REPORT SUMMARY

THIS PROPOSAL HAS BEEN PLACED INTO THE EXPEDITED APPROVAL PROCESS YOUR ATTENDANCE IS NOT REQUIRED BEFORE THE LAND DIVISION COMMITTEE. PLEASE SIGN and RETURN THE 'AGREEMENT TO CONDITIONS' LETTER IMMEDIATELY

Date of Consideration: **July 23, 2015**

File Number: **B42/15**

Applicant: **8409137 Canada Inc.**

Subject Lands: TOWN OF MINTO (Palmerston) - Part Lots 21 & 22, Lots 70-74, Concession 1

Proposal is a request for consent to convey fee simple for a proposed severance 1608 square metres with 38.4m frontage on Norman St. and 46m frontage on Inkerman St. in the TOWN OF MINTO (Palmerston) - Part Lots 21 & 22, Lots 70-74, Concession 1, existing and proposed urban residential and commercial use with existing house and commercial building. Together with an easement to benefit the retained parcel for access (Parcel C on sketch); retained lands are 2804 square metres.

ISSUES: None

SUMMARY of FILED REPORTS and COMMENTS:

Town of Minto – Council recommends approval of application; condition to apply

County Planning - application is consistent with Provincial Policy and generally conforms to Official Plan – no concerns provided zoning is appropriately addressed to satisfaction of Town of Minto (zoning relief to address yard deficiencies and uses)

Conservation Authority (Maitland Valley) – no concerns

Wellington Source Water Protection – Restricted Land Use Notice – no prohibition or risk management plan required

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 B42/15.
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 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.
6) THAT the Owner receive zoning compliance and classification from the Local Municipality in a manner deemed acceptable by the Local Municipality; and that the Local Municipality 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

July 9, 2015

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 B42/15

APPLICANT

8409137 Canada Inc.
Attn: Gurmit Singh
17-6985 Davand Drive
Mississauga ON L5T 1Y7

LOCATION OF SUBJECT LANDS:

TOWN OF MINTO (Palmerston)
Part Lots 21 & 22, Lots 70-74
Concession 1

Proposed severance is 1608 square metres with 38.4m frontage on Norman St. and 46m frontage on Inkerman St. (Parcel B on sketch) existing and proposed urban residential and commercial use with existing house and commercial building. Together with an easement to benefit the retained parcel for access (Parcel C on sketch).

Retained parcel is 2804 square metres with 61.95m frontage (Parcel A on sketch), existing and proposed commercial use with existing multi-level building and a storage building.

AND FURTHER TAKE NOTICE that the Committee has appointed **THURSDAY, July 23, 2015**

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 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: **Applicant – 8409137 Canada Inc.**

June 19, 2015

RECEIVED
JUN 19 2015
SECRETARY TREASURER
WELLINGTON COUNTY
LAND DIVISION COMMITTEE

Restricted Land Use Notice
No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Town of Minto
c/o Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca

Notice Number: MIN-S59-15-025		
Description and Date of Application / Supporting Documents: County Severance application for commercial / residential dated May 29, 2015, site plan, Discussions with applicant and County Planning staff		
Municipality Application No: File No. B42/15	**Applicant Project No:** N/A	
Applicant: Gurmit Singh	**Email:**	
Roll No: 23-41-000-011-17600-0000	**WHPA:** C	**Vulnerability Score:** 4
Property Address: 215-255 Norman Street		**Town:** Palmerston
Municipality: Minto	**Province:** ON	**Postal Code:** N0G 2P0
Source Protection Plan: Maitland Valley	**Drinking Water System:** Palmerston	

Property Owner: Gurmit Singh, 8409137 Canada Inc.		
Mailing Address: 17-6985 Davand Drive		**Town:** Mississauga
Municipality: Peel	**Province:** ON	**Postal Code:** L5T 1Y7
Phone: 647-408-6929	**Alt. Phone:**	**Email:** gurmitmortgages@gmail.com

This Notice is being issued under subsection 59 2(a) of the *Clean Water Act, 2006* and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code.*

The Application was reviewed in accordance with the *Clean Water Act* and the *Maitland Valley Source Protection Plan* which came into effect April 1, 2015. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the *Clean Water Act* is to protect existing and future sources of drinking water.

Rationale: The applicable policies relate to dense non-aqueous phase liquids (DNAPLs). For this Application, based on the information submitted, DNAPL chemicals will not be stored greater than 25 litres. Please note that the future storage of DNAPL chemicals greater than 25 litres is prohibited at this property.

- This Notice is only effective as it relates to the above referenced Application;
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).
- This Notice has been issued under the Authority of the Risk Management Official appointed for the Town of Minto under by-law 2015-07. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Maitland Valley Source Protection Plan, approved January 19, 2015 and effective on April 1, 2015.

If you require further information, please contact the undersigned.

Digitally signed by kdavis@centrewellington.ca
DN: cn=kdavis@centrewellington.ca
Date: 2015.06.19 11:25:15 -04'00'

Kyle Davis, Risk Management Official
519-846-9691 ext 362
kdavis@centrewellington.ca

Town of Minto
c/o Wellington Source Water Protection
Risk Management Office
7444 Wellington Road 21
Elora, ON, N0B 1S0
1-844-383-9800
sourcewater@centrewellington.ca

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the *Clean Water Act* is to protect existing and future sources of drinking water.

July 8, 2015

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

Re: 8409137 Canada Inc, B42/15

Dear Deborah:

The Council of the Town of Minto at their regular Council meeting held on July 7, 2015 approved the following motion;

MOTION:
Moved by; D. Turton; Seconded by: R. Faulkner

THAT the Council recommends the County of Wellington Land Division Committee approve Severance Application B42/15 8409137 Canada Inc, Part Lots 21 & 22, Lots 70-74 Concession 1, Former Town of Palmerston, Town of Minto that the following condition be considered:

1. THAT prior to a certificate of consent being issued all financial requirements are met to the satisfaction of the Town of Minto.

Sincerely,

Stacey Pennington

Stacey Pennington
Building Assistant

5941 Highway 89E
Harriston, Ontario
N0G 1Z0

tel: 519-338-2511
fax: 519-338-2005

www.town.minto.on.ca

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	B42/15
Location	Part Lot21 & 22, Lots 70-74, Con 1 TOWN OF MINTO
Applicant/Owner	8409137 Canada Inc.

PLANNING OPINION: This application would sever a 1608.2 sq.m (0.39 ac) mixed Industrial/residential lot in the Urban Centre of Palmerston together with an easement for access. A 2804.8 sq.m. (0.69 ac) Industrial lot will be retained.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We would have no concerns, provided the zoning on the lands is appropriately addressed to the satisfaction of the Town of Minto.

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 Palmerston Urban Centre and is consistent with the PPS.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated INDUSTRIAL within the Palmerston 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."

According to Schedule B5 the lands are located within a well head protection area.

The matters under section 10.3.1 were also considered.

LOCAL ZONING BY-LAW: The subject property is currently zoned Site Specific Industrial (MU1-11). Zoning relief will be required to address yard deficiencies and uses.

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

L Redmond

Linda Redmond, Senior Planner
June 23, 2015

Deborah Turchet

From: Brandi Walter <bwalter@mvca.on.ca>
Sent: Friday, June 26, 2015 11:29 AM
To: Deborah Turchet
Subject: Application for Consent B42/15

Hi Deborah,

Please be advised, MVCA has no concern with application for consent B42/15. The subject property is not affected by natural hazard features, nor is it within or adjacent to natural heritage features. We will not be submitting formal comments and will return the cheque to the applicant.

However, the subject property is located within a wellhead protection area. The location and size of the wellhead protection area was determined in part by the direction the groundwater moves, the speed/rate it moves, and the volume of water that is pumped from the wells. Within the wellhead protection area, some land use activities, under certain circumstances, pose a threat to municipal drinking water sources. Policies have now been created to address these activities, and protect sources of municipal drinking water. These policies are contained within the Maitland Valley Source Protection Plan which has recently received approval from the Minister of the Environment and Climate Change. The Plan came into full force and effect on April 1st, 2015.

This means that activities on the subject property may be subject to policies contained within the Maitland Valley Source Protection Plan. For more information about the policies contained in the Plan, and how they may impact the subject property, please contact Jenna Allain, Program Supervisor, Drinking Water Source Protection at the Ausable Bayfield Conservation Authority office (519 235 2610).

Kind Regards,

Brandi Walter
Environmental Planner/ Regulations Technician
Maitland Valley Conservation Authority
519-335-3557 ext. 237 Fax519-335-3516
bwalter@mvca.on.ca