REPORT SUMMARY

OWNER, APPLICANT or AGENT SHOULD ATTEND THE CONSIDERATION OF THIS APPLICATION

Date of Consideration: **February 11, 2016** **TIME: 10:25 a.m.**

File Number: **B119/15**

Applicant: **Vintex Inc.**

Subject Lands: TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Lot 32 & Part Lot 33, Concession 1, Part of Division 3

Proposal is a request for consent to convey fee simple for a proposed severance 1.28 hectares (3.16 acres) with 52.79m frontage **subject to a servicing easement to benefit retained** in the TOWNSHIP OF WELLINGTON NORTH (Mount Forest) – Lot 32 & Part Lot 33, Concession 1, Part of Division 3, vacant land for proposed commercial retail use; retained lands are 5.7 hectares (14.08 acres).

ISSUES: Neighbour concern

SUMMARY of FILED REPORTS and COMMENTS:

Township of Wellington North – conforms to Zoning; Township owns stormwater infrastructure and land on east-side of Highway 6, in front of proposed lot. Township requires the applicant to demonstrate existing water and sanitary sewer servicing does not enter proposed lot to providing these services to the retained lot; conditions to apply

County Planning - in addition to consent application, an Official Plan amendment and zoning amendment have been submitted concurrently for the purpose of redesignating and rezoning the parcel of land from Industrial to Commercial; proposal is to develop a Canadian Tire retail store; vacant land – proposed commercial lot subject to an easement for storm water drainage (Part 2) to benefit the retained lands. County Official Plan – Industrial within Mount forest Urban Centre. Application is consistent with Provincial Policy Statement and generally conforms to the County Official Plan – no concerns provided servicing and safe access can be provided to the satisfaction of the Township of Wellington North

Conservation Authority (Saugeen Valley) – acceptable to staff; no natural hazards or significant natural heritage features

MTO – subject lands within connecting link – review, approval and permits are not required.

MNR – no concerns

Others: P. J. McLellan Shaw (Hapfield Developments P.O. Box 358, 695 Queen Street West, Mount Forest, ON N0G 2L0) – do not oppose severance; concern is that this change of use does not lead to any road extension across our property with is located behind the Vintex lands to be retained.; **request notification of consideration and decision.**

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 an 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 B119/15.
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)** to the secretary-treasurer of the Planning and Land Division Committee.
5) THAT the Owner receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning and Land Division Committee as written proof of fulfillment of this condition.
6) THAT the Owner satisfy all the requirements of the local municipality, financial and otherwise (included but not limited to a Fee of $125.00 for Township Clearance Letter of conditions) 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.

7) THAT the Owner satisfy the requirements of the Township of Wellington North in reference to parkland dedication of $1,000.00 as provided for in the Planning Act, R.S.O. 1990; and 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 the Applicant shall ensure the storm water management of retained lands maintains an adequate storm water outlet to the satisfaction of the Township of Wellington North; 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 the Applicant shall make arrangements satisfactory to the Township of Wellington North regarding the water/sanitary services on the retained and severed lot; 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*****

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

January 28, 2016

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 B119/15

APPLICANT

Vintex Inc.
1 Mount Forest Drive
Mount Forest ON N0G 2L2

LOCATION OF SUBJECT LANDS:

WELLINGTON NORTH (Mount Forest)
Lot 32 & Part Lot 33
Concession 1, Part of Division 3

Proposed severance is 1.28 hectares with 52.79m frontage (Part 1 on sketch), ***subject to a servicing easement to benefit retained (Part 2 on sketch)*** vacant land for proposed commercial retail use.

Retained parcel is 5.7 hectares with 316.69m frontage, existing and proposed industrial use with existing Vintex Inc. manufacturing operation.

*Note: Applications for Official Plan Amendment (file# OP-2015-06) and for Zoning Amendment have been applied for to change designation from Industrial to Commercial for severed.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, February 11, 2016**

AT 10:25 A.M. 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

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 Municipal Board 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**
- ⇨ **Land Division Committee**
- ⇨ **choose month & year in drop down menus**
- ⇨ **Choose Land Division Committee in the drop down menu**
- ⇨ **open appropriate agenda**

TO: **Agent – Zelinka Priamo Ltd.**
Other: P. J. McLellan Shaw (Hapfield Developments P.O. Box 358, 695 Queen Street West, Mount Forest, ON N0G 2L0)

ZELINKA PRIAMO LTD
A Professional Planning Practice

B 119/15

January 21, 2016

Ms. Deb Turchett
Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, ON
N1H 3T9

Dear Ms. Turchett,

RE: Consent Application
Proposed Canadian Tire Store
1 Mount Forest Drive
Our File: CAT/MTF/15-01

Further to our discussion with regards to the above noted consent application, we respectfully request that the application be amended to include a servicing easement across the proposed severed lands, in favour of the retained lands.

The proposed easement is identified as Part 2 on the attached revised, draft reference plan. The limits of the proposed severed parcel remain unchanged, but are now identified as Parts 1 and 2. We have also attached an updated application form as well as eight (8) copies of the revised, draft reference plan.

We trust the enclosed is satisfactory for your review and we look forward to our application being amended accordingly. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

Michelle Doornbosch, BA
Associate

cc. Kathleen Freeman, Canadian Tire Real Estate Limited

318 Wellington Road
London, ON N6C 4P4
Tel: (519) 474-7137 • Fax: (519) 474-2284
Email: zp@zpplan.com • Website: zpplan.com

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 NO: B119/15

APPLICANT

Vintex Inc.
1 Mount Forest Drive
Mount Forest ON N0G 2L2

LOCATION OF SUBJECT LANDS

WELLINGTON NORTH (Mount Forest)
Lot 32 & Part Lot 33
Concession 1, Part of Division 3

Proposed severance is 1.28 hectares with 52.79m frontage, vacant land for proposed commercial retail use.

Retained parcel is 5.7 hectares with 316.69m frontage, existing and proposed industrial use with existing Vintex Inc. manufacturing operation.

*Note: Applications for Official Plan Amendment (file# OP-2015-06) and for Zoning Amendment have been applied for to change designation from Industrial to Commercial for severed.

PLEASE PROVIDE COMPLETE PROPERTY ASSESSMENT ROLL NUMBER:23-49-000-001-13910-0000

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

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 [ ]

(Please Specify) Section 24 and 32.1 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 24 and 32.1 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( ) N/A( ) or **Minor Variance** YES( ) NO( ) N/A( )

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 **Mount Forest Drive is a Township highway. Highway 6 is a connecting link / provincial highway**

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(X) NO( )

Approximate Time of Servicing Availability: Re-surfacing on Mount Forest Drive

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

- Township owns storm water infrastructure and land on east-side of Highway 6, in front of proposed lot

RECEIVED
JAN 12 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Continued to Page 2

MUNICIPALITY COMMENTING FORM

FILE NO: B119/15

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 [X]

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]

- Township requires the applicant to demonstrate existing water and sanitary sewer servicing does not enter proposed lot to providing these services to the retained lot;

Is the Municipality in support of this application? **YES**( ) **NO**( )

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

1. **THAT** the Applicant satisfy all the requirements of the local municipality, financial and otherwise which the local municipality 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 Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

2. **THAT** the Applicant pay the fee of $125.00 prior to the Certificate of Consent being issued by the municipality.

3. **THAT** the Applicant receive approval from the applicable road authority in a manner deemed acceptable to that road authority for an entrance to the severed and retained parcel; and further that the applicable authority file a letter of clearance of this condition with the Secretary-Treasurer of the Planning Committee as written proof of fulfillment of this condition.

4. **THAT** the Applicant satisfy the requirements of the Local Municipality in reference to parkland dedication fee of $1,000.00 as provided for in the Planning Act, R.S.O. 1990; and that the Local Municipality file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

5. The Applicant shall ensure the storm water management of retained lands maintains an adequate storm water outlet;

6. The Applicant shall make arrangements satisfactory to the Township of Wellington North regarding the water/sanitary services on the retained and severed lot.

Does the Municipality request a Notice of the Decision? YES(X) NO( )

SIGNATURE _____

TITLE: CLERK

ADDRESS: BOX 125, 7490 Sideroad 7 W Kenilworth N0G 2E0

DATE: January 12, 2016

Planning and Development Department | County of Wellington
County Administration Centre | 74 Woolwich Street | Guelph ON N1H 3T9
T 519.837.2600 | F 519.823.1694

Application	B119/15
Location	Lot 32 & Part Lot 33, Concession 1, Part Division 3 TOWNSHIP OF WELLINGTON NORTH
Applicant/Owner	Vintex Inc.

PLANNING OPINION: This application would sever a vacant 1.28 ha (3.16 ac) proposed commercial lot subject to an easement for storm water drainage (part 2), to benefit the retained lands, in the Urban Centre of Mount Forest. A 5.7 ha (14 ac) Industrial lot will be retained.

This application is consistent with the Provincial Policy Statement and generally conforms to the County Official Plan. We would have no concerns, provided that servicing and safe access can be provided to the satisfaction of the Township.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, "population and employment growth will be accommodated by focusing intensification in intensification areas". Intensification is defined as "the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development".

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas. The proposed lot creation is located within the Mount Forest Urban Centre and is consistent with the PPS.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated INDUSTRIAL within the Mount Forest URBAN CENTRE.

Section 10.6.2 States that "new lots may be created in Urban Centres provided that the land will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available."

The matters under section 10.3.1 were also considered.

LOCAL ZONING BY-LAW: The subject property is currently zoned Industrial (M1-1). It appears that both lots can meet the minimum lot area and frontage requirements.

ADDITIONAL INFORMATION: In addition to this consent application, an Official Plan amendment and zoning amendment have been submitted concurrently to the County and Township of Wellington North for the purpose of redesignating and rezoning the parcel of land from Industrial to Commercial – C2 Zone. The proposal is to develop a Canadian Tire retail store on the subject lands and these applications will facilitate the proposed retail use.

SITE VISIT INFORMATION: The subject property has not been visited to date.

Linda Redmond, Senior Planner
January 22, 2015

1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ONLY *(debt@wellington.ca)*

January 14, 2016

County of Wellington Planning and Land Division Committee
Wellington County Administration Centre
74 Woolwich Street
Guelph, Ontario
N1H 3T9

ATTENTION: Deborah Turchet, Secretary – Treasurer

Dear Ms. Turchet,

RE: Application for Consent B119/15
Lot 32 & Part Lot 33, Concession 1, Part Division 3
Geographic Town of Mount Forest
Township of Wellington North (Vintex Inc.)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed this application for consent in accordance with the SVCA's mandate and the policies and the Memorandum of Agreement between the Authority and County of Wellington related to plan review. The purpose of the application is to sever a 1.28 hectare vacant parcel with 52.79m frontage for a proposed commercial retail use (New Canadian Tire Retail and Automotive Centre). It is the understanding of SVCA staff that an Application for an Official Plan Amendment (County File OP-2015-06) and a Proposed Zoning By-law Amendment have also been applied for. SVCA staff will provide separate comments for those Planning Act Applications. Application for Consent B119/15 is acceptable to SVCA staff. The following comments are offered.

Natural Hazards / Natural Heritage

In the opinion of SVCA staff, there are no natural hazards or significant natural heritage features on the subject property.

It is noted that Core Greenlands exist immediately to the north of the lands to be retained. SVCA staff are of the opinion that the proposed development on the lands to be severed is a considerable distance away from the Core Greenlands, and that potential impacts to the Core Greenlands as a result of this proposed development would be negligible.

SVCA Regulation

The northern portion of the subject property (lands to be retained) is within the SVCA's area of interest and may be subject to the SVCA's Development, Interference with Wetlands and Alterations to Shorelines and

Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act R.S.O, 1990, Chap. C. 27. This Regulation requires that a person obtain the written permission of the SVCA prior to any "development" within a Regulated Area or alteration to a wetland or watercourse.

"Development" and Alteration

Subsection 28(25) of the Conservation Authorities Act defines "development" as:

a) *the construction, reconstruction, erection or placing of a building or structure of any kind,*

b) *any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure.*

c) *site grading, or*

d) *the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.*

To determine where the SVCA's areas of interest are located associated with our Regulation on the subject property, please refer to the SVCA's online mapping program, available via the SVCA's website at http://eprweb.svca.on.ca. Should you require assistance, please contact our office directly.

Permission for Development

If development or alteration including construction, reconstruction, conversion grading, filling or excavation is proposed within the approximate Regulated Area on the subject property, the SVCA should be contacted, as permission from the SVCA may be required.

An SVCA permit will not be required for the construction of the New Canadian Tire Retail and Automotive Centre proposed on the lands to be severed.

Stormwater Management

Stormwater management may need to be addressed related to the proposed development on the lands to be severed; however, there is no need for SVCA staff to be involved with the review of the stormwater management plan.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to this proposal. Authority staff are of the opinion that the application for consent appears to conform to the relevant policies of the Wellington County Official Plan and relevant Provincial Policies. Application for Consent B119/15 is acceptable to SVCA staff.

We trust you find this information helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Candace Hamm

Candace Hamm
Environmental Planning Coordinator
Saugeen Conservation

cc: Zelinka Priamo Ltd., Applicant (via e-mail)
Gary Cousins, Director of Planning and Development, County of Wellington (via e-mail)
Karen Wallace, Clerk, Township of Wellington North (via e-mail)
Steve McCabe, Director, SVCA (via e-mail)

Deborah Turchet

From: Morrisey, John (MTO) <John.Morrisey@ontario.ca>
Sent: Thursday, December 17, 2015 1:33 PM
To: Deborah Turchet
Cc: Pegelo, Jessica (MTO)
Subject: B 119/15 Vintex Inc.

Deborah,

The subject lands are within the connecting link. MTO review, approval and permits are not required for this application. The same comment applies to OP-2015-06 and Zoning Amendment to change the designation from Industrial to Commercial.

John Morrisey
Corridor Management Planner
Corridor Management Section
Engineering Office
Ministry of Transportation
659 Exeter Road, London, ON
N6E 1L3
Telephone 519-873-4597
Fax 519-873-4228
John.morrisey@ontario.ca

Jana Poechman

From: McKenna, Tara (MNRF) <Tara.McKenna@ontario.ca>
Sent: December 17, 2015 10:11 AM
To: Jana Poechman
Subject: RE: Consent Application - B119/15

Hi Jana,

Ministry staff have reviewed the following application for species at risk information that may be relevant for the property:
- Application B119/15 for Vintex Inc.

Based on our records and review of aerial imagery for the property, MNRF has no concerns at this time.

However, it is recommended that the proponents be made aware that the *Endangered Species Act* (ESA) is dynamic legislation, which is updated periodically. The ESA may be amended as a result of species assessment and re-assessment, which can change the level of protection for species' and their habitats. More information about the ESA can be accessed on this webpage: http://www.ontario.ca/environment-and-energy/how-get-endangered-species-act-permit-or-authorization.

I hope these comments are of assistance.

Regards,

Tara

Tara McKenna, M.Pl.
District Planner
Ministry of Natural Resources and Forestry, Guelph District
1 Stone Road West
Guelph ON, N1G 4Y2
(P) 519-826-4912
(F) 519-826-4929
email: tara.mckenna@ontario.ca

From: Jana Poechman [mailto:janap@wellington.ca]
Sent: December-17-15 9:52 AM
To: Marriott, David (MNRF)
Cc: McKenna, Tara (MNRF)
Subject: Consent Application - B119/15

Good Morning.

Please see the attached application for comments. The originals have been mailed to you.

Thanks very much.
Jana

Hapfield Developments
O/B 1024049 INVESTMENTS LTD.
RESIDENTIAL AND COMMERCIAL RENTAL PROPERTIES
PO Box 358, 695 Queen Street West, Mount Forest, Ontario, N0G 2L0 Telephone (519) 323-2000 Fax (519) 323- 3797

December 17, 2015

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

Dear Ms. Turchet

RE: Subject Lands – Wellington North (Mount Forest), Lot 32 & Part Lot 33, Concession 1, Part Division 3

I am writing in regard to the notice of an application for consent – File No. B119/15.

We own property adjacent to the Vintex lands that are to be retained in this application. We do not oppose the proposed severance of 1.28 hectares with 52.79 frontage, vacant land for proposed commercial retail use.

Our only concern is that this change of use does not lead to any road extension across our property which is located behind the Vintex lands to be retained. The current traffic pattern at the intersection of Main Street and Mount Forest Drive can sometimes be challenging for those accessing both the Vintex property and the No Frill's grocery store. We hope this traffic pattern will be evaluated to ensure additional traffic from a new commercial retail use will be accommodated to ensure safe entry and exit onto Main Street.

Please accept this letter as our formal request to be notified of:

1. the date and time of the consideration of this application; and
2. the County of Wellington Planning & Land Division Committee's decision

Thank you

Sincerely

P.J. McLellan Shaw

RECEIVED
JAN 04 2016
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

B119/15

ZELINKA PRIAMO LTD
A Professional Planning Practice

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NOV 30 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

November 26, 2015

Planning and Development Department
County of Wellington
74 Woolwich Street
Guelph, ON
N1H 3T9

Attention: Secretary-Treasurer

RE: Consent Application
Proposed Canadian Tire Store
1 Mount Forest Drive
Our File: CAT/MTF/15-01

Zelinka Priamo Ltd., on behalf of Vintex Inc., is pleased to submit a Consent Application for the above noted lands.

The purpose of the application is to permit the severance of a 1.28 ha (3.18 ac) parcel of land from the overall 7.0 ha (17.31 ac) land holdings, leaving a 5.74 ha (14.13 ac) parcel of land to be retained. The severed parcel will maintain a 52.9m (173.5 ft) frontage along Highway 6, with a depth of 120.21 m (394.4 ft) along Mount Forest Drive, as shown on the attached draft reference plan.

Access to the severed lot is proposed via Mount Forest Drive, while the existing access to the retained portion of the property is to be maintained.

The proposed severed portion of the subject lands is surplus to the Vintex Inc. industrial operation and is proposed to be developed for a new Canadian Tire store. Concurrent Official Plan and Zoning By-law Amendment applications have also been submitted to permit the proposed development on the severed parcel. A detailed analysis of the proposed consent application in relation to the Provincial Policy Statement and County of Wellington Official Plan is provided in the attached Planning Justification Report.

As per application submission requirements for Consent Applications, please find enclosed the following material:

- One copy of the completed application form;
- Letter of Authorization;
- A cheque in the amount of $1,000.00 made payable to the "County of Wellington";
- A cheque in the amount of $220.00 made payable to the "Saugeen Valley Conservation Authority";
- Three (3) copies of the Planning Justification Report;
- Three (3) copies of the Traffic Impact Study;
- Eight (8) copies of the draft reference plan; and
- Eight (8) copies of the proposed site plan.

With respect to the Source Water Protection Review, we can confirm that the subject lands are located within a Well Head Protection Area B. The appropriate study is currently being prepared and will be submitted to support the proposed application as soon as it is available.

A complete list of the names and address of the surrounding land owners within 60 metres of the subject lands will also be provided within the next day or so. The Municipality is currently in the process of preparing this for us.

Please also note that applications for Official Plan and Zoning By-law Amendment have been submitted to the County and Township to redesignate and rezone the severed lands to permit the proposed retail store.

We trust the enclosed is satisfactory for your review and we look forward to a timely approval process. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.

Michelle Doornbosch, BA
Associate