

COUNTY OF WELLINGTON LAND DIVISION

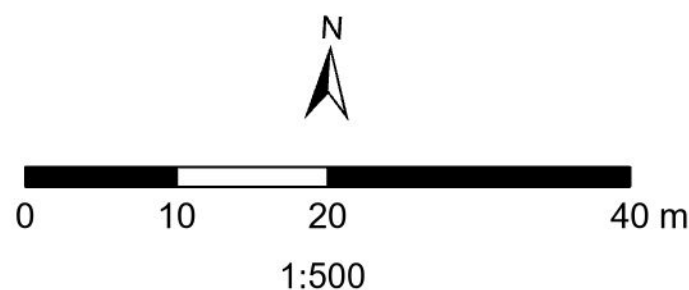
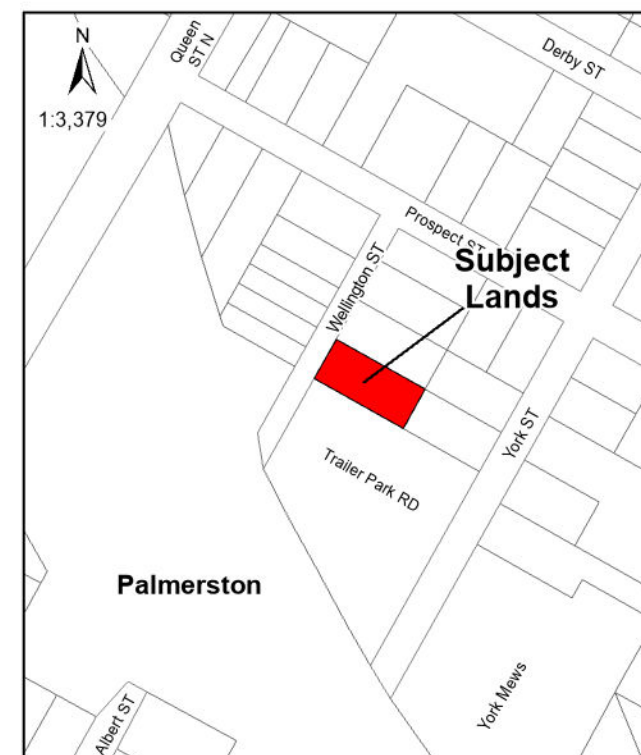
B78-23

2591990 Ontario Inc.

Town of Minto

550 Wellington St.

(Palmerston)



Date: November 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.

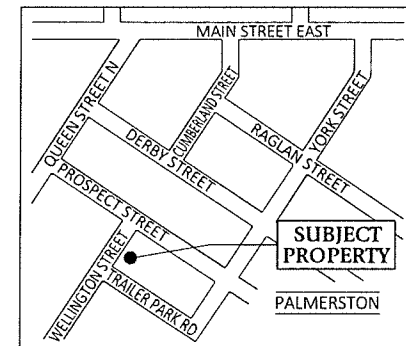


ZONING DESIGNATION: RESIDENTIAL R2 - SEMI-DETACHED DWELLING			
TABLE 12.2.2 - ITEM	REQUIRED	SEVERED PARCEL	RETAINED PARCEL
MINIMUM Lot Area per dwelling unit on separate lot	275m ²	383m ²	412m ²
MINIMUM Lot Frontage per dwelling unit on separate lot	9.0m	9.8m	10.3m
MINIMUM Front Yard	6.0m	12.1m	12.1m
MINIMUM Side Yard	1.2m	1.2m	1.9m
MINIMUM Rear Yard	7.6m	9.3m	9.3m
MAXIMUM Building Height	10.5	2 storey	2 storey
MAXIMUM Lot Coverage	45%	40%	37%
MINIMUM Floor Area per dwelling unit (2 or more storeys)	92.9m ²	155m ²	155m ²

SEVERANCE SKETCH
ALL OF LOT 4,
EAST SIDE OF WELLINGTON STREET
HERMAN & BOLTON'S SURVEY
GEOGRAPHIC TOWN OF PALMERSTON
TOWN OF MINTO
COUNTY OF WELLINGTON
SCALE 1 : 200

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.**
6. **EXISTING DWELLING TO BE REMOVED.**
7. **T.B.R. DENOTES TO BE REMOVED.**

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED
ON THE 28th DAY OF SEPTEMBER, 2023
AMENDED ON THE 23rd DAY OF NOVEMBER 2023

Jeff Buisman
JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR



Kitchener/Waterloo
Ph: 519-742-8371

Guelph
Ph: 519-821-2763

Orangeville
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: AN

CHECKED BY: JEB

PROJECT No. 32780-23

Nov 28, 2023-10:43:07 AM

G:\PALMERSTON\Herman and Boltions Survey\acad\SEV LOT 4 (KUEPFER) UTM 2010 (2).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: 12/07/2023 ITEM #3
File Number: B78-23
Applicant: 2591990 Ontario Inc. - c/o Tim Shantz
Subject Lands: Town of Minto (Palmerston) - Lot 4, e/s of Wellington St., Herman & Bolton's Survey

Proposal is a request for consent to convey fee simple for a proposed urban residential use 10.1m fr x 39.8m = 404 sq.m, existing dwelling removed and semi-detached dwelling proposed; retained 10.1m fr x 39.8m = 404 sq.m, semi-detached dwelling proposed

ISSUES: neighbour concerns

SUMMARY of FILED REPORTS and COMMENTS:

Planning Review	notice cards were posted at time of site visit; application is consistent with Provincial Policy and conforms to County Official Plan - Primary Urban Centre of Palmerston - residential; no concerns
Bell	requested easement to protect integrity of existing facilities and preserve services; area shown on sketch
Town of Minto	Council recommends approval of consent; staff are satisfied lot area and frontage requirements are proposed to be met; the existing municipal services may be re-used, provided they are located in an appropriate location fronting the properties, and their size and condition is adequate. if the existing services cannot be re-used, they will be required to be abandoned/removed, and new services will be required
Maitland Valley CA	no formal comments
Source Water	application can be screened out and does not require a Section 59 notice under the Clean Water Act. Note we may provide comments on any future planning applications subject to this property given the vulnerable areas
Neighbours	Travis Hogwood (14 Trailer Park Rd.) - concern with trees; request notification of consideration.
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/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 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.
- 8) **THAT** the owner/applicant confirms they are aware that servicing and right-of-way works required for any future development of the parcels must be completed by a Town of Minto Pre-Qualified Contractor and in accordance with the Town's Service Extension & Connection Policy and Municipal Servicing & Design Standards; 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) are solely the responsibility of 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 confirms they are aware that a Grading, Drainage & Servicing Plan is required to be in accordance with the Town's Building By-law and approved by 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.
- 11) **THAT** the owner obtains a Demolition Permit and demolishes the existing single-detached dwelling 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 confirms they are aware that any trees within the Town owned Right-of-Way or on the adjacent Town owned lands may not be removed without explicit permission given by 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.
- 13) **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.
- 14) **THAT** 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; and further that Bell Canada 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 28, 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 B78-23

<u>APPLICANT</u>	<u>LOCATION OF SUBJECT LANDS</u>
2591990 Ontario Inc. - c/o Tim Shantz 4643 Line 83 Listowel N4W 3G9	Town of Minto (Palmerston) Lot 4, e/s of Wellington St. Herman & Bolton's Survey

Proposed severance is 9.81m fr x 39.8m = 383 square metres, existing and proposed urban residential use. Existing dwelling to be removed and a new semi-detached dwelling is proposed.

Retained parcel is 10.3m fr x 39.8m = 412 square metres, existing and proposed urban residential use. Existing dwelling to be removed and a new semi-detached dwelling is proposed.

ITEM #3 ON AGENDA

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, DECEMBER 07, 2023 AT 09:00 AM** for the purpose of considering this matter.

CONSIDERATION WILL BE HELD IN THE: 3A (Keith Room)
County of Wellington Administration Centre
74 Woolwich Street
Guelph, Ontario N1H 3T9

PLEASE NOTE: To avoid application deferral, any new information addressing comments presented in the attached Report Summary are to be submitted to the Secretary Treasurer of Land Division **no later than THURSDAY, NOVEMBER 30, 2023 by 1:00 pm.**

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

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

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

A Copy of the **DECISION** of the Committee will be sent **to the applicant, and to each person or agency who filed with the Secretary-Treasurer a written request for Notice of Decision.**

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

To view comments for this application on our website www.wellington.ca follow these steps:

- ⇒ **Government**
- ⇒ **Council and Standing Committees**
- ⇒ **Agenda & Minutes**
- ⇒ **Select Land Division Committee**
- ⇒ **choose month & year in drop down menus**
- ⇒ **open appropriate agenda**



Application	B78/23
Location	Lot 4, e/s of Wellington St TOWN OF MINTO (Palmerston)
Applicant/Owner	2591990 Ontario Inc c/o Tim Shantz

PLANNING OPINION: This application would sever a 404 m² (4,349 ft²) future semi detached unit with 10.1 m (33 ft) of frontage. A 404 m² (4,349 ft²) future semi detached unit with 10.1 m (33 ft) of frontage would be retained. A single detached dwelling is currently on the lot and would be demolished to allow the semi-detached dwelling to be constructed.

This application is consistent with Provincial Policy and generally conforms to the County 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 and retained lands to the satisfaction of the applicable road authority;
- b) That the existing dwelling be removed to the satisfaction of the Town; and,
- c) That servicing is available for the severed and retained lands to the satisfaction of the local municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the Primary 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 located with the Primary Urban Centre of Palmerston and designated as RESIDENTIAL within the County of Wellington Official Plan. The Official Plan encourages residential intensification which includes a variety of building types.

Section 10.6.1 allows for severances within Primary Urban Centres where the land is appropriately zoned. The R2 zone allows for semi-detached dwellings on separate lots.

The matters under Section 10.1.3 were also considered.

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

LOCAL ZONING BY-LAW: The subject lands are zoned Residential (R2). The proposed severed and retained lots meet the minimum lot area and frontage requirements of the zoning by-law.

The existing dwelling will need to be removed prior to the severance being completed.

SITE VISIT INFORMATION: The subject property was visited and photographed on November 10th. Notice Cards were posted, and the survey sketch appears to meet the application requirements.

Zach Prince, RPP MCIP, Senior Planner
November 15th, 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: B78-23

APPLICANT

2591990 Ontario Inc. - c/o Tim Shantz
4643 Line 83
Listowel N4W 3G9

LOCATION OF SUBJECT LANDS

Town of Minto (Palmerston)
Lot 4, e/s of Wellington St.
Herman & Bolton's Survey

Proposed severance is 10.1m fr x 39.8m = 404 square metres, existing and proposed urban residential use. Existing dwelling to be removed and a new semi-detached dwelling is proposed.

Retained parcel is 10.1m fr x 39.8m = 404 square metres, existing and proposed urban residential use. Existing dwelling to be removed and a new semi-detached dwelling is proposed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER: 23-41-000-012-21300-0000

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

If the answer is no, please provide new information: _____

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

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

Conforms to Section 4.4.3, 10.6.2 and 10.1.3 of the County of Wellington's Official Plan. Please refer to the attached Town report for additional information.

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

(Please Specify): Lot area and frontage appear to be met. Please refer to Town report for additional information re: ADUs.

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

(Please Specify): Lot area and frontage appear to be met. Please refer to Town report for additional information re: ADUs.

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 (X)	NO ()	Services are currently connected to the existing single-detached dwelling. ROW works will be required to facilitate the proposed semi-detached dwelling. Please refer to Town report for additional information. 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 (X)	NO ()	
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?			

Approximate Time of Servicing Availability: _____

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

Not that the Town is currently aware of.

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SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

File: B78-23

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 - the property is located within the urban boundary of Palmerston and municipal service connection is required.

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 refer to the attached Town staff report for additional information.

Is the Municipality in support of this application?

YES (X)

NO ()

Yes, provided the recommended conditions are included. Please refer to attached Town staff report for additional information.

What Conditions, if any, are requested by the Municipality if the Consent is granted?

Please refer to the attached Town staff report for additional information.

Does the Municipality request a Notice of the Decision?

YES (X) NO ()

Please provide digitally.

SIGNATURE

Ashley Sawyer

(Ashley Sawyer)

TITLE

Planning Coordinator

ADDRESS

5941 Highway 89, Harriston ON N0G 1Z0

DATE

November 22nd, 2023



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

November 22nd, 2023

**Re: B78/23 Consent Application
2591990 Ontario Inc. – c/o Tim Shantz
Town of Minto (Palmerston)
Lot 4, e/s of Wellington St.
Herman & Bolton's Survey**

The Council of the Town of Minto met on November 21 to consider the above noted and passed the following Motion:

MOTION: COW 2023-169

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

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application 2591990 Ontario Inc. C/O Tim Shantz, for lands legally described as Lot 4 E/S Wellington St, Herman & Bolton's Survey, Town of Minto (Palmerston), with a municipal address of 550 Wellington St, Palmerston, and that the following conditions be considered:

5941 Highway #89
Harriston, Ontario
N0G 1Z0

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

www.town.minto.on.ca

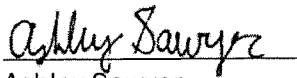
1. **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, 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 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 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.
4. **THAT** the owner/applicant confirms they are aware that servicing and right-of-way works required for any future development of the parcels must be completed by a Town of Minto Pre-Qualified Contractor and in accordance with the Town's Service Extension & Connection Policy and Municipal Servicing & Design Standards; 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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6. **THAT** the owner confirms they are aware that a Grading, Drainage & Servicing Plan is required to be in accordance with the Town's Building By-law and approved by 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.
7. **THAT** the owner obtains a Demolition Permit and demolishes the existing single-detached dwelling 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.



8. **THAT** the owner confirms they are aware that any trees within the Town owned Right-of-Way or on the adjacent Town owned lands may not be removed without explicit permission given by 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.
9. **THAT** the owner/applicant obtains a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with all applicable requirements in the Town of Minto; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

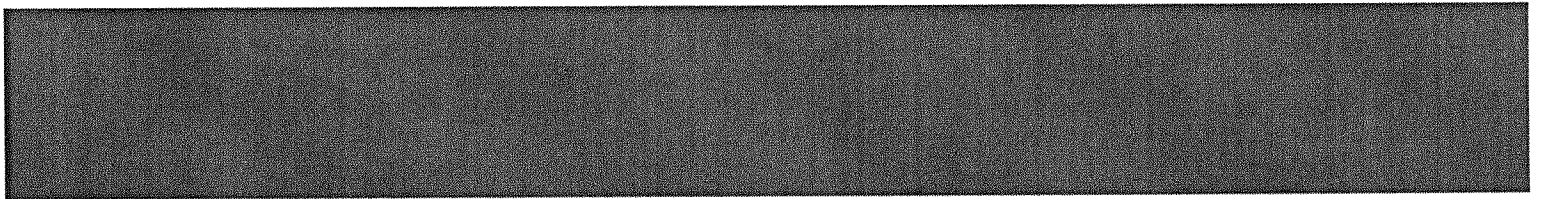
Please consider this as formal notice of Council's decision on this matter. The Town of Minto staff report is also attached for your review.

Sincerely,



Ashley Sawyer
Planning Coordinator

Cc: Tim Shantz, Owner
Jeff Buisman, Van Harten Surveying Inc., Agent





TOWN OF MINTO

MEETING DATE: November 21st, 2023
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2023-051 – B78/23: 2591990 Ontario Inc. C/O
Tim Shantz (Urban Residential Severance)
550 Wellington Street, Palmerston
Lot 4 E/S Wellington St, Herman & Bolton's Survey

RECOMMENDATION

THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application 2591990 Ontario Inc. C/O Tim Shantz, for lands legally described as Lot 4 E/S Wellington St, Herman & Bolton's Survey, Town of Minto (Palmerston), with a municipal address of 550 Wellington St, Palmerston, and that the following conditions be considered:

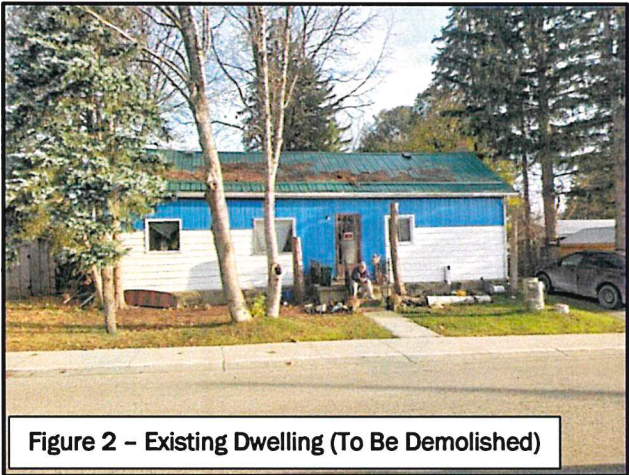
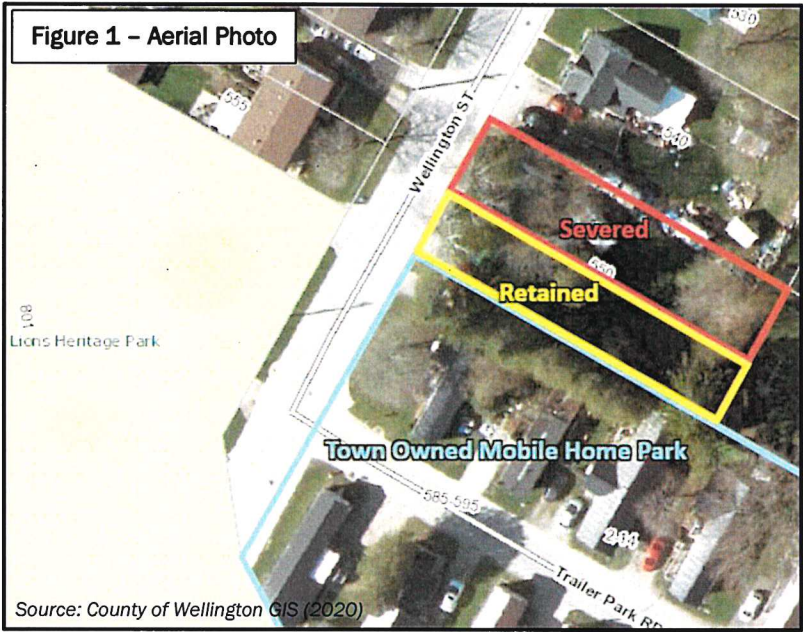
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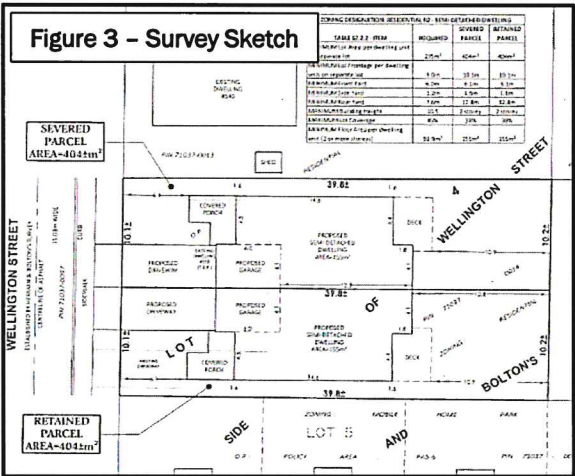
BACKGROUND

The subject property has a municipal address of 550 Wellington Street, Palmerston and is located in a residential neighbourhood. It is in close proximity to the Palmerston Lions Park and adjacent to the municipally owned mobile home park.

Consent application B78/23 is being considered before the County of Wellington Land Division Committee to sever one urban residential lot with an existing single-detached dwelling (to be demolished) into two lots for the purpose of constructing one semi-detached dwelling (two units). Both the severed and retained lots are proposed to be approximately 0.1 ac (0.04 ha) in size. Each semi-detached dwelling unit is proposed to have an additional dwelling unit within it.



Source: Town of Minto (2023)

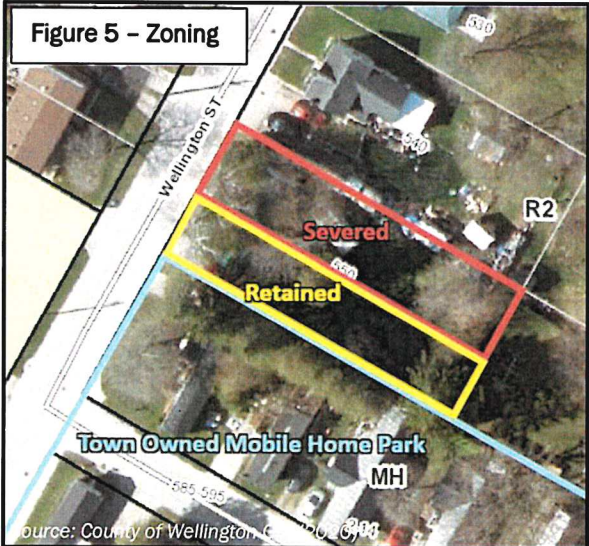
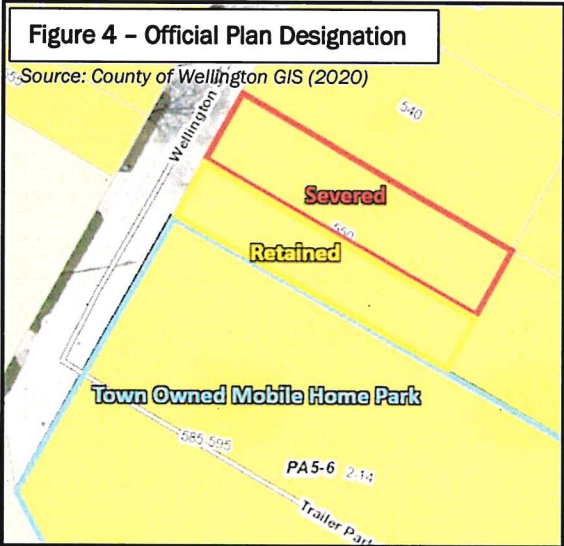


The Severance Sketch submitted to the County of Wellington Planning and Land Division Committee is attached for your review.

Provincial Policy Statement	
Policy Section(s):	<p>Section 1.1.3.1 Settlement areas shall be the focus of growth and development.</p> <p>Section 1.4.3 b) All housing options and residential intensification should be permitted and facilitated, and should be directed to locations where infrastructure and public service facilities are or will be available. Residential intensification should minimize the cost of housing and facilitate compact form.</p>

County of Wellington Official Plan	
Designation(s):	Residential
Policy Section(s):	<p>Section 4.4.3 Intensification and a variety of housing types is encouraged in Urban Centres.</p> <p>Section 10.6.2 Lots may be created within Urban Centres provided that the lands are appropriately zoned and where municipal services are available.</p> <p>Section 10.1.3 Under Section 10.1.3 – General Policies for Creating New Lots, states that matters to be considered include that new lots must be consistent with Official Plan and Zoning regulations, that the lot can be adequately serviced, that it will have adequate stormwater management, drainage, fire protection, roads, utilities and solid waste disposal to accepted municipal standards, that all lots have a safe driveway access to an all-season maintained public road, and that the proposed lots and uses are compatible with the surrounding use.</p> <p>Town staff are satisfied that these requirements are/will be addressed with the recommended conditions.</p>

Town of Minto Zoning By-law	
Zone(s):	Residential (R2)
Permitted Use(s):	<p>A variety of residential dwelling types (single detached, semi-detached, 3-to-4-unit street townhomes) are permitted with the existing zoning on the properties, provided zoning provisions can be met.</p> <p>Town staff are satisfied that the lot area and frontage requirements are proposed to be met.</p>



COMMENTS

Department	Condition(s)
Building	<ul style="list-style-type: none"> The owner confirms they are aware that a Grading, Drainage & Servicing Plan is required in accordance with the Town's Building By-law, and that the Plan must be approved by the Town prior to Building Permit issuance. The parkland dedication fee is required to be paid. The owner obtains a Demolition Permit for and demolishes the existing single-detached dwelling. The owner confirms they are aware that any trees in the Town owned Right-of-Way and on adjacent Town owned property may not be removed unless explicit permission is given by the Town. 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. <p>Town staff note that with the existing zoning, additional dwelling units are permitted as-of-right provided the zoning provisions are met. Zoning provisions include, but are not limited to, sufficient parking and adequate municipal servicing. Staff have been in discussion with the developer and their consultants to confirm the requirements and clarify zoning provisions.</p> <p>In addition to the above, the Grading, Drainage & Servicing Plan to be approved by the Town must show the following:</p> <ul style="list-style-type: none"> Proposed structure elevations Existing and proposed elevations on the subject property and adjacent properties

	<ul style="list-style-type: none"> • Location, direction and slope percentage of flow paths, swales, ditches, drains, etc. • Elevation benchmark, including location and its design elevation • Foundation off-set pins, including distances from the pins to the front corners of the structure and the elevation of the pin to the top of foundation • Location of municipal service extensions • Sump Pit and Rain Leader discharge locations and directions • Location of all hard surface elements and surface treatment types
Clerks & Treasury	<ul style="list-style-type: none"> • 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.
Public Works	<ul style="list-style-type: none"> • Satisfactory access for both parcels is/can be provided. • The owner confirms they are aware that any servicing and Right-Of-Way (ROW) works required are their sole financial responsibility. • The owner confirms they are aware that any required ROW works must be completed by a Pre-Qualified Contractor, with securities for the cost of off-site works payable to the Town prior to the commencement of any works. The works required must be in accordance with the Town's Service Connection & Extension Policy, as well as the Town's Municipal Servicing & Design Standards. The works will be reviewed by Town staff and must be to the Town's satisfaction. • The owner confirms they are aware that each lot is required to be serviced individually. <p>Town staff note that the existing municipal services may be re-used, provided they are located in an appropriate location fronting the properties, and their size and condition is adequate. If the existing services can not be re-used, they will be required to be abandoned/removed, and new services will be required.</p>

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: Friday, November 10, 2023 4:31 PM
To: landdivisioninfo
Cc: Jana Poechman; timshantz9@gmail.com
Subject: B78-23 2591900 Ontario Inc

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

Good afternoon,

MVCA has no formal comment for Severance application B78-23 2591900 Ontario Inc c/o Tim Shantz, 550 Wellington St.

Kind regards,

Anna Marie Soleski
Environmental Planner/Regulations Officer
Maitland Valley Conservation Authority (mvca.on.ca)
asoleski@mvca.on.ca; (519) 335-3557 ext. 240
1093 Marietta St., Box 127, Wroxeter, ON, N0G 2X0

Jana Poechman

From: Source Water <sourcewater@centrewellington.ca>
Sent: Monday, October 2, 2023 8:13 AM
To: Jana Poechman; Source Water
Subject: RE: B78-23 - Screening Form
Attachments: WHPA_Map_Wellington_550.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 | www.wellingtonwater.ca
Toll free: 1-844-383-9800

From: Jana Poechman <janap@wellington.ca>
Sent: Friday, September 29, 2023 11:37 AM
To: Source Water <sourcewater@centrewellington.ca>
Subject: B78-23 - 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 Morning.

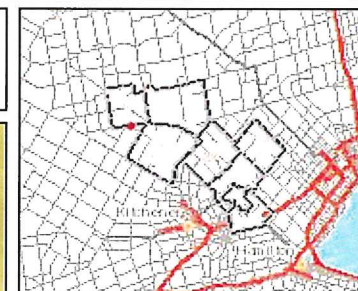
Please see the attached consent application for your review.

We hope to circulate October 5th.

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




Legend

- Parcels
- Roads
 - Local Road
 - County Road
 - Highway
- Well Locations
 - Existing
 - Proposed
- 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
- SGRA
- RoadsLookup

0.0 0 0.01 0.0 Kilometers

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



October 20, 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 B78-23
550 Wellington Street, Parmerston
Lot 4, e/s of Wellington Street, Herman & Bolton's Survey
Bell File: 519-23-599

We acknowledge receipt and thank you for your correspondence dated October 6, 2023.

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

On the attached sketch, the orange line indicates the approximate location of active, critical infrastructure. Located on the property known municipally as 550 Wellington 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.

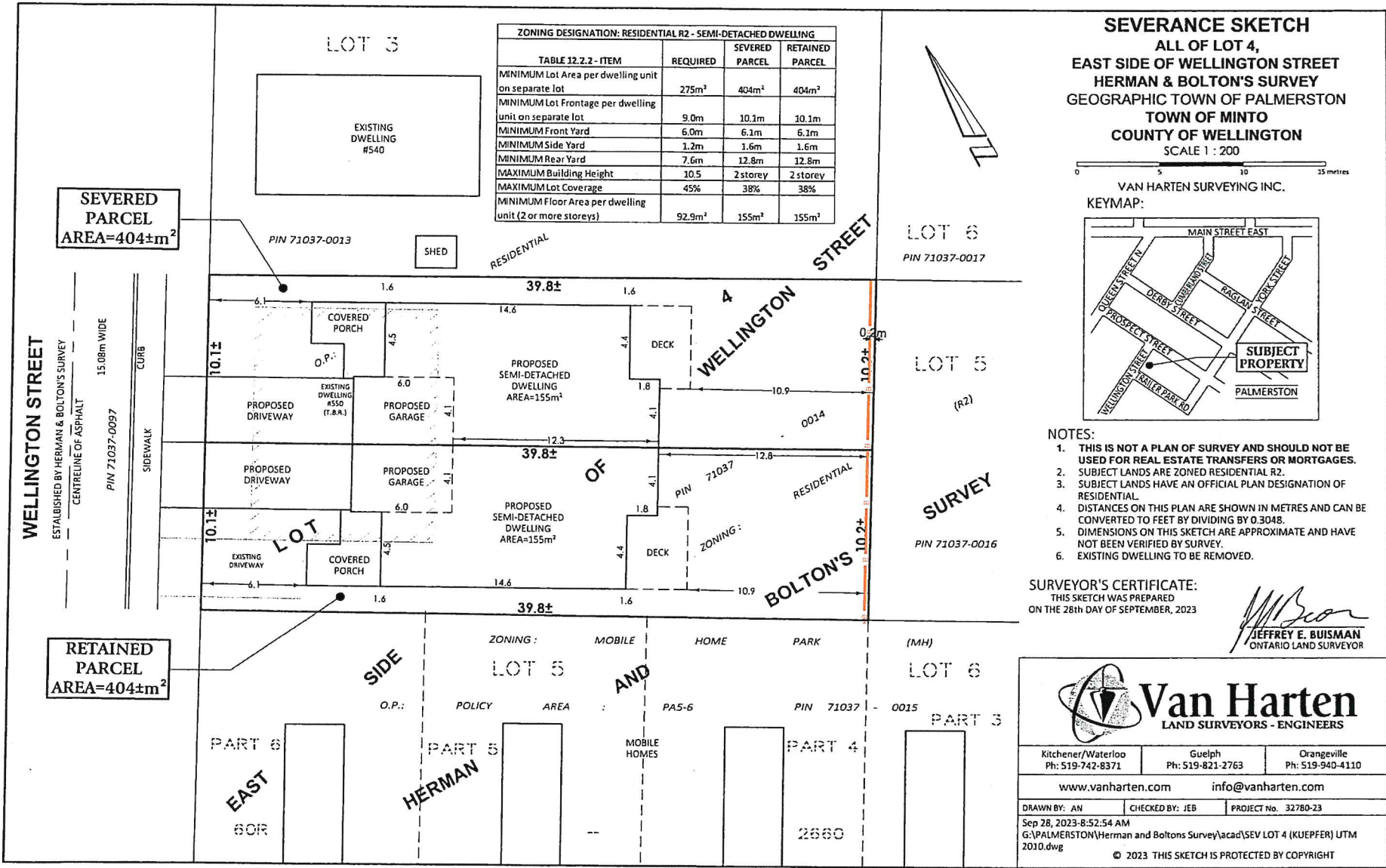
Yours truly,

Charleyne Hall
Right of Way Associate

RECEIVED

OCT 20 2023

SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE



Jana Poechman

From: Travis Hogwood <masshunter1993@gmail.com>
Sent: Monday, November 13, 2023 11:03 AM
To: landdivisioninfo
Subject: Comments and questions regarding land development of Lot 4, e/s of Wellington St.

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

To whom this may concern.

My name is Travis Hogwood and I live at 14 Trailer Park Rd. Palmerston. Also referred to as Part 6 of the Mobile Home Park. I am writing to you today in regards to what is to become of the evergreen trees that line the Mobile Home Park properties and the Lot 4,e/s of Wellington property, also known as 550 Wellington St. Palmerston. I would like to attend the public meeting, and wish to be notified of the date and time of the consideration. I look forward to hearing from you and appreciate your assistance in this matter.

Thank you

Travis Hogwood

14 Trailer Park Rd. Palmerston

B78-23



September 28, 2023

32780-23

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
550 Wellington Street
Lot 4, E/S of Wellington Street, Herman & Bolton's Plan
PIN 71037-0014
Geographic Town of Palmerston
Town of Minto

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, Preliminary Building Plans, a cheque to the Maitland Valley Conservation for \$275 and a cheque to Wellington County for \$4,960 for the application fee.

Proposal:

The parcel is known as #550 Wellington Street (PIN 71037-0014) where an old single-detached dwelling exists. The proposal is to remove the old dwelling, construct a new semi-detached dwelling and to split the subject property in half along the common party wall so as to create two new residential units.

The Severed and Retained Parcels will be identical – with frontages of 10.1m, depth of 39.8m, and an area of 404±m² each. The Severance Sketch shows the configuration along with a footprint of the proposed Residential Units.

The existing dwelling is older and in the middle of the lot. The severance provides a great opportunity to develop the lot for two new dwelling units within Palmerston and where servicing is available. The proposed semi-detached units conforms well to the neighbourhood as there are a number of semi-detached dwellings across the road.

The subject property is zoned Residential R2 which permits a number of dwelling types, including semi-detached dwellings. Based on the preliminary house plan for this lot, all the R2 zoning requirements are met for the Severed and Retained parcels.

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 has a County of Wellington Official Plan designation of Urban Centre and Residential. Section 7.5.5 of the County of Wellington Official Plan states that Urban Areas shall provide a variety of residential uses and housing types. The dominant housing form will continue to be single-detached residence, however, other forms of housing relative to the servicing and community will be developed including semi-detached, duplex townhouse and apartment units. The proposed severances provide a great opportunity to develop the land for a new semi-detached dwelling within the Town of Palmerston.

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

In summary, the severance is a natural fit and a great in-fill development opportunity to intensify the land for a semi-detached dwelling where Municipal services are available and where Zoning is met.

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". The signature is fluid and cursive.

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

cc Tim Shantz
cc Kendrick Kuepfer