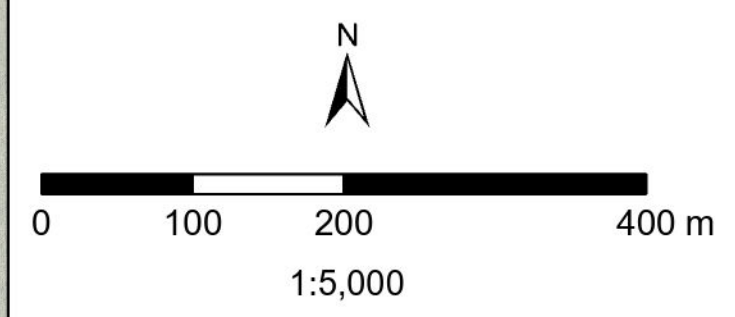
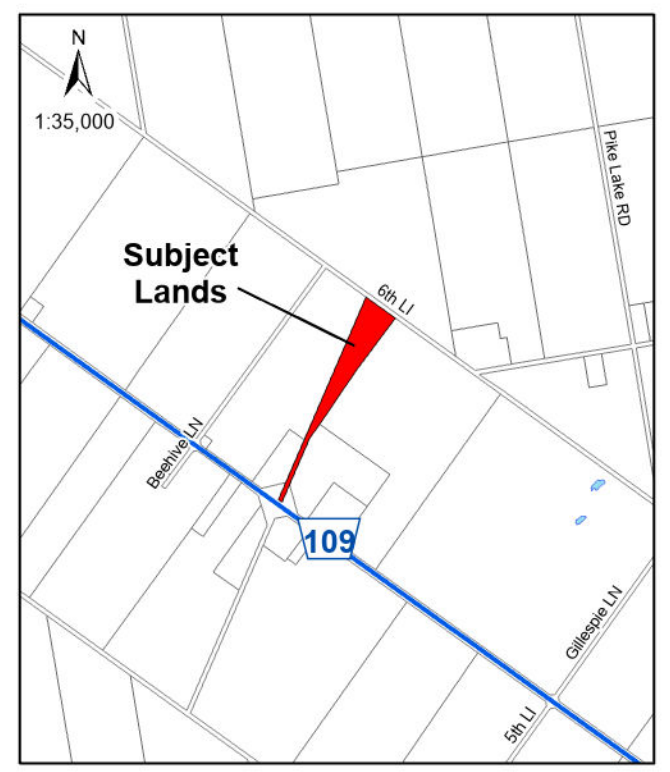




COUNTY OF WELLINGTON  
LAND DIVISION  
**B72-23**  
Dirk and Judy Dirksen  
Town of Minto  
6395 6th Line



Date: October 2023  
Produced by: County of Wellington Planning & Development Department 2023  
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Sources:  
County of Wellington  
Teranet 2002  
Ministry of Natural Resources and Forestry,  
Grand River Conservation Authority.  
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2020 Ortho imagery.



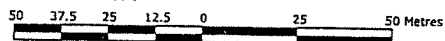


LOT 13 CONCESSION 7

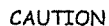
6th LINE

COUNTY OF WELLINGTON

Scale 1 : 1250



WILSON-FORD



THIS SKETCH IS NOT A PLAN OF SURVEY.  
IT WAS PREPARED FOR THE LIMITED USE OF HARRISTON AGROMART FOR SEVERANCE PURPOSES ONLY.  
THIS PLAN IS TO REMAIN CONFIDENTIAL, IS PREPARED UNDER COPYRIGHT AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.  
© WILSON FORD SURVEYING & ENGINEERING 2022  
NO PERSON MAY COPY, REPRODUCE, ALTER OR DISTRIBUTE THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF WILSON FORD SURVEYING & ENGINEERING.

NOTES:

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES  
AND ARE GEODETIC HAVING BEEN DERIVED FROM  
GNSS OBSERVATIONS (NAD83 CSRS).

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

21 NOVEMBER, 2022

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

WILSON - FORD

**WILSON FOR**  
Surveying & Engineering  
120 KING ST. E., Box 294,  
MOUNT FOREST ON, NOG 2L0  
PHONE (519) 223-2451

PROJECT No.: 22-9764 HARRISTON AGROMART

PM 22-7160

## 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:** 12/07/2023 EXPEDITED  
**File Number:** B72-23  
**Applicant:** Dirk & Judy Dirksen  
**Subject Lands:** Town of Minto - Part Lots 96 & 97, Concession C

**Proposal is a request for consent to convey** fee simple for a proposed lot line adjustment of 0.61 ha, 20.6m fr, former railway line added to abutting commercial property – Harriston Agromart Inc.; retained being 1.45 ha, existing and proposed access to property for 6<sup>th</sup> Line

**ISSUES:** none

### SUMMARY of FILED REPORTS and COMMENTS:

<b>Planning Review</b>	notice cards were posted at time of site visit; application is consistent with Provincial Policy and generally conforms to Official Plan - lot line adjustment would transfer a portion of a former rail line to an adjacent parcel; no concerns
<b>County Engineering</b>	no objection - no entrance condition required
<b>Town of Minto</b>	Council recommends approval of consent with conditions; staff are satisfied the proposed parcels meet the zoning requirements based on severance sketch
<b>Maitland Valley CA</b>	no objections - understand applicant intends to sever 0.61 ha of former railway line and merge it into abutting commercial property. The lands will be used to expand the agricultural business and maintain access to 6th Line
<b>Source Water</b>	application can be screened out and does not require a Section 59 notice under the Clean Water Act. Note that we may provide comments on any future planning applications subject to this property, given the vulnerable areas.

### 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 copy of the "completed electronic transfer document in preparation" and a draft copy of the "Application for Consolidation of Parcels" to be consolidated
- 2) **THAT** the Owner of the consented parcel shall consolidate the consented parcel with the abutting lands to which the consented parcel is to be added for B72-23 as a single parcel ("the consolidation ") and **THAT** the solicitor for the owner shall provide a signed undertaking in writing to the Secretary-Treasurer of the County of Wellington Planning and Land Division Committee that the solicitor will attend to the consolidation and to provide 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 including the Form 4 Certificate and a copy of the registered Consolidated Parcels.
- 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 Purchaser take title of the severed lands in the same manner as he holds his abutting lands; and **THAT** Section 50, subsection (3) of the Ontario Planning Act, R.S.O. 1990 as amended shall apply to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this consent.
- 6) **THAT** the conveyancing documents for the severed parcel contain a statement to ensure that Section 50, subsection (3) of the Planning Act, R. S. O. 1990, as amended shall apply to any subsequent conveyance or transaction with respect to the land described herein; and a statement that the consented parcel and the abutting lands to which this consented parcel is to be added shall be dealt with contemporaneously in any future conveyances or transactions unless further consent is granted under the Planning Act or other lawful order.
- 7) **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.
- 8) **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.
- 9) **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), to the

satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

- 10) **THAT** the owner/applicant 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\*\*\*\*\*



November 23, 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 B72-23

**APPLICANT**

Dirk & Judy Dirksen  
6395 Sixth Line  
RR#3  
Harriston, ON N0G 1Z0

**LOCATION OF SUBJECT LANDS**

Town of Minto  
Part Lots 96 & 97  
Concession C

Proposed lot line adjustment is 0.61 hectares with 20.6m frontage, former railway line to be added to abutting commercial property – Harriston Agromart Inc.

Retained parcel is 1.45 hectares, existing and proposed access to property for 6th Line.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, DECEMBER 07, 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](http://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: Dirk & Judy Dirksen





<b>Application Location</b>	B72/23 Part of Lots 96 & 97, Concession C TOWN OF MINTO
<b>Applicant/Owner</b>	Dirk & Judy Dirksen

**PLANNING OPINION:** This application for a proposed lot line adjustment would sever 0.61 ha (0.59 ac) of vacant land and merge it with the abutting lot which contains a dwelling and shed. A 0.4 ha (1 ac) of vacant land 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:

- That any concerns by the conservation authority be adequately addressed;
- That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

**A PLACE TO GROW:** No issues.

**PROVINCIAL POLICY STATEMENT (PPS):** Section 2.3.4.2 states "Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons".

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated PRIME AGRICULTURAL and GREENLANDS. Identified features include Hazard Lands regulated by the Maitland Valley Conservation Authority.

Within the Official Plan, lot line adjustments may be permitted for legal or technical reasons, including minor boundary adjustments. Section 10.4.6 of the County Official Plan further states that:

"Lot line adjustments are permitted where no adverse effect on agriculture will occur and encouraged where:

- More viable agricultural operations will result;
- An undersized lot is made more usable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this Plan."

The lot line adjustment would transfer a portion of a former rail line to an adjacent parcel.

The matters under Section 10.1.3 were also considered.

**WELL HEAD PROTECTION AREA:** The subject property is not located within a well protection zone.

**LOCAL ZONING BY-LAW:** The severed property is zoned Agricultural (A), while the merged lands are zoned Agricultural Commercial (AC). The severed and merged lots would meet the minimum lot frontage and area requirements.

**SITE VISIT INFORMATION:** The subject property was visited and photographed on October 27<sup>th</sup>, 2023. Notice Cards were posted and the survey sketch appears to meet the application requirements.

Zach Prince MCIP RPP  
Senior Planner  
November 15<sup>th</sup>, 2023

RECEIVED

NOV 15 2023

SECRETARY TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE



## 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: B72-23

### APPLICANT

Dirk & Judy Dirksen  
6395 Sixth Line  
RR#3  
Harriston, ON N0G 1Z0

### LOCATION OF SUBJECT LANDS

Town of Minto  
Part Lots 96 & 97  
Concession C

Proposed lot line adjustment is 0.61 hectares with 20.6m frontage, former railway line to be added to abutting commercial property – Harriston Agromart Inc.

Retained parcel is 1.45 hectares, existing and proposed access to property for 6th Line.

**PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-004-16010-0000**

Does this description reasonably describe the parcel holdings? YES ☒ NO ( )

If the answer is no, please provide new information: \_\_\_\_\_

Do you consider this proposal to conform to your Official Plan? YES ☒ NO ( )

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

Conforms to Section 10.3.5 of the County of Wellington's Official Plan. Please refer to attached Town report for additional information.

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

(Please Specify): \_\_\_\_\_

Will the Retained Parcel comply with all requirements of the Zoning By-law? YES ☒ 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 ( ) NO ( ) NA ☒ or **Minor Variance** YES ( ) NO ( ) NA ☒

Is proposal on an opened maintained year-round public road? YES ☒ 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 ☒

Is the Retained Lot serviced now by Municipal Water? YES ( ) NO ☒

Is the Proposed Lot(s) serviced now by Municipal Sewers? YES ( ) NO ☒

Is the Retained Lot serviced now by Municipal Sewers? YES ( ) NO ☒

Is there a **Capital Works Project** underway to service these lots in the near future? YES ( ) NO ☒

Approximate Time of Servicing Availability: \_\_\_\_\_

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

Municipal Drains #96, #106 and #16. Drain reapportionment required and included as a recommended condition.

RECEIVED  
OCT 23 2023

SECRETARY/TREASURER  
WELLINGTON COUNTY  
LAND DIVISION COMMITTEE

Continued to Page 2



MUNICIPALITY COMMENTING FORM

File: B72-23

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 - minor boundary adjustment to merge with adjacent property with existing agricultural commercial use (Harriston Agromart).

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	<u>Ashley Sawyer</u> (Ashley Sawyer)
TITLE	<u>Planning Coordinator</u>
ADDRESS	<u>5941 Highway 89 Harriston, ON N0G 1Z0</u>
DATE	<u>October 20th, 2023</u>





County of Wellington  
Deborah Turchet  
Secretary-Treasurer Land Division  
Email: [debt@wellington.ca](mailto:debt@wellington.ca)

October 20<sup>th</sup>, 2023

**Re: B72/23 Consent Application  
Dirk & Judy Dirksen  
Town of Minto  
Part Lots 96 & 97  
Concession C**

The Council of the Town of Minto met on October 17 to consider the above noted and passed the following Motion:

**MOTION: COW 2023-146**

**Moved By: Deputy Mayor Anderson; Seconded By: Councillor Podniewicz**

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B72/23 – Dirksen, for land legally described as CON C PT LOT 96 & 97, in the Town of Minto and that the following conditions be considered:

5941 Highway #89  
Harriston, Ontario  
NOG 1Z0

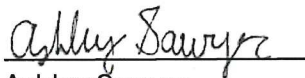
Tel: 519-338-2511  
Fax: 519-338-2005

[www.town.minto.on.ca](http://www.town.minto.on.ca)

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 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), to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. **THAT** the owner/applicant obtains 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.

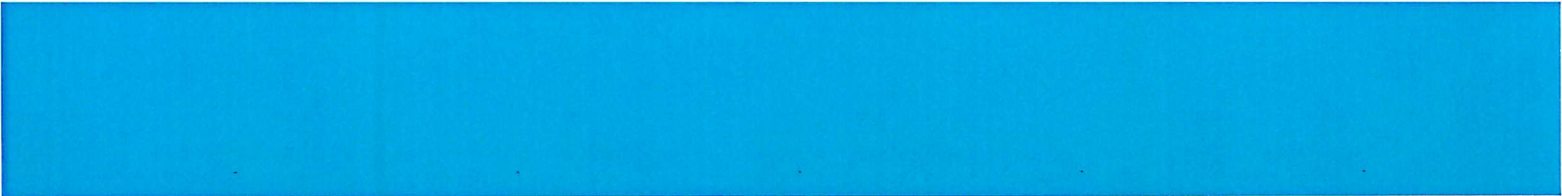
Please consider this as formal notice of Council's decision on this matter. The Town of Minto staff report is also attached for your review.

Sincerely,



Ashley Sawyer  
Planning Coordinator

Cc: Dirk & Judy Dirksen, Owners/Applicant







**TOWN OF MINTO**

**MEETING DATE:** October 17<sup>th</sup>, 2023  
**REPORT TO:** Mayor Turton and Members of Council  
**SERVICE AREA:** Building Department  
**SUBJECT:** PLN 2023-043 – B72/23: Dirksen  
Lot Line Adjustment  
Concession C, Part Lots 96 & 97

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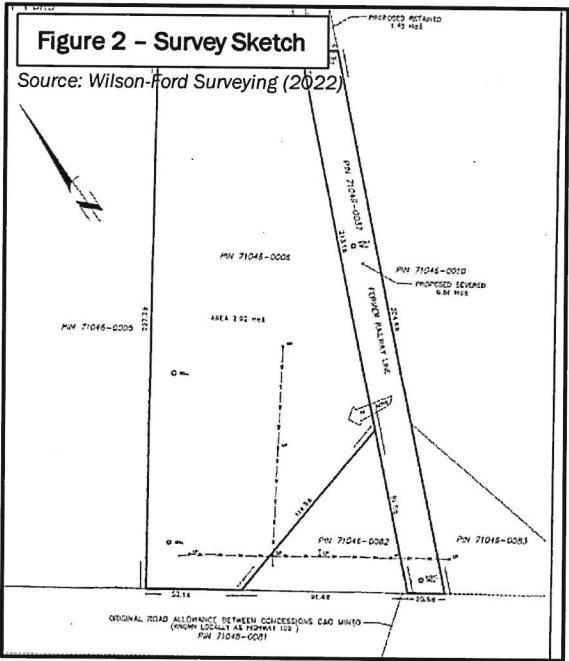
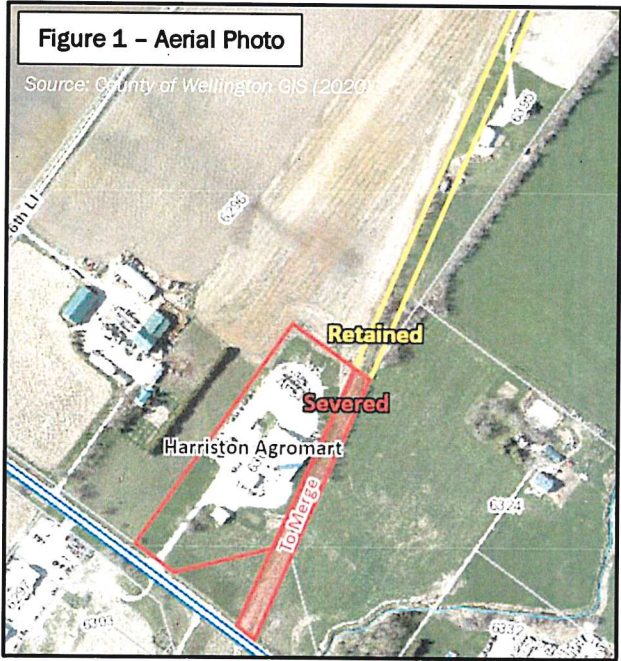
**RECOMMENDATION**

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B72/23 – Dirksen, for land legally described as CON C PT LOT 96 & 97, 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 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), to the satisfaction of the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.
4. **THAT** the owner/applicant obtains 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 B72/23 is being considered before the County of Wellington Land Division Committee for a proposed Lot Line Adjustment that is approximately 1.5 ac (+/- 0.61 ha) of former railway line to be added to the abutting agricultural commercial property – Harriston Agromart Inc. The retained parcel is approximately 3.58 ac (1.45 ha) with an existing and proposed access to the property at 6395 6<sup>th</sup> Line. The railway parcel is currently vacant.

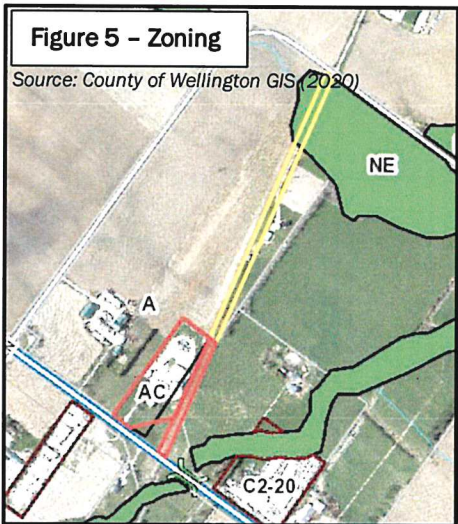
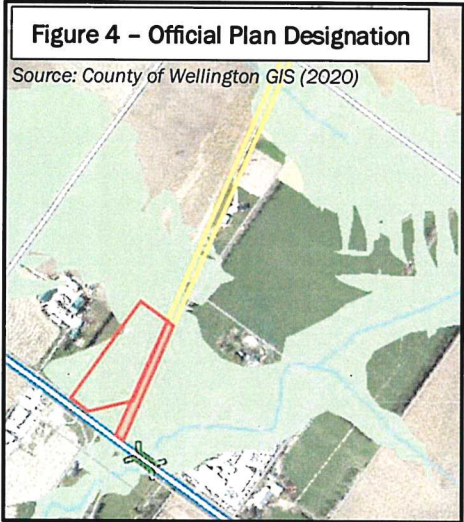


Provincial Policy Statement	
Policy Section:	<b>Section 2.3.4.2</b> Lot line adjustments in prime agricultural areas may be permitted for legal or technical reasons. Legal and technical reasons include minor boundary adjustments which do not result in the creation of a new lot.

County of Wellington Official Plan	
Designation(s):	Prime Agricultural & Core Greenlands
Policy Section:	<b>Section 10.3.5</b> Lot line adjustments may be permitted for legal or technical reasons such as easements, correction of deeds, quit claims, and minor boundary adjustments, and where there are no adverse impacts on agriculture. The purpose of a lot line adjustment is not to create new lots.



Town of Minto Zoning By-law	
Zone(s):	Agricultural & Natural Environment
Permitted Use(s):	<p>Agricultural uses are permitted on the portions of the land zoned A. The lands zoned NE are under the jurisdiction of the applicable Conservation Authority.</p> <p>If the Harriston Agromart property wishes to build on the portion subject to the Lot Line Adjustment, a re-zoning to Agricultural Commercial (AC) will be required.</p> <p>Lot area and frontage requirements are met with the proposed lot line adjustment.</p>



**COMMENTS**

Town staff are satisfied that the proposed parcels meet the zoning requirements based on the Severance Sketch provided for review.

Town staff have recommended the following conditions be applied to the approval.

Department	Condition(s)
Building	<ul style="list-style-type: none"> <li>The owner obtains a written statement confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town.</li> </ul>
Clerks & Treasury	<ul style="list-style-type: none"> <li>The owner satisfies all requirements of the Town, financial and otherwise, including the payment of any monies owed, and that all accounts are in good standing.</li> </ul>

<b>Public Works</b>	<ul style="list-style-type: none"> <li>• The owner complete a drain reapportionment to the satisfaction of the Town.</li> <li>• The owner confirms there is satisfactory access for both the severed and retained parcels.</li> </ul>
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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



**MEMORANDUM**

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

**CC:** Jana Poechman, Planning Administrative Clerk, Wellington County, via email  
Dirk and Judy Dirksen, Applicants, via email

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

**DATE:** November 11<sup>th</sup>, 2023

**SUBJECT:** Application for Consent to Sever: B72-23  
Concession C, Part Lots 96 & 97, As in RP 61R7067, Minto Ward, Town of  
Minto, County of Wellington, known as 6395 6th Line

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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.

We understand the applicant intends to sever 0.61 hectares of a former railway line and merge it into the abutting commercial property. The lands will be used to expand the agricultural business and maintain access to 6<sup>th</sup> Line.

**Natural Hazards:**

The subject property contains an open watercourse.

**MVCA Regulated Lands:**

As per *Ontario Regulation 164/06*, watercourses, plus 15 meters of adjacent land from the boundary of the watercourse, 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:**

Severance application B72-23 is generally conformed to Section 3.1, Natural Hazard Policies of the PPS, 2020; as such, MVCA has no objections.

Fees for review of this application have not been received. An invoice will be forwarded to the applicant.

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



October 6, 2023

NOTICE OF AN APPLICATION FOR CONSENT

Ontario Planning Act, Section 53(4)

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

APPLICATION SUBMITTED ON: September 21, 2023

FILE NO. B72-23

APPLICANT

Dirk & Judy Dirksen  
6395 Sixth Line  
RR#3  
Harriston, ON N0G 1Z0

LOCATION OF SUBJECT LANDS

Town of Minto  
Part Lots 96 & 97  
Concession C

Proposed lot line adjustment is 0.61 hectares with 20.6m frontage, former railway line to be added to abutting commercial property – Harriston Agromart Inc.

Retained parcel is 1.45 hectares, existing and proposed access to property for 6th Line.

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

November 15, 2023

Comments can be provided by mail at address above or by email [landdivisioninfo@wellington.ca](mailto:landdivisioninfo@wellington.ca)

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

NOTE: Any verbal or written comment/objection submitted to the County of Wellington regarding this application which is being processed under the Planning Act, may be made public as part of the process.

Please also be advised that if a person or public body that files an appeal of a decision of the County of Wellington Planning and Land Division Committee in respect of the proposed consent has not made written submission to the County of Wellington Planning and Land Division Committee before it gives or refuses to give a provisional consent, then the Ontario Land Tribunal may dismiss the appeal.

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

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

INFORMATION REGARDING THE APPLICATION is available to the public during regular business hours, Monday to Friday at the County of Wellington Planning and Land Division Office- 74 Woolwich St. Guelph, ON N1H 3T9.  
Phone: (519) 837-2600 x2170 Fax: (519) 837-3875

MAILED TO:

Local Municipality – Minto                      County Planning  
County Engineering                      Source Water Protection  
Bell Canada (email)                      County Clerk                      Roads/Solid Waste  
Neighbour - as per list verified by local municipality and filed by applicant

COUNTY OF WELLINGTON  
ENGINEERING SERVICES  
NO OBJECTION  
NOTICE OF DECISION REQ'D.

Philippe Campbell  
ENGINEERING TECHNOLOGIST  
Date: 11/14/2023

No ENTRANCE CONDITIONS REQUIRED

Jana Poechman

**From:** Source Water <sourcewater@centrewellington.ca>  
**Sent:** Wednesday, September 27, 2023 8:46 AM  
**To:** Jana Poechman; Source Water  
**Subject:** RE: B72-23 - Screening Form  
**Attachments:** WHAP\_Map\_SixthLi\_6395.pdf

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

Good Morning 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*. Please note that we may provide comments on any future planning applications subject to this property, given the vulnerable areas.

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.

Thanks,

Kim

Kim Funk | Source Protection Coordinator

Wellington Source Water Protection | 1 MacDonald Square, Elora, ON, N0B 1S0  
519.846.9691 x283 | [kfunk@centrewellington.ca](mailto:kfunk@centrewellington.ca) | [www.wellingtonwater.ca](http://www.wellingtonwater.ca)  
Toll free: 1-844-383-9800

**From:** Jana Poechman <janap@wellington.ca>  
**Sent:** Monday, September 25, 2023 3:56 PM  
**To:** Source Water <sourcewater@centrewellington.ca>  
**Subject:** B72-23 - 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.

Good Afternoon.

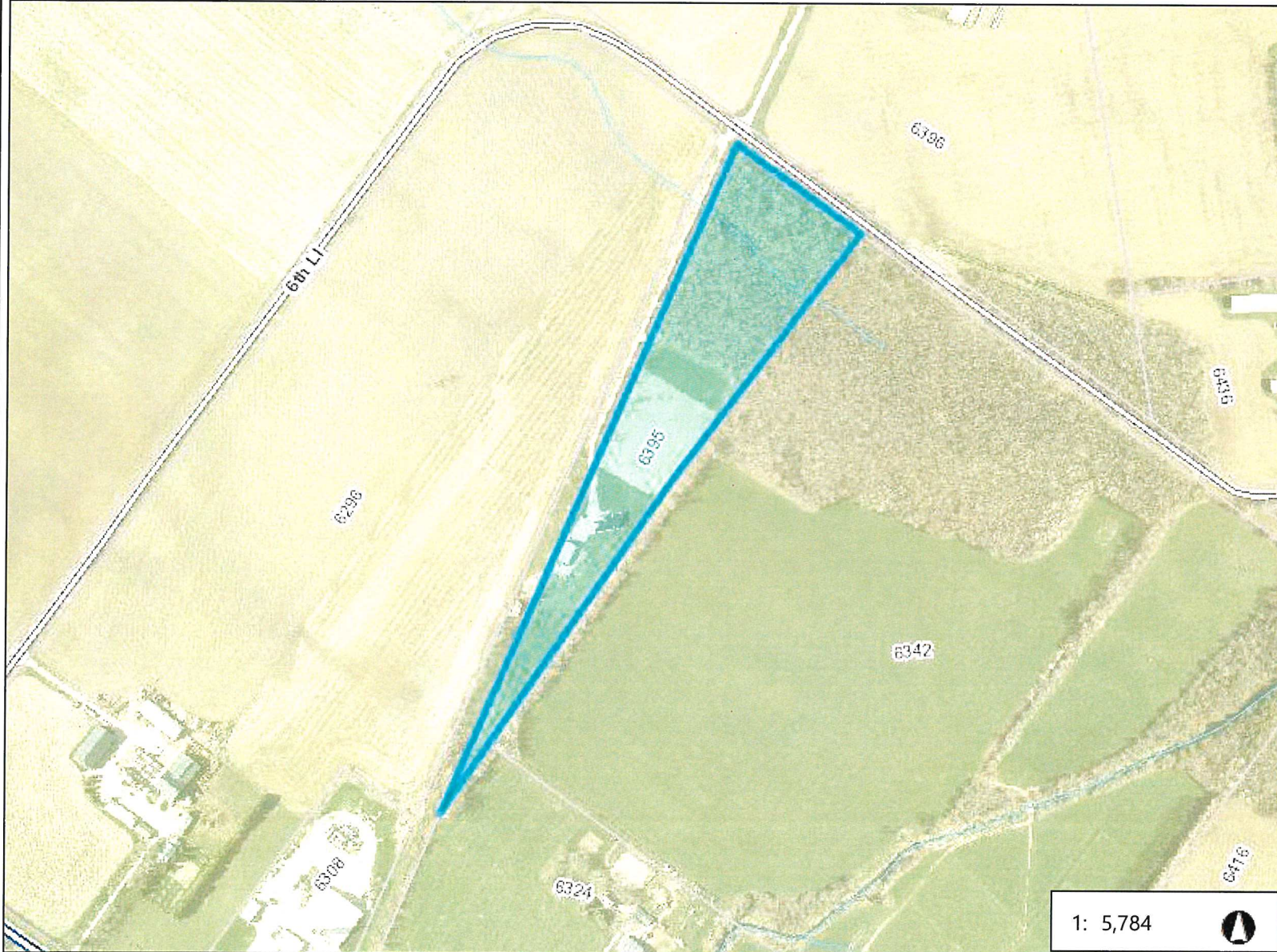
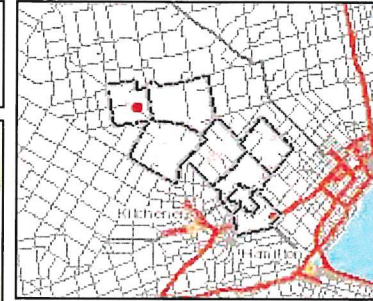
Please see the attached screening form for your review.

We hope to circulate October 5<sup>th</sup>.

Thanks.  
Jana

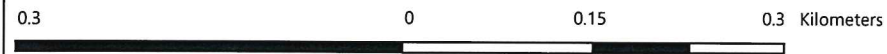
Jana Poechman  
Development and Administration Coordinator  
Planning and Development Department  
County of Wellington  
74 Woolwich Street  
Guelph ON N1H 3T9  
T 519.837.2600 x 2170  
E [janap@wellington.ca](mailto:janap@wellington.ca)





**Legend**

- Parcels
- Roads
  - Local Road
  - County Road
  - Highway
- Watercourses
- Well Locations
  - Existing
  - Proposed
- Wellhead Protection Area
  - A
  - B
  - C
  - D
- Vulnerability Score
  - 10
  - 8, D; 8; 8, C
  - 2, 4, 6 (A, B or C)
  - 2,4,6, D; 2,4, D; 2, 4, 6 (D); 4, D; 6,
- HVA
- SGRA
- RoadsLookup



Notes