lot area of 597m² is considerably larger than the minimum lot area required for the development of a single detached dwelling or semi-detached dwelling. As such, we do not believe there is any zoning related issues for the severed lands.

With regard to the existing house on the parcel to be retained, we offer the following:

| “R2” Zoning Requirement for a Single Detached Residential Dwelling as per Section 12.2.1 of By-law 01-86 | Provided on the severed parcel for the existing house. |
|---|--|
| Lot Area, Minimum = 371.6m ² | 403m ² |
| Lot Frontage, Minimum =12.0m | 29.2m |
| Front Yard, Minimum = 6m | 2.4m * Legal Non-Conforming |
| Interior Side Yard, Minimum = 1.2m | 0.6m * Legal Non-Conforming |
| Exterior Side Yard, Minimum = 6m | 9.1m |
| Rear Yard, Minimum = 7.6m | 6.5m |
| Building Height, Maximum = 10.5m | Single Storey (but legal non-conforming if it exceeds 10.5m) |
| Lot Coverage, Maximum = 40% | <40% (approximately 24%) |
| Floor Area, Minimum = 83.6m ² (one storey) | ~90m ² |
| 6.1.2 b) “all accessory buildings and structures shall be located in a rear yard or interior side yard provided it is not closer than 1.0m (3.3ft) to the interior or rear lot line | 1.0m |

To address the proposed rear yard setback deviation, the proponent will be submitting a concurrent Minor Variance application to the Town of Minto.

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 - Ms. Ashley Sawyer of the Town of Minto provided the list of neighbours to Wellington County on November 25, 2022 (to the attention of yourself)
- Source Water Protection Review – The attached spreadsheet has been completed with regard to the subject lands.
- One (1) cheque in the amount of \$4,720.00 payable to the County of Wellington;

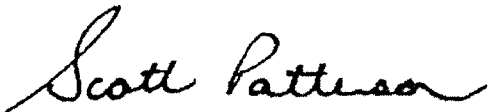
As per Question 30 on the application form, the property was acquired in April 2019 and a mortgage is currently held by:

CIBC
105 Main Street West
Liwtowel, ON
N4W 1A2

519-291-1920

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