



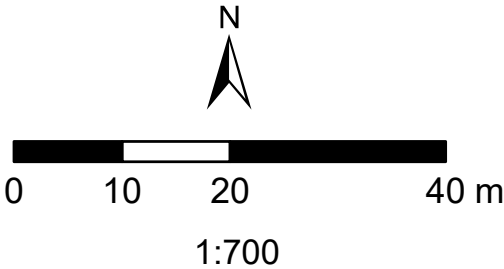
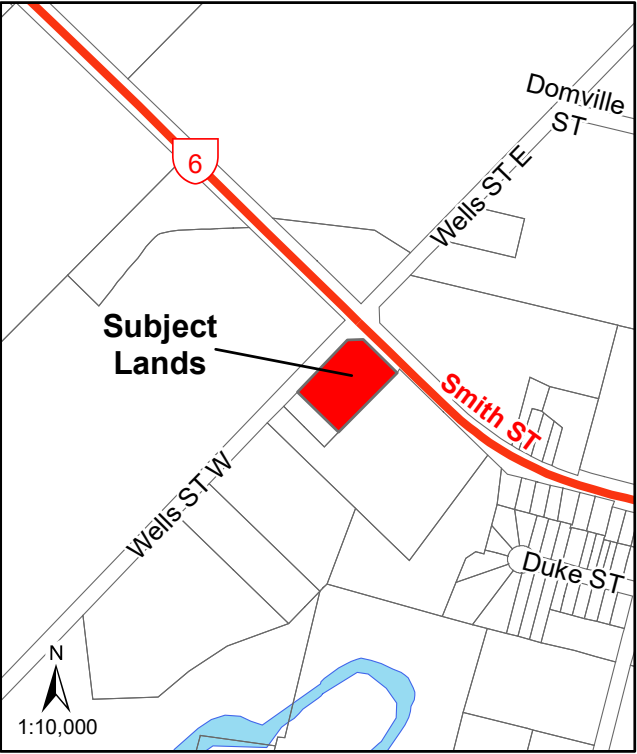
COUNTY OF WELLINGTON
LAND DIVISION

B30-23

Applicant:
Trevor Roberts Auto Repair Inc.

Township of Wellington North

497 Smith Street
(Arthur)



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

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Sources:
County of Wellington
Ministry of Natural Resources,
Grand River Conservation Authority.
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2020 Ortho imagery.



TABLE 17.2 - ZONING DESIGNATION: HIGHWAY COMMERCIAL ZONE (C2)			
ITEM	REQUIRED	SEVERED PARCEL	RETAINED PARCEL (#497)
MINIMUM Lot Area	557.4m ²	0.43 ha	0.41 ha
MINIMUM Lot Frontage	18.0m	56m	46m
MINIMUM Front Yard	7.6m and in accordance with Section 6.31	Yes	42m
MINIMUM Side Yard	3.0m	Yes	22m
MINIMUM Exterior Side Yard	7.6m and in accordance with Section 6.31	N/A	18m
MINIMUM Rear Yard	7.5m	Yes	2.0m (A)
MAXIMUM Lot Coverage	40%	Yes	9%
(A) = MINOR VARIANCE REQUIRED			

O.P. : PRIME AGRICULTURAL

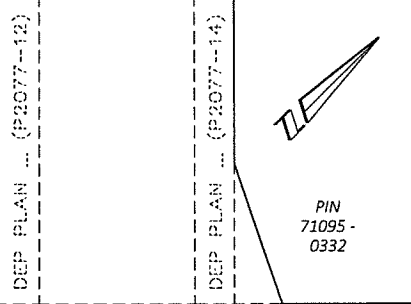
ZONING : AGRICULTURAL (A-1)

LOT 35, WEST OF THE OWEN SOUND ROAD

DIVISION 3

TOWNSHIP OF ARTHUR

PIN 71094 - 0343



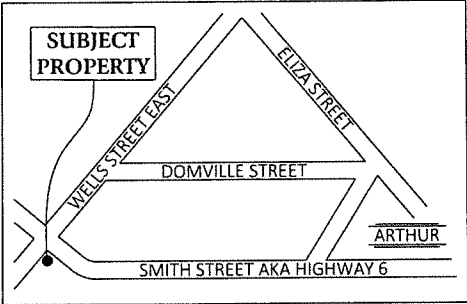
SEVERANCE SKETCH
PART OF PARK LOTS 11 & 12,
SOUTH OF SMITH STREET
CROWN SURVEY
GEOGRAPHIC VILLAGE OF ARTHUR
TOWNSHIP OF WELLINGTON NORTH
COUNTY OF WELLINGTON

SCALE 1 : 750

0 5 10 20 30 40 50 metres

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 HIGHWAY COMMERCIAL C2.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF HIGHWAY COMMERCIAL.
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.
6. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 27th DAY OF MARCH, 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Van Harten
LAND SURVEYORS - 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

CHECKED BY: JEB

PROJECT No. 31622-22

Mar 27, 2023-12:20:32 PM

G:\ARTHUR\Crown\ACAD\SEV LOT 11 12 (ROBERTS) UTM 2010.dwg

© 2023 THIS SKETCH IS PROTECTED BY COPYRIGHT

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: 06/08/2023 EXPEDITED
File Number: B30-23
Applicant: Trevor Roberts Auto Repair
Subject Lands: Township of Wellington North (Village of Arthur) - Part Park Lots 11 & 12, s/s Smith St. Crown Survey

Proposal is a request for consent to convey fee simple for a proposed vacant highway commercial lot 0.43 ha; retained existing auto repair shop 0.41 ha

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 conform to Official Plan - designated Highway Commercial; property located within the Urban Centre of Arthur; no concerns

Township of Wellington North severed and retained comply with Section 17 of zoning by-law 66-01; conditions to apply

Grand River CA no objections

Source Water activity as indicated would not create a significant drinking water threat. application can be screened out and does not require a Section 59 notice under the Clean Water Act.

Miscellaneous Jeff Buisman, 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 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 satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT zoning compliance be achieved for the severed and retained lands to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT driveway access can be provided to the severed lands to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) THAT servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality; and further that the Township of Wellington North 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*****

May 25, 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 B30-23

APPLICANT

Trevor Roberts Auto Repair
c/o Trevor Roberts & Sarah Wilson
8170 Line 6
Kenilworth N0G 2E0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Village of Arthur)
Part Park Lots 11 & 12, s/s Smith St.
Crown Survey

Proposed severance is 56m fr x 76m = 0.43 hectares, vacant land (gravel parking area), for proposed future commercial development.

Retained parcel is 0.41 hectares with 40m frontage on Wells St W and 62m frontage on Smith St./Highway 6, existing and proposed commercial use with auto repair shop.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, JUNE 08, 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: Van Harten Surveying Inc. c/o Jeff Buisman



RECEIVED

MAY 16 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Application	B30/23
Location	Part Park Lots 11 & 12, s/s Smith St
	TOWNSHIP OF WELLINGTON NORTH (Arthur)
Applicant/Owner	Trevor Roberts Auto Repair

PLANNING OPINION: This application would sever a 0.43 ha (1 ac) vacant highway commercial lot. A 0.41 ha (1 ac) lot with an existing auto repair shop would be retained.

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:

- a) That driveway access can be provided to the severed lands to the satisfaction of the of the local municipality;
- b) That servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality; and
- c) That zoning compliance be achieved for the severed and retained lands to the satisfaction of the local municipality.

A PLACE TO GROW: The subject property is located within Urban Centre of Arthur. Section 2.2.1.2 a) states the vast majority of growth will be directed to settlement areas that i) have a delineated built up boundary; ii) have existing or planned municipal water and wastewater systems; and iii) can support the achievement of complete communities. The subject lands are located within the Built Area of Arthur.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the Urban Centre of Arthur. 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 as Highway Commercial according to Schedule A6-2 of the Official Plan. Section 7.5.1 states, "Urban Centres are expected to provide a full range of land uses opportunities, including residential uses of various types and densities, commercial, industrial and institutional uses..."

Severances in the Highway are permitted provided the lands are appropriately zoned.

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is located within Well Head Protection Area D with a Vulnerability Score of 4.

LOCAL ZONING BY-LAW: The subject property is currently zoned Highway Commercial (C2). The severed and retained lands meet the minimum lot area and frontage requirements in the By-law. Four (4) transport truck trailers are proposed on the severed lands. Accessory structures are not permitted without a main building, a condition requiring zoning compliance has been added to this effect.

SITE VISIT INFORMATION: The subject property was visited and photographed on April 26th, 2023. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Zach Prince MCIP RPP, Senior Planner
May 16th, 2023

MUNICIPALITY COMMENTING FORM

RECEIVED

MAY 09 2023

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

FILE NO: B30-23

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

APPLICANT

Trevor Roberts Auto Repair
c/o Trevor Roberts & Sarah Wilson
8170 Line 6
Kenilworth N0G 2E0

LOCATION OF SUBJECT LANDS

Township of Wellington North (Village of Arthur)
Part Park Lots 11 & 12, s/s Smith St.
Crown Survey

Proposed severance is 56m fr x 76m = 0.43 hectares, vacant land (gravel parking area), for proposed future commercial development.

Retained parcel is 0.41 hectares with 40m frontage on Wells St W and 62m frontage on Smith St./Highway 6, existing and proposed commercial use with auto repair shop.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-49-000-012-09300-0000

Does this description reasonably describe the parcel holdings?		YES:	x	NO:		BUILDING & PLANNING DEPARTMENTS
If answer is no, please provide new information:						
Do you consider this proposal to conform to your Official Plan?		YES:		NO:		
What Section(s) does it conform to or contravene? (Please specify)						
Will the Severed Parcel comply with all requirements of the Zoning By-law?		YES:	x	NO:		ROADS
(Please Specify)		Section 17 of zoning by-law 66-01				
Will the Retained Parcel comply with all requirements of the Zoning By-law?		YES:	x	NO:		
(Please Specify)		Section 17 of zoning by-law 66-01				
If Necessary, would the Municipality be prepared to consider an Amendment to the Zoning By-Law to permit the proposal to conform?		YES:		NO:	NA:	
Or Minor Variance		YES:		NO:	NA:	WATER
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 use of the seasonal road, or opening up the road?						
(Please Specify)						WORKS/ DRAIN
Is the Proposed Lot(s) serviced now by Municipal Water?		YES:		NO:	X	
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	
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?						
No Municipal Drains						

FILE NO: B30-23

SIGNATURE: Johnny Rife

TITLE: DEVELOPMENT CLERK

ADDRESS: P.O. BOX 125, 7490 SIDEROAD 7 W., KENILWORTH, ON, N0G 2E0

DATE: May 8 2023



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 www.grandriver.ca

May 16, 2023

via email

GRCA File: B30-23 – 497 Smith Street

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

RECEIVED

MAY 17 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Dear Ms. Turchet,

Re: Application for Consent B30-23
497 Smith Street, Arthur, Township of Wellington North
Trevor Roberts Auto Repair Inc.

Grand River Conservation Authority (GRCA) staff has reviewed the above-noted consent application to create a lot for proposed commercial development.

GRCA has no objection to the approval of application B30-23. The subject property does not contain any natural hazards such as watercourses, floodplains, shorelines, wetlands, or valley slopes. The property is not subject to Ontario Regulation 150/06 and, therefore, a permission from GRCA is not required.

We wish to acknowledge receipt of the applicable plan review fee in the amount of \$465.00 for the GRCA's review of this application.

Should you have any questions, please contact me at 519-621-2763 ext. 2228 or aherreman@grandriver.ca.

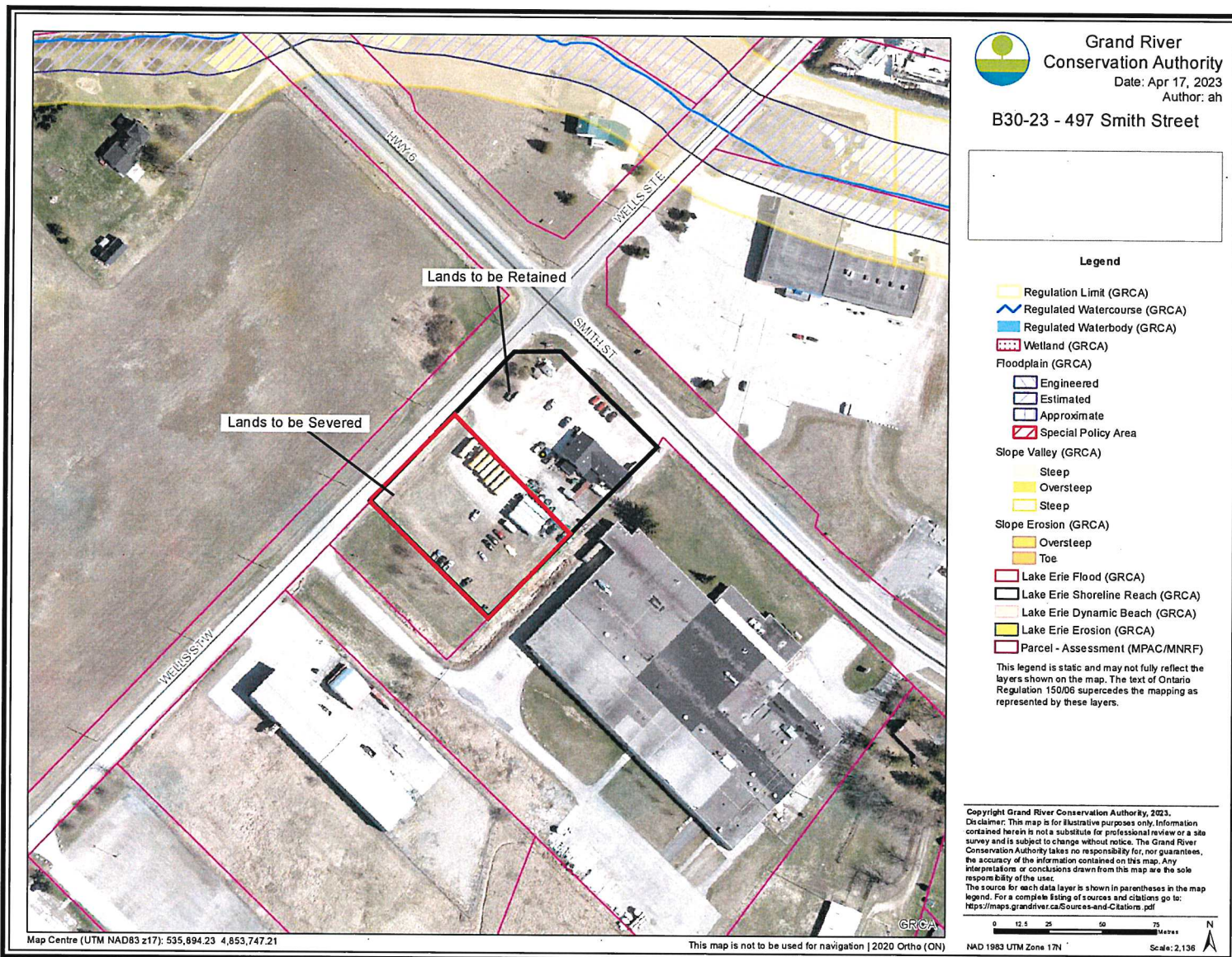
Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Herreman".

Andrew Herreman, CPT
Resource Planning Technician
Grand River Conservation Authority

Enclosed: GRCA Map

Copy: Trevor Roberts Auto Repair Inc. c/o Sarah Wilson & Trevor Roberts (via email)
Jeff Buisman, Van Harten Surveying Inc. (via email)
Township of Wellington North (via email)



Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, April 3, 2023 11:39 AM
To: Jana Poechman
Cc: Source Water
Subject: RE: B30-23 - Screening Form
Attachments: WHPA-Map_Smith_497.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: March 30, 2023 11:19 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B30-23 - Screening Form

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.

Hi Danielle.

Here is a consent within WHPA D for our April 5th circulation.

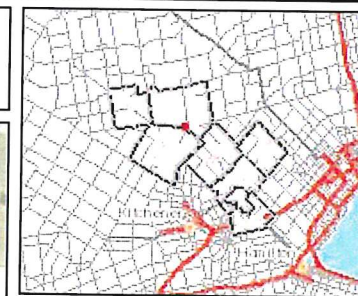
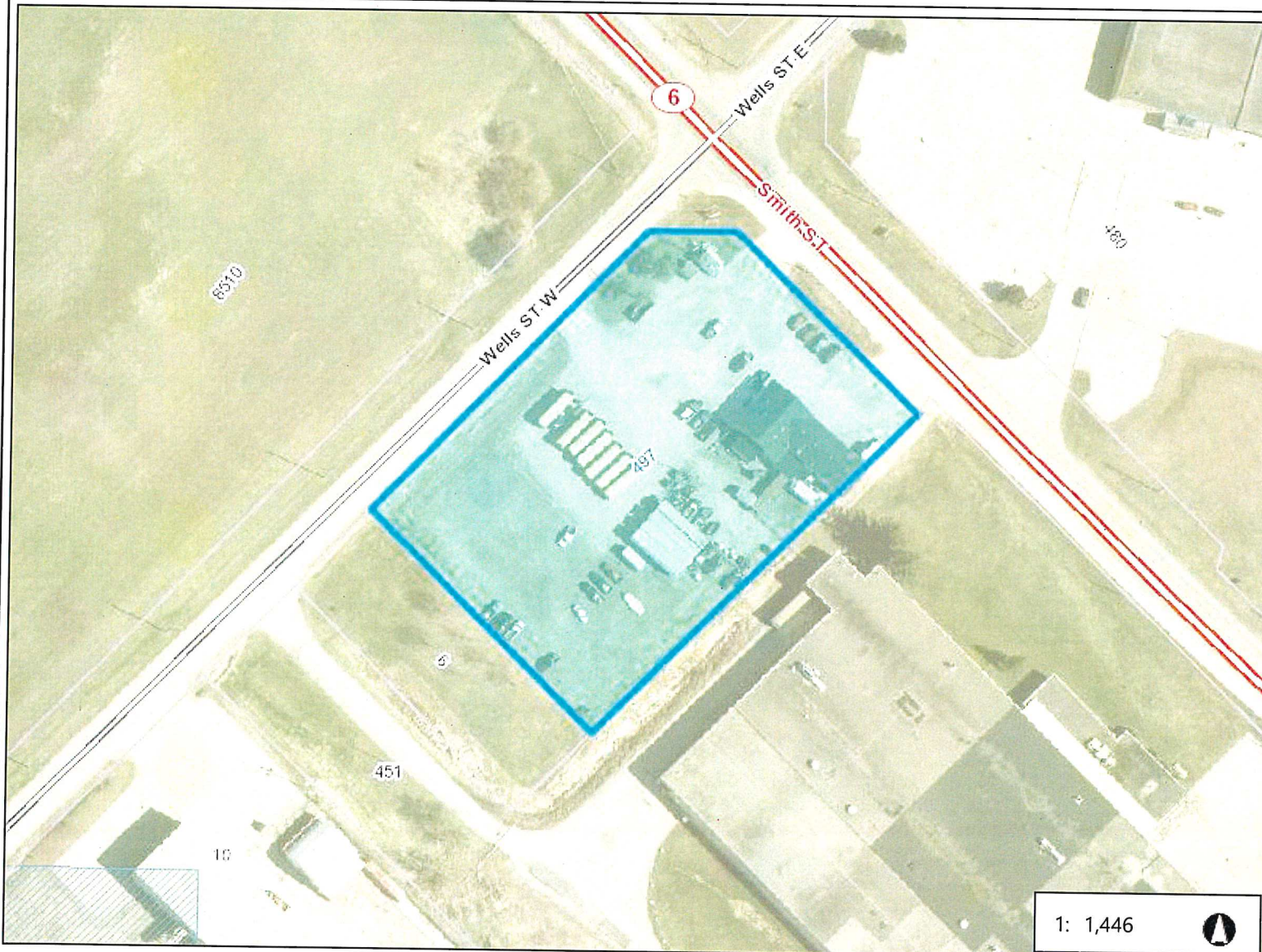
Thanks.
Jana

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



Explore
Wellington

497 Smith Street, Arthur



Legend

Parcels

Roads

- Local Road
- County Road
- Highway

Well Locations

- Existing
- Proposed

Issue Contributing Area

- Chloride
- Nitrate
- Sodium
- TCE

Wellhead Protection Area

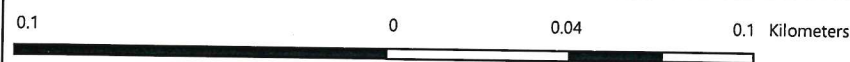
- A
- B
- C
- D

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,

HVA

RoadsLookup



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



B30-23

March 29, 2023

31622-22

Jeff.Buisman@vanharten.com

County of Wellington Land Division Committee
74 Woolwich Street
GUELPH, Ontario
N1H 3T9

Attention: Deborah Turchet

Dear Ms. Turchet:

**Re: Severance Application and Sketch
497 Smith Street
Part of Park Lots 11 & 12, Crown Survey
PIN 71094-0039
Geographic Village of Arthur
Township of Wellington North**

RECEIVED

MAR 30 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Please find enclosed a severance application for the above-mentioned property. Included with this submission are copies of the severance sketch, completed application form, the required deeds, PIN Report and Map, addresses of neighbouring properties, Sourcewater Protection Form, a cheque to the GRCA for \$465.00 and a cheque to Wellington County for \$4,960.00.

Proposal:

The proposal is to sever the property known as #497 Smith Street (PIN 71094-0039) essentially in half to create a new parcel for urban commercial purposes. The Severed Parcel is vacant and will have a frontage of 56±m along Wells Street West, depth of 76±m, for an area of 0.42±ha that can be developed for commercial use. The entrance will continue to provide safe access, and the Zoning requirements are met for this parcel.

The Retained Parcel (#497) is a corner lot with a frontage of 46±m along Wells Street West, frontage of 67±m along Smith Street, for an area of 0.41±ha where the existing automotive repair shop "Trevor Roberts Auto Repair" will remain. The existing entrances along Smith Street will remain, and the Zoning requirements are met except for the rear yard setback – this will be addressed with a Minor Variance Application. There is a hydro line that runs along the west boundary of the retained parcel and the intention is to ensure it is included within the Retained Parcel.

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com



The subject property is zoned Highway Commercial (C2) which permits a number of commercial uses including an automotive shop. The Zoning requirements are met for the Severed Parcel in terms of lot area and frontage. The Retained Parcel meets the Zoning requirements in terms of lot frontage, area and setbacks, except for the rear yard which is approximately 2±m vs 7.6m required.

With the Retained Parcel being a corner lot and the placement of the existing building – the rear yard setback cannot be met. The rear yard is approximately 2±m instead of 7.6m as required. Although under the minimum, we consider this request to be minor in nature as the building exists, the side of the building that will run along the rear yard is windowless and doorless and the rear yard area is not used for any amenity space for the business and property. The use of that space will remain unchanged. The neighbouring parcel at #451 also contains an existing building and this variance will not have a negative impact on this parcel.

The subject property has a County of Wellington Official Plan designation of Urban Centre and Highway Commercial. Section 7.5.8 states that Urban Areas shall provide a variety of other commercial uses including areas to serve highway-oriented businesses including gas sales and motels and uses requiring large sites and unable to be located on the “main street”. The existing business conforms with this, and the severance provides a great opportunity to develop the land for commercial purposes where the lands are properly zoned and where services are available.

Section 10.6.2 of the Official Plan also states that new lots may be created in Urban Centre provided that the land is appropriately zoned, where municipal services are available and that lots may be created for a variety of community uses.

In summary, the severance is a natural fit given the location of the existing buildings, hydro line, driveway, and open yard. The existing commercial business will remain on the Retained Parcel and the Severed Parcel can be developed for a future commercial use where Municipal services are available in the Town of Arthur.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.

A handwritten signature in black ink, appearing to read 'Jeff Buisman'.

Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Sarah Wilson & Trevor Roberts

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: 06/08/2023 EXPEDITED
File Number: B30-23
Applicant: Trevor Roberts Auto Repair
Subject Lands: Township of Wellington North (Village of Arthur) - Part Park Lots 11 & 12, s/s Smith St. Crown Survey

Proposal is a request for consent to convey fee simple for a proposed vacant highway commercial lot 0.43 ha; retained existing auto repair shop 0.41 ha

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 conform to Official Plan - designated Highway Commercial; property located within the Urban Centre of Arthur; no concerns

Township of Wellington North severed and retained comply with Section 17 of zoning by-law 66-01; conditions to apply

Grand River CA no objections

Source Water activity as indicated would not create a significant drinking water threat. application can be screened out and does not require a Section n59 notice under the Clean Water Act.

Miscellaneous Jeff Buisman, agent cover letter attached

MTO subject property within MTO's Permit Control Area - comments and note MTO review and approval is required before any demolition, grading, construction or alteration to the site commences.

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 satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to Taxes paid in Full; a Fee of \$130.00 for Township Clearance Letter of conditions - or whatever fee is applicable at the time of clearance under the municipal Fees and Charges by-law) which the Township of Wellington North may deem to be necessary at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 6) THAT he Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication consistent with By-Law 011-22; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 7) THAT zoning compliance be achieved for the severed and retained lands to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 8) THAT driveway access can be provided to the severed lands to the satisfaction of the local municipality; and further that the Township of Wellington North file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
- 9) THAT servicing can be accommodated on the severed and retained lands to the satisfaction of the local municipality; and further that the Township of Wellington North 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*****

Jana Poechman

From: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Sent: Friday, June 2, 2023 10:47 AM
To: Jana Poechman
Subject: RE: B30-23 - Trevor Roberts Auto Repair

Good morning Jana,

The Ministry of Transportation (MTO) have completed a review of the proposed consent. The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies.

The subject property is within MTO's Permit Control Area (PCA) and MTO have the following comments:

- To improve the safety and efficiency of the intersection of Highway 6 and Wells Street West, the existing northerly entrance should be removed. Access to the site can be achieved through the existing southerly access.
- MTO can support the proposed access location to the proposed severed parcel. However, the plan does depict the existing entrance location on the plan correctly. The existing entrance on Wells Street West is approximately 30 from the end of radius of Highway 6 (Smith St), not 80m as shown on the plan. Please review.
- MTO review and approval is required before any demolition, grading, construction or alteration to the site commences.

If there are any questions, please let me know.

Kind Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca



From: Jana Poechman <janap@wellington.ca>
Sent: June 1, 2023 3:53 PM
To: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Subject: RE: B30-23 - Trevor Roberts Auto Repair