

Planning Report

Proposed Redline Amendment & Phase 2 Consent Clark-Heinmiller Subdivision

Lot 23, Concession 1
Village of Palmerston
(McComb's Survey)
Town of Minto
County of Wellington

Prepared for:
Breymark Homes Inc.

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Table of Contents

1.0	BACKGROUND	4
1.1	PURPOSE OF REPORT	4
1.2	LOCATION AND DESCRIPTION	5
1.3	HISTORICAL CONTEXT	7
1.4	THE PROPOSAL (APPENDICES 1 & 2)	8
1.5	PRE-SUBMISSION CONSULTATION AND REQUIRED APPROVALS	9
	Table 1 Approvals Required	10
1.6	TECHNICAL REPORTS SUMMARY	10
	Servicing Report, November 2022 (Meritech)	10
	Traffic Impact Brief, February 2022 (Paradigm)	12
2.0	LAND USE POLICY CONSIDERATIONS	12
2.1	PROVINCIAL POLICY STATEMENT (PPS)	13
	Table 2 Provincial Policy Statement Evaluation	13
2.2	GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE	16
	Table 3 – Growth Plan Evaluation	17
2.3	COUNTY OF WELLINGTON OFFICIAL PLAN (WCOP)	18
	Table 4 – County Official Plan Evaluation	19
2.4	TOWN OF MINTO ZONING BY-LAW 01-86	24
	Table 5 Town of Minto R3 Zoning Provisions Comparison Chart	25
3.0	CONCLUSIONS	26

List of Figures

- Figure 1 Location
- Figure 2 Subject Lands and Surrounding Land Use
- Figure 3 Redlined Draft Plan (the Proposal)
- Figure 4 Official Plan désignations (excerpt)
- Figure 5 Zoning By-law (excerpt)

List of Appendices

Appendix 1 – Proposed Redlined Draft Plan of Subdivision, November 2022, Cuesta Planning Consultants Inc. (CPC)

Appendix 2 – Consent Sketch, October 2022, Wilson-Ford Surveying & Engineering

Appendix 3 – Original Draft Plan of Subdivision, November 2016, CPC

Referenced Materials

Planning Report (Clark-Heinmiller Subdivision (OPA)), January 2011, CPC

Addendum Planning Report (Clark-Heinmiller Subdivision, May 2015, CPC

Preliminary Servicing and Stormwater Management Report (Servicing Report), November 2022, Meritech Engineering (Meritech)

Transportation Impact Brief, February 2022, Paradigm Transportation Solutions Limited (Paradigm)

Phase 1 MCR Report: Urban Structure and Growth Allocations

County of Wellington, Final Report (as amended January 31, 2022), Watson & Associates Economists Ltd. (Watson)

1.0 BACKGROUND

1.1 Purpose of Report

Cuesta Planning Consultants Inc. (CPC) has been retained by Breymark Homes Inc. (Breymark) to assist in obtaining the required approvals to permit a redline amendment to the previously approved draft plan of subdivision (23T-15004), known as the Clark-Heinmiller Subdivision.

The redline amendment proposal would increase the number of approved dwelling units from 42 to 61 units.

The development will consist of twelve (12) townhome blocks, one (1) local street, and utility corridors and one (1) stormwater management (SWM) block. Please see the Draft Plan of Subdivision prepared by CPC for additional information (Appendix 1).

In conjunction with the subject redline amendment application, a consent to sever application has also been submitted. The consent proposal would create a 10.4 hectare (ha) parcel of land directly abutting the Clark-Heinmiller draft plan of subdivision lands and would form a future phase of residential development. Please see the consent sketch prepared by Wilson-Ford Surveying for additional information (Appendix 2). For the purposes of this report, the Clark-Heinmiller Subdivision lands will be referenced as Phase 1 lands while the consent to sever proposal will be referenced as Phase 2 lands. Together, Phase 1 and Phase 2 lands shall be referenced as the Site.

This report will examine the merits of the proposed redline amendment and consent to sever applications evaluating the proposal against the policies of the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the County of Wellington Official Plan (WCOP) and the Town of Minto Zoning By-law 01-86.

This report will also review the technical reports prepared in support of the proposal and forming part of this development application. This report will provide a summary of the history to date of the various approvals and policy amendments associated with the Site. Unless otherwise noted within this report, references stem from the proposed Draft Plan and the technical reports associated with the proposal.

This report and accompanying application materials are intended to satisfy the requirements of Sections 51 (17 & 18) and 53 (2 and 3) of the Planning Act, RSO 1990 regarding the submission of a complete application.

1.2 Location and Description

The Phase 1 lands are legally described as Lots 16 -19, 22-42 Clark, Zulu and Ontario Streets and Part of Lorne Street, McComb's Survey, Village of Palmerston, Town of Minto, County of Wellington. Phase 2 lands, which are subject to the consent to sever application, are legally described as Lot 23, Concession 1, Village of Palmerston, Town of Minto, County of Wellington.

The Phase 1 lands are 3.10 hectares (ha) in area with Phase 2 lands being 10.4 ha in area. The Site is in the northwest section of the Palmerston settlement area. The Site is generally flat, sloping gently from north to south, and is currently vacant and grassed. Drainage on the Site is split along the existing driveway which services the on-site residence with flows directed overland east and west toward the low-lying southeast and southwest corners of the Site.

Historical uses on the Site have been agricultural in nature, primarily mixed crop production. As noted above, a farm residence and outbuildings (Heinmiller farmstead) are situated north of the lands proposed for consent, approximately 280 metres from the northern limits of the Clark-Heinmiller Subdivision (Phase 1 lands). As a condition of draft plan approval, the on-site barn has been decommissioned and a change of use permit issued by the Town of Minto (Town) in December of 2020.

With respect to surrounding land uses, the land to the south of the Site is single-family residential development fronting along Main Street, consisting of lots generally 800 square-metres in area. Lands east of the proposed development consist of residential and a mix of commercial and light industrial use. The West End Industrial Park is located west of the Site and consists of large industrial parcels (0.4 to 1 hectare) with limited light-industrial development existing directly adjacent to the Site. Lands north of the Site (retained parcel) will continue to contain the Heinmiller farmstead buildings. It should be noted that this entire parcel has recently been brought into the settlement area boundary via WCOP Amendment No. 117 (OPA 117). The Heinmiller farmstead lands have been designated and zoned for future development.

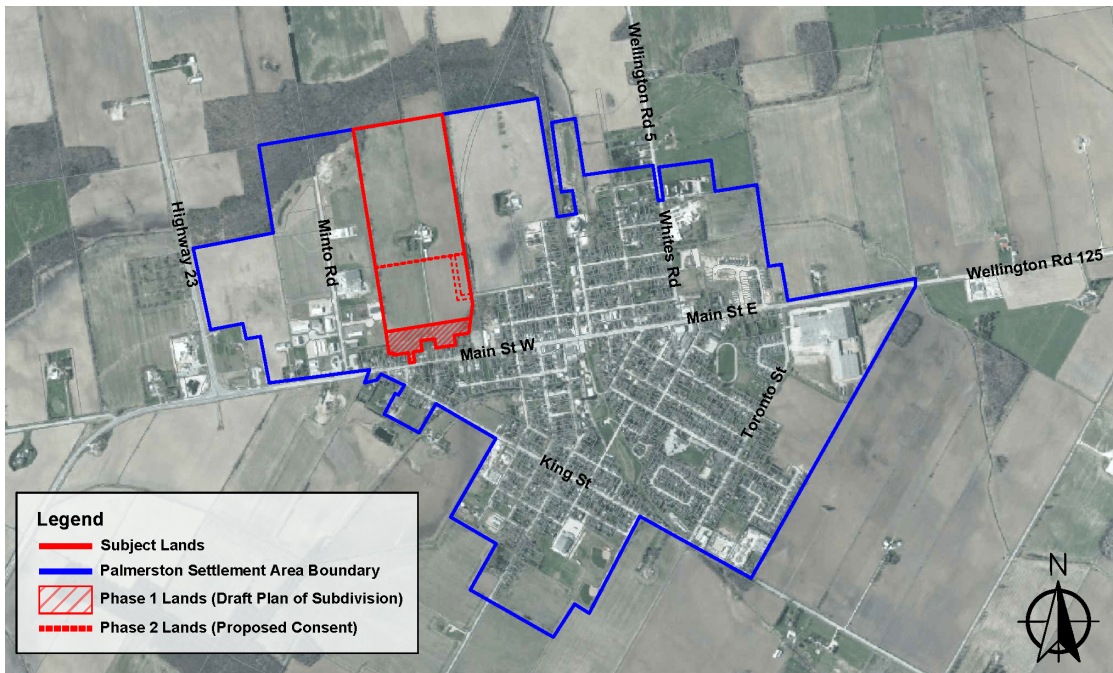


Figure 1 Location



Figure 2 Subject Lands and Surrounding Land Uses

1.3 Historical Context

This is the third planning report prepared in relation the Clark-Heinmiller Subdivision. The initial planning report was submitted on January of 2011 and related primarily to the associated WCOP Amendment No. 76 (OPA 76). An official plan amendment was required to re-designate a portion of the subject property from Agricultural to Residential lands to permit a residential plan of subdivision.

The initial application moved forward to a public meeting in the summer of 2011 with approval of OPA 76 from the County of Wellington (County) in October of the same year. The official plan amendment designated the property as Special Policy Area PA5-9. Special Policy Area PA5-9 permitted the residential use subject to demonstration of land use compatibility with the adjacent industrial lands (west) and confirmation of adequate services for the proposed residential development.

The Ministry of Municipal Affairs and Housing (MMAH) appealed the decision of the County to the Ontario Municipal Board (OMB) on November 21, 2011. The MMAH appeal dealt primarily with discrepancies between the growth projections and allocations of the Growth Plan and those of the County and Town. Minutes of Settlement were reached among the parties which removed approximately half the area to be redesignated from Agricultural to Residential lands from the OPA 76 schedule. The OMB held the remainder of the appeal in abeyance until the next WCOP update (OPA 99) which would determine growth allocation for the Palmerston settlement area.

A second (addendum) planning report was brought forward in May 2015 in support of a revised draft plan of subdivision proposal and associated zoning by-law amendment. The report reviewed outstanding requirements related to Minimum Distance Separation (MDS), servicing capacity and provincial noise guidelines and demonstrated how these matters had been, or would be met, by the proposal.

An August 2016 memorandum related to Ministry of Environment Guidelines D-6, Compatibility Between Industrial Facilities and Sensitive Land Uses, was submitted by CPC and accepted by County planning staff. The Clark-Heinmiller subdivision, as revised, was granted draft plan approval in November of 2016.

In November 2020, the Local Planning Appeal Tribunal (LPAT) allowed the remainder of the MMAH appeal of OPA 76, effectively removing the Phase 2 lands from within the Palmerston settlement area boundary. The lands ultimately approved for development by the LPAT represent Phase 1 of the Site, now known as the Clark-Heinmiller Subdivision. The Phase 1 lands have been since purchased by Breymark Homes Inc. (Breymark).

More recently, further policy amendments have been implemented at the County and local government level which affect both Phase 1 and Phase 2 of the Site. In February 2021, the Town passed zoning by-law amendment 2021-17 to implement draft plan conditions of the Clark-Heinmiller Subdivision. In addition to implementing residential zoning, By-law 2021-17

included an Open Space zone buffer to ensure compatibility between the existing industrial park and proposed residential development.

In April 2021, County of Wellington OPA 117 came into effect. OPA 117 permitted a re-allocation of residential lands within the Town. The Palmerston settlement area boundary was expanded to include all of Phase 1 and Phase 2 lands (along with the retained parcel of land). Special Policy Area PA5-9 was expanded as part of OPA 117 to include Phase 2 lands.

The Town subsequently re-zoned the Phase 2 lands to an R2-H zoning (By-law 2022-12). A holding provision was placed on the Phase 2 lands primarily to ensure adequate access and municipal services exist to accommodate future residential growth at this location. OPA 117 and By-law 2022-12 have provided the impetus for BreyMark to apply to sever additional lands to be added as Phase 2 of the Clark-Heinmiller Subdivision.

For ease of reference, we have included previous reporting as part of our submission materials for the subject application(s).

1.4 The Proposal (Appendices 1 & 2)

As noted previously, the subject red-line amendment proposal seeks to increase the number of approved dwelling units from 42 to 61 units. The overall density will increase from 13.5 units per hectare to 19.68 units per hectare.

The development will consist of twelve (12) townhome blocks, one (1) local street, and utility corridors and one (1) stormwater management (SWM) block. (See Appendix 1). The remainder of Ontario Street out to Main Street will also be included within the boundary of the draft plan lands as it was confirmed, through a recent title search, that this portion of Ontario Street is under the ownership of BreyMark. No other change to the boundary of the approved draft plan lands is contemplated at this time.

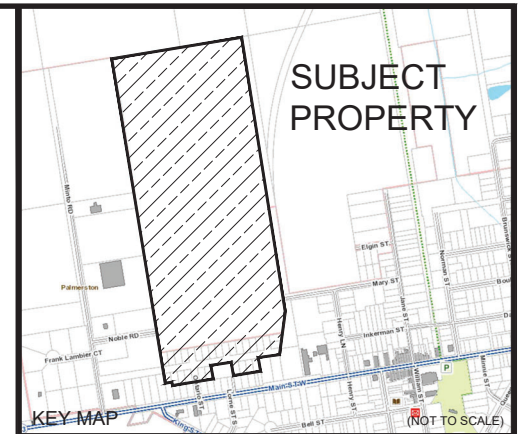
It is proposed that each townhome unit will be two-storey and contain three (3) bedrooms. The average frontage for each proposed townhome parcel is 6 metres (m) and the average depth for each parcel is 40 m. The average lot coverage for each unit is approximately 30%. The required site-specific zoning will reflect a special R-3 zoning and provide relief from lot area, frontage and side yard requirements necessary for certain parcels. Please see Table 5 of this report for further details.

Each townhome will have a minimum of two parking spaces, one (1) indoor and one (1) laneway parking space.

As noted earlier in this section of the report, inclusion of all of Ontario Street into the draft plan lands results in a minor revision to the internal road layout. A second emergency access will be required to connect with Mary Street. An access easement in favour of the Town will be registered on title as a condition of draft plan approval.

23T-15004 DRAFT PLAN OF SUBDIVISION

PART OF LOT 23 , CONCESSION 1 (PART OF MCCOMB'S SURVEY)
 (GEOGRAPHIC TOWN OF PALMERSTON)
 TOWN OF MINTO
 COUNTY OF WELLINGTON



ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O 1990

- (a) AS SHOWN
- (b) AS SHOWN
- (c) AS SHOWN
- (d) RESIDENTIAL DWELLINGS
- (e) AS SHOWN
- (f) AS SHOWN
- (g) AS SHOWN
- (h) MUNICIPAL WATER
- (i) HARRISTON LOAM
- (j) AS SHOWN
- (k) MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WATER, ROAD MAINTENANCE, SANITARY SEWER, WATER, HYDRO, PHONE
- (l) AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: ±3.011 Ha. (±7.44 ac.)

LAND USE	LOTS / BLOCKS	UNITS	± Ha.	± Ac.
Detached Dwellings				
1 to 18	18		1.0359	2.560
Min. Lot Frontage = 12.2 m Min. Lot Area = 499.44 sq.m				
Semi-Detached Dwellings				
19	8		0.3250	0.803
Min. Unit Frontage = 9 m Min. Unit Area = 362.3 sq.m				
Street Townhouse Dwellings				
20 and 21	16		0.5202	1.285
Min. Unit Frontage = 6.5 m Min. Unit Area = 320.9 sq.m				
Stormwater & Utility Corridor				
22 to 24			0.3281	0.811
Stormwater Management, Utility Corridor				
SUBTOTAL	42		2.2092	5.459

ROADS	Length (m)	± Ha.	± Ac.
20.1m R.O.W.	374	0.8015	1.981

Street "A", Ontario Street
 The "Buffer Area" included in the "Street Townhouse Dwelling" area calculation. See the "Clark-Heinmiller Subdivision - Compliance with MOECC Regulations" Report for details.
 The plotted location and size of vegetation and existing structures are approximate.
 LOT 21 is to be retained as a registered right of way to provide access for Lot 23, Concession 1 until such time as the Phase 2 Lands are developed.

OWNER'S AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: _____ SIGNED: _____
 BARRY LAVERNE HEINMILLER

DATE: _____ SIGNED: _____
 ANN CLARK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE ACCURATELY AND CORRECTLY SHOWN:

DATE: _____ SIGNED: _____
 J. D. MACMILLAN, O.L.S.
 144 DAVIDSON AVENUE
 LISTOWEL, ON N4W 2J6

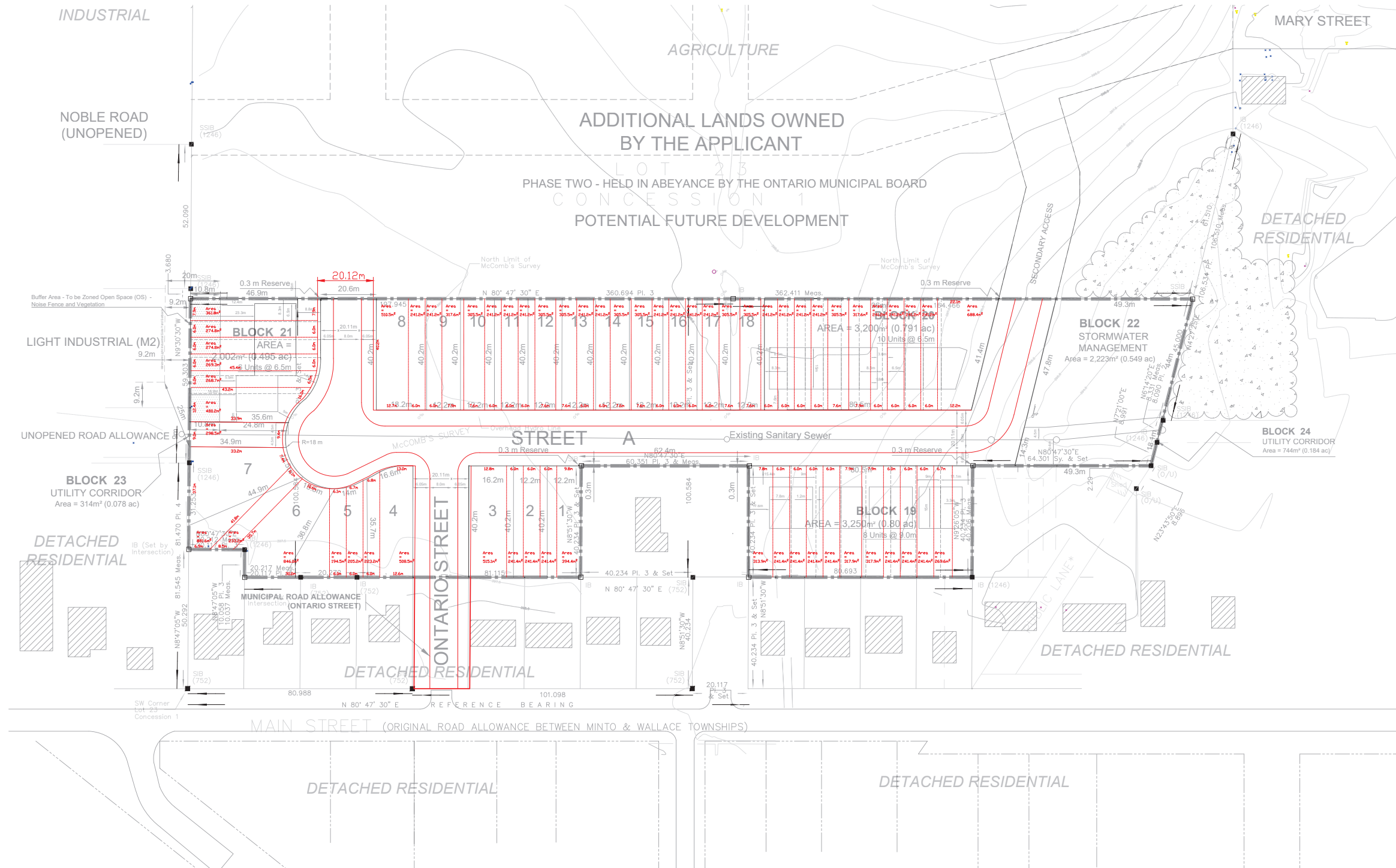
REV. #	DATE	COMMENTS
1	May 23, 2014	Townhouse & Semi-detached block changes
2	Aug. 5, 2014	Pre-submission Review
3	Jan. 31, 2015	Updated Survey Info
4	June 22, 2016	Pre-submission Review
5	July 22, 2016	Pre-submission Review
6	Oct. 12, 2016	Vegetation, Survey cleanup; Changed Block 22 area

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Project No. 2614 Dwn. By NAK PLOT DATE

PROJECT TITLE: CLARK-HEINMILLER SUBDIVISION



The location and area of the Stormwater Management (SWM) facility will remain relatively the same.

The consent proposal would create a 10.4 ha parcel of land directly abutting the Clark-Heinmiller draft plan of subdivision lands which would form a future phase of residential development. Refer to the consent sketch prepared by Wilson-Ford Surveying & Engineering (Wilson-Ford) for additional information (Appendix 2).

1.5 Pre-Submission Consultation and Required Approvals

Formal pre-submission consultation on the redline amendment proposal took place in November of 2021 among the applicant, members of the development team, approval authorities (County and Town staff) and the Town's peer reviewer, Triton Engineering.

The scope of the required preliminary servicing and stormwater management report was confirmed along with other complete application requirements. In addition to the above noted servicing report, complete application requirements include a planning report, traffic impact brief and a revised draft plan. It was also noted during pre-submission consultation that a tree retention and compensatory plan would likely form a condition of draft plan approval.

In addition to consultation with County and Town staff, CPC contacted staff of the Maitland Valley Conservation Authority (MVCA) who were able to confirm that no MVCA permit will be required of the development. MVCA staff noted that a portion of the Site fell within the Wellhead Protection Area (WHPA). MVCA staff also noted that a natural heritage feature may be located on the future SWM block. Natural heritage features were not identified by County or Town staff during consultation as the Site is currently zoned for development.

Consultation also took place in the summer of 2022 with County and Town staff in regard the potential to sever lands to allow for a future phase of the Clark-Heinmiller Subdivision. Both Town and County staff noted that the retained parcel could not be left without frontage onto an open municipal road. To address this matter a block of land will be deeded to the Town as a condition of consent and a right-of-way registered across the block in favour of the owner of the retained lands. This will provide access to Mary Street until such time as the subdivision is built out. This requirement has been reflected on the consent sketch prepared by Wilson-Ford.

Based on a policy review and the consultation with staff, the required approvals are reflected in Table 1.

Table 1 Approvals Required

APPLICATION	APPROVAL AUTHORITY
<p><u>Amendment to Draft Plan of Subdivision</u> A redline amendment to the Clark-Heinmiller subdivision will be required to include the additional proposed lots. The Draft Plan and subsequent subdivision agreement will implement any required development conditions.</p>	<p>County of Wellington</p>
<p><u>Consent to Sever</u> A consent to sever will be required to create the parcel intended for Phase 2 of the Clark-Heinmiller Subdivision</p>	<p>County of Wellington</p>
<p><u>Zoning By-Law Amendment</u> A re-zoning to a R3-Special zone will be required of the application to increase density in the Phase 1 lands. No change to zoning for the Phase 2 lands is proposed at this time.</p>	<p>Town of Minto</p>

1.6 Technical Reports Summary

Technical reports were prepared in support of the submission to ensure that the application could be deemed complete. The key findings and recommendations of these reports are summarized in the following subsections.

Servicing Report, November 2022 (Meritech).

A Preliminary Servicing and Stormwater Management Report (Servicing Report) was prepared by Meritech Engineering (Meritech) in support of the proposal. Included with the Servicing Report are preliminary grading and servicing plans.

The Servicing Report was prepared following a pre-submission consultation process that began on October 15, 2021 with follow-up meetings held in November of 2021, and August and September of 2022. Consultation was held among relevant Town and County staff along with the Town’s peer reviewer/engineer. The consultation process and background materials review, combined with site reconnaissance and downstream storm sewer investigations, determined the following:

- A review of the Town of Minto Water and Sanitary Systems Servicing Strategy confirmed that there is sufficient reserve and storage capacity to support both Phases 1 and 2 of the proposed development
- Looping of the watermain network is the preferred servicing method: from Main Street (primary main) and Mary Street (secondary main). Looping to Noble Road may be provided in Phase 2
- A temporary Stormwater Management (SWM) facility will be required to service the farmland north of Phase 1. This temporary facility will ultimately be combined with the Phase 1 SWM facility to create one (1) larger SWM facility servicing both phases
- Reconstruction of some downstream storm sewers is required
- During conventional storm events the existing downstream storm sewer system operates under surcharged conditions; therefore, the key SWM strategy is not to noticeably exacerbate the performance of the receiving storm sewer between the Site and Main Street West.

Completion of the Servicing Report confirmed the following key findings.

- The existing sanitary sewer already running through the subdivision has sufficient capacity to service sanitary flows from Phases 1 and 2 of the development
- The proposed 150 mm diameter watermain will provide sufficient flow to meet household demands as well as meet both FUS and OBC calculations for fire flow requirements
- Roof drains should discharge to grade and storm connections be provided to each unit for foundation drainage
- The proposed SWM design will be a dry pond designed for quantity control of the 2-year to 100-year events. The dry pond will be in the east portion of the subdivision where stormwater inflows will be directed via storm sewers sized for the 5-year storm event
- An emergency overland flow route/weir will be employed for flows exceeding the 100-year event and in emergency winter conditions. The overland flow route will be to the south of the subdivision lands and towards Main Street West
- An oil and grit separator (OGS) will be employed upstream of the dry pond to ensure runoff meets Ministry of Environment, Conservation & Parks (MECP) guidelines
- All flows from the temporary northern pond will bypass the permanent SWM facility in Phase 1 and be directed to proposed infrastructure to the east

In addition to the above-noted findings, the Servicing Report recommends further investigation of the existing downstream stormwater sewers to confirm the hydraulic grade line. Confirmation of external grading works is also required to assist in refining the SWM design.

As part of final design requirements, a detailed siltation and erosion control plan will be developed. The Servicing Report recommends the use of the SWM facility as an interim siltation pond until upstream areas have been stabilized.

Transportation Impact Brief, February 2022 (Paradigm).

Paradigm Transportation Solutions Limited (Paradigm) completed the required Transportation Impact Brief (TIB) for the subject redline amendment. While the subject redline amendment proposal is designed for 61 units, the TIB provided for 71 units in its review to allow some future flexibility for the Site without the need to conduct a second traffic impact review.

The TIB provided an assessment of current traffic conditions and operations in the vicinity of the Site, in particular at the intersection of Main and Ontario Streets. Ontario Street will be the primary access to the Site with an additional emergency access provided at Mary Street prior to final approval of the subdivision (Phase 1).

The Paradigm TIB estimated 34 AM peak hour trips and 44 PM peak hour trips generated from the Site with trips along Main Street forecasted as distributed equally to the east and west. Using traffic counts collected in the summer of 2021 and a compounded growth rate of 2%, the background traffic growth forecast was added to the site-generated forecast for total traffic volumes. Level of service analyses were then conducted at the study intersections considering peak hour conditions.

Results indicate that all study area intersections are predicted to operate at acceptable levels of service and within capacity up to 2026. Neither a traffic signal control nor a left-turn storage lane at the Main Street/Ontario Street intersection is warranted.

2.0 LAND USE POLICY CONSIDERATIONS

The following analysis of the applicable land use policies will assess how the proposal will satisfy the goals and intent of relevant policy for the area and remain compatible with the surrounding environs.

The land use policy review will consider the provisions of the Provincial Policy Statement, the Growth Plan, the Wellington County Official Plan (WCOP) and the Town of Minto Zoning By-law 01-86.

2.1 Provincial Policy Statement (PPS)

Notwithstanding Section 2 of the Planning Act, Section 3 of the Planning Act requires that all decisions by any authority that affect a planning matter shall be consistent with the Provincial Policy Statement (PPS). Any decisions made on or after May 1st, 2020 are to be consistent with the 2020 PPS. The following analysis will evaluate the proposal against applicable PPS policy.

Although the PPS is to be read in its entirety, the following provisions are deemed to be the most applicable to the consideration of the proposed residential development.

Section 1.0 **“Building Strong Healthy Communities”**

Section 2.0 **“Wise Use and Management of Resources”**

Table 2 Provincial Policy Statement Evaluation

Policy		Evaluation
1.0 Building Strong Healthy Communities		
<i>1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns</i>		
<i>1.1.1 Healthy, liveable and safe communities are sustained by:</i>		
a)	<i>promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</i>	<p>The WCOP directs most residential growth to existing serviced settlements areas such as Palmerston and the Site has been previously approved for low to medium density residential development.</p> <p>The proposed intensification of the Site reflects an efficient built form which in turn will reduce municipal hard and soft infrastructure costs.</p>
c)	<i>Avoiding development and land use patterns which may cause environmental or public health and safety concerns;</i>	<p>A vegetated buffer will be implemented in Phase 1 between the existing Industrial Park and the proposed residential use to address provincial noise guidelines and meet the requirements of Special Policy Area PA5-9.</p> <p>As part of the redline amendment application, a TIB was required which confirmed that the existing road network has sufficient existing capacity to accommodate new traffic resulting from Phase 1 of the proposal and no traffic safety concerns were identified.</p> <p>While the Site does fall into a Wellhead Protection Area, the proposed residential use is</p>

		considered a low-risk land use.
e)	<i>Promoting cost effective development patterns and standards to minimize land consumption and servicing costs;</i>	As noted previously in this Table, increasing the residential units at the Site through the subject red-line amendment implements the provincial goal to minimize land consumption and infrastructure costs.
1.1.3 Settlement Areas		
1.1.3.2 Land use patterns within settlement areas shall be based on:		
1.1.3.2(a) densities and a mix of land uses which;		
1.	<i>Efficiently use land and resources;</i>	Please see evaluation comments related to PPS Section 1.1.1 a) and e).
2.	<i>Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomic expansion.</i>	As noted earlier in this report, pre-submission consultation was able to confirm there is existing reserve capacity in the municipal water and wastewater systems to accommodate both phases of the proposal. Local stormwater infrastructure is currently at capacity therefore, the stormwater strategy is to not noticeably exacerbate the performance of the receiving storm sewers.
1.1.3.6 <i>New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</i>		WCOP amendment No. 117 allowed for settlement area boundary adjustments in the Town of Minto which allocated additional lands to the Palmerston settlement area (Palmerston) including the subject parcels. The Site is directly adjacent to built-up areas of Palmerston and the proposed increase in density provides an efficient and compact form of development.
1.4 Housing		
1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:		

c)	<i>directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</i>	Please see evaluation comments related to PPS Sections 1.1.1 (a) and 1.1.3.2(a) 2.
d)	<i>promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;</i>	In addition to the evaluation comments related to PPS Section 1.1.3.6, the Site's proximity to the Palmerston downtown area will help to implement policy goals related to encouraging active transportation.
1.6 Infrastructure and Public Service Facilities		
1.6.6. Sewage, Water and Stormwater		
1.6.6.2 (in part) Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.		Both Phases of development will use full municipal water and wastewater services.
1.6.7 Transportation Systems		
1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs		The TIB confirmed the existing road network can safely accommodate Phase 1 of the proposed development.
2.0 Wise Use and Management of Resources		
2.2 Water		
2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:		

<p>f)</p>	<p><i>implementing necessary restrictions on development and site alteration to:</i></p> <p>1. <i>Protect all municipal water supplies and designated vulnerable areas;</i></p>	<p>As noted earlier in this report and this Table, the Site falls just within a mapped Wellhead Protection Area (WHPA) and a Source Water Protection form has been submitted as part of the complete application materials. The Source Water Protection form did not identify any triggers for further review, save and except for the proposed SWM facility.</p> <p>As the SWM facility will be equipped with an OGS to ensure MECP water quality control standards are met, it is not anticipated that any other mitigation will be required with respect to source water protection.</p> <p>Serviced residential uses are considered low-risk uses within source water protection areas.</p>
<p>i)</p>	<p><i>ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</i></p>	<p>The SWM strategy for the Site will make use of both an on-site retention pond and the municipal storm sewer system to minimize volumes leaving the Site. An OGS will ensure MECP water quality requirements are met. A landscaping and tree retention/compensatory plan will also be implemented on-site as a condition of approval.</p>

2.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan, 2019, which was created under the Places to Grow Act, 2005, was updated in May 2019 and amended in August 2020. It sets out where and how growth will occur across the Greater Golden Horseshoe, including the County of Wellington. All planning decisions are required to conform to the Growth Plan.

The Growth Plan provides growth forecasts for single- and upper-tier municipalities and provides policy direction on a range of land use planning matters with a focus on housing and municipal infrastructure, including transportation. Amendment 1 to the Growth Plan (August 2020) extended the population and employment growth forecast to 2051.

The following table will review how the proposal is consistent with and implements, the relevant policies of the Growth Plan.

Table 3 – Growth Plan Evaluation

Policy	Evaluation
2.2 Policies for Where and How to Grow	
<i>2.2.1 Managing Growth</i>	
<p><i>1. Population and employment forecasts contained in Schedule 3 or such higher forecasts as established by the applicable upper- or single-tier municipality through its municipal comprehensive review will be used for planning and managing growth in the GGH to the horizon of this Plan in accordance with the policies in subsection 5.2.4.</i></p>	<p>As the County of Wellington (County) is subject to the policies of the Growth Plan, Schedule 3 to the Growth Plan provides a population forecast of 160, 000 people to the 2051 horizon for the County.</p> <p>Presently, the County is in the process of updating its Official Plan to reflect the latest Growth Plan population targets. Specifically, WCOP OPA 120 is currently being circulated under the Planning Act requirements and will soon be adopted. If approved, OPA 120 will allocate a population increase of 3800 and an increase of 1300 new households to Palmerston.</p>
<i>2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:</i>	
<i>a) the vast majority of growth will be directed to settlement areas that:</i>	
<i>i</i>	<p><i>have a delineated built boundary;</i></p> <p>The subject proposal meets the intent of this Growth Plan policy as Palmerston has been identified in the WCOP an urban centre where growth shall be directed.</p>
<i>ii</i>	<p><i>have existing or planned municipal water and wastewater systems;</i></p> <p>The Servicing Report has confirmed the existing municipal water and sanitary systems have capacity for both phases of the proposal.</p>
<i>iii</i>	<p><i>can support the achievement of complete communities;</i></p> <p>The proposed townhomes will increase affordable housing options and supply, allow for aging in place and will be convenient to downtown Palmerston.</p> <p>The proposal will assist the Town in building a complete community within Palmerston.</p>
<i>2.2.7 Designated Greenfield Areas</i>	
<i>2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: (in part)</i>	
<i>a)</i>	<p><i>supports the achievement of complete communities;</i></p> <p>Please see evaluation of 2.2.1.2 in this Table.</p>
<i>2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:</i>	
<i>b)</i>	<p><i>The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland,</i></p> <p>With the added units in Phase 1, the density target achieved by the proposal is a minimum of 49.2 residents and jobs per hectare which implements this</p>

	<i>Peterborough, Simcoe and Wellington will plan to achieve within the horizon of this Plan a minimum density target that is not less than 40 residents and jobs combined per hectare</i>	provincial goal. Please see Table 4 for details in this regard.
3.0 Infrastructure		
3.2.6 Water and Wastewater Systems		
3.2.6.2 (in part) Municipal water and wastewater systems and private communal water and wastewater systems will be planned, designed, constructed, or expanded in accordance with the following;		
(b)	<i>the system will serve growth in a manner that supports achievement of the minimum intensification and density targets in this Plan;</i>	As noted previously, the Servicing Report confirmed that there is sufficient capacity within the municipal water and wastewater systems to accommodate both phases of the proposal. As the proposal supports the County and Town in meeting the Growth Plan density target, this policy is satisfied.
4.2 Policies for Protecting What is Valuable		
4.2.1 Water Resource Systems		
4.2.1.3 Watershed planning or equivalent will inform: (in part)		
b)	<i>the protection, enhancement, or restoration of the quality and quantity of water;</i>	The Site falls within a mapped WHPA. In order ensure protection of this resource, the on-site SWM infrastructure will be equipped with an OGS.

2.3 County of Wellington Official Plan (WCOP)

The County of Wellington Official Plan is “intended to give direction over the next 20 years, to the physical development of the County, its local municipalities and to the long-term protection of County resources”. All upper and lower-tier land use planning decisions, whether publicly or privately initiated, are required to conform to the relevant WCOP policies.

As noted in Table 3 of this report, the County falls under the Growth Plan policy regime. Part 3 of the WCOP outlines the Growth Strategy for the County. Portions of Part 3 of the WCOP are currently being updated to reflect Growth Plan population forecasts to the 2051 planning horizon. Eighty-nine percent (89%) of the population growth in the County is to be directed to Urban Centres which includes the Palmerston settlement area. Population growth and household growth are projected to double from 2021 to 2051 in Palmerston.



Figure 4 Official Plan (Excerpt)

The Site has been designated as Special Policy Area PA5-9 which permits residential development subject to specific policy requirements related to servicing capacity and the buffering of sensitive land uses. The following Table provides a review of the subject proposal’s consistency with relevant policy requirements with an emphasis on the WCOP general provisions for the creation of lots through the consent or subdivision process.

Table 4 – County Official Plan Evaluation

Section	Policy	Evaluation
3 Wellington Growth Strategy		
<i>3.3 Guiding Growth</i>		
<i>Wellington has the following objectives for growth:</i>		
<ul style="list-style-type: none"> • to encourage efficient cost-effective development patterns; • to take advantage of capacities in 		The proposal meets the relevant policy objectives as an example of efficient use of land through increased density while requiring no water, wastewater or

<p><i>existing and planned water, wastewater, utilities and transportation systems;</i></p> <ul style="list-style-type: none"> • <i>to encourage growth in urban areas;</i> • <i>to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres</i> 	<p>transportation infrastructure upgrades.</p>
<p>3.3.1 Targets</p>	
<p><i>Greenfield Density: the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.</i></p>	<p>As part of the on-going WCOP update and municipal comprehensive review exercise, Watson and Associates Economists Ltd. (Watson) were retained by the County to prepare a number of background studies including the report titled, “Phase 1 MCR Report: Urban Structure and Growth Allocations, County of Wellington”, finalized in January 2022. The Watson report provided updated household statistics for Palmerston to the 2051 planning horizon. Using the most conservative of these household statistics, the WCOP greenfield density target will be achieved through this application with a minimum density of 49.2 residents/jobs per hectare.</p>
<p>4.4 Housing</p>	
<p>4.4.4 Greenfield Housing Policy</p>	
<p>4.4.4 Greenfield Housing In greenfield areas, the County will encourage increased densities and a broader mix of housing and will: (in part)</p>	
<p>b)</p>	<p><i>require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:</i></p> <p>As noted above, the proposal will exceed the density target of 40 person and jobs per hectare with a density of 49.2/ha.</p>
<p>b) i)</p>	<p><i>strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;</i></p> <p>The unit count target defined in the WCOP will also be exceeded as 19.68 units/ha are proposed at the Site.</p>
<p>b) iv)</p>	<p><i>encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas</i></p> <p>The redline amendment provides an overall increase in medium density housing from the approved draft plan which implements this policy and supports the provincial goals to allow for aging in place and the creation of complete communities.</p>

<p>PA5-9 Clark / Heinmiller Residential</p> <p><i>This residential area is situated immediately east of the Palmerston Industrial Park. Prior to consent to sever, draft plan of subdivision, or condominium approval, the developer shall demonstrate that the requirements of Ministry of Environment Guidelines D-6, Compatibility Between Industrial Facilities and Sensitive Land Uses, have been satisfied. Municipal sanitary sewage capacity is not currently available to service the entire residential development as proposed. This is to be recognized through the use of “holding” in the zoning by-law and the use of phased, final consent to sever, draft plan of subdivision, or condominium approvals, based on the availability of servicing capacity.</i></p>	<p>As noted in Section 1.3 of this report, By-law 20221-17 was passed which re-zoned the draft plan lands (Phase 1) to R1C, R2, R3 and OS1 zones. The OS1 zone reflects the SWM Block on the east side of the Phase 1 lands and the OS1 on the west side reflects the required buffer between the proposed residential use and the Industrial Park west of the Site. A vegetated noise attenuation berm will be installed at this location as a condition of final approval.</p> <p>It should be noted that the Town passed By-law 2012-26 which rezoned a portion of the Industrial Park to a Light Industrial zone to address future land use compatibility issues. Please refer to CPC’s May 2015 report and August 2016 memo for additional information in this regard.</p> <p>As noted in Section 1.6 of this report, the Servicing Report has confirmed there is sufficient water and wastewater capacity to service both Phase 1 and Phase 2 lands.</p>
---	--

Part 10 Creating New Lots

10.1.3 Matters for Consideration

The County will consider the following when considering new lot creation by subdivision, consent or part lot control: (in part)

<p>a)</p> <p>b)</p> <p>c)</p>	<p><i>that any new lots will be consistent with official plan policies and zoning regulations;</i></p> <p><i>that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;</i></p> <p><i>that sufficient reserve water and sewage plant capacity will be available when lots are created in</i></p>	<p>As demonstrated earlier in this Table, the proposed red-line amendment for the Phase 1 lands meets relevant WCOP policies which implement the goals of the Growth Plan. A re-zoning to allow for the increase in density will be required. The new lot for Phase 2 will not require a re-zoning at this time.</p> <p>The Servicing Report has confirmed that that there is capacity in the municipal water and wastewater systems for both phases of residential development. The Servicing report also accounted for stormwater management on Phase 2 lands. The SWM facility will eventually be expanded to service both phases. The TIB confirmed no transportation upgrades are required of the proposal.</p>
-------------------------------	--	--

	<i>areas to be serviced by central water and sewage systems;</i>	
d)	<i>that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;</i>	As a condition of approval for the proposed consent (Phase 2) the Town will be deeded a block of land which will allow the retained parcel (Heinmiller farmstead) to gain access to Mary Street.
e)	<i>that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling;</i>	As a condition of draft approval, pedestrian pathways may be required by the Town in each phase of development.
f)	<i>that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;</i>	Prior to final approval of the redlined draft plan and future phases of development, an overall grading plan will be finalized. Prior to building permit issuance, assurance that each lot's grading plan conforms to the overall grading plan will be necessary.
g)	<i>that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;</i>	Pre-submission consultation with County planning staff confirmed that, as a condition of draft approval, a tree retention and compensatory plan will be required.
h)	<i>that natural heritage features are not affected negatively;</i>	To date, County planning staff has not identified any natural heritage features at the Site.
i)	<i>that lots are not created in areas which would pose a threat to public health or safety;</i>	No natural hazards are located on the Site and the proposed development is not expected to impact water resources or transportation infrastructure.
j)	<i>that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;</i>	The adjacent barns (Heinmiller farmstead) have been previously decommissioned, therefore agricultural resources will not be impacted by the development.
k)	<i>that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;</i>	The special R3 zoning being requested will allow for a minor reduction in lot frontage and area, however the proposed unit size maintains appropriate lot coverage with sufficient private amenity space.
l)	<i>that the proposed lots and uses are compatible with and designed to minimize adverse impacts on</i>	Ample backyard amenity space abuts the majority of existing residential development which serves to maintain privacy and

	<i>surrounding uses;</i>	minimise adverse impacts on existing development.
n)	<i>that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;</i>	The Site is in Palmerston where these identified community facilities are located.
o)	<i>that the creation of any lot is necessary, timely and in the public interest;</i>	OPA 117 was enacted in order to bring additional lands into the Palmerston Settlement area, primarily for residential development, as proposed at the Site. Adding the Phase 2 lands will allow for a cohesive residential concept at the Site and an overall stormwater management design.
p)	<i>that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.</i>	See Tables 2 & 3 for the relevant provincial policy reviews.

2.4 Town of Minto Zoning By-law 01-86

Phase 1 of the Site is zoned in accordance with the existing draft plan of subdivision and its associated conditions. A re-zoning to a Special R3 zone will be required as part of the redline amendment approvals to recognize an increase in density at the Site. The Special R3 zoning will provide minor relief from lot frontage, lot area and interior side yard requirements. To allow for some flexibility during the “build-out” of the subdivision, it is recommended that a Special R3 zoning is applied throughout all of Phase 1. Please see Table 5 for further details.

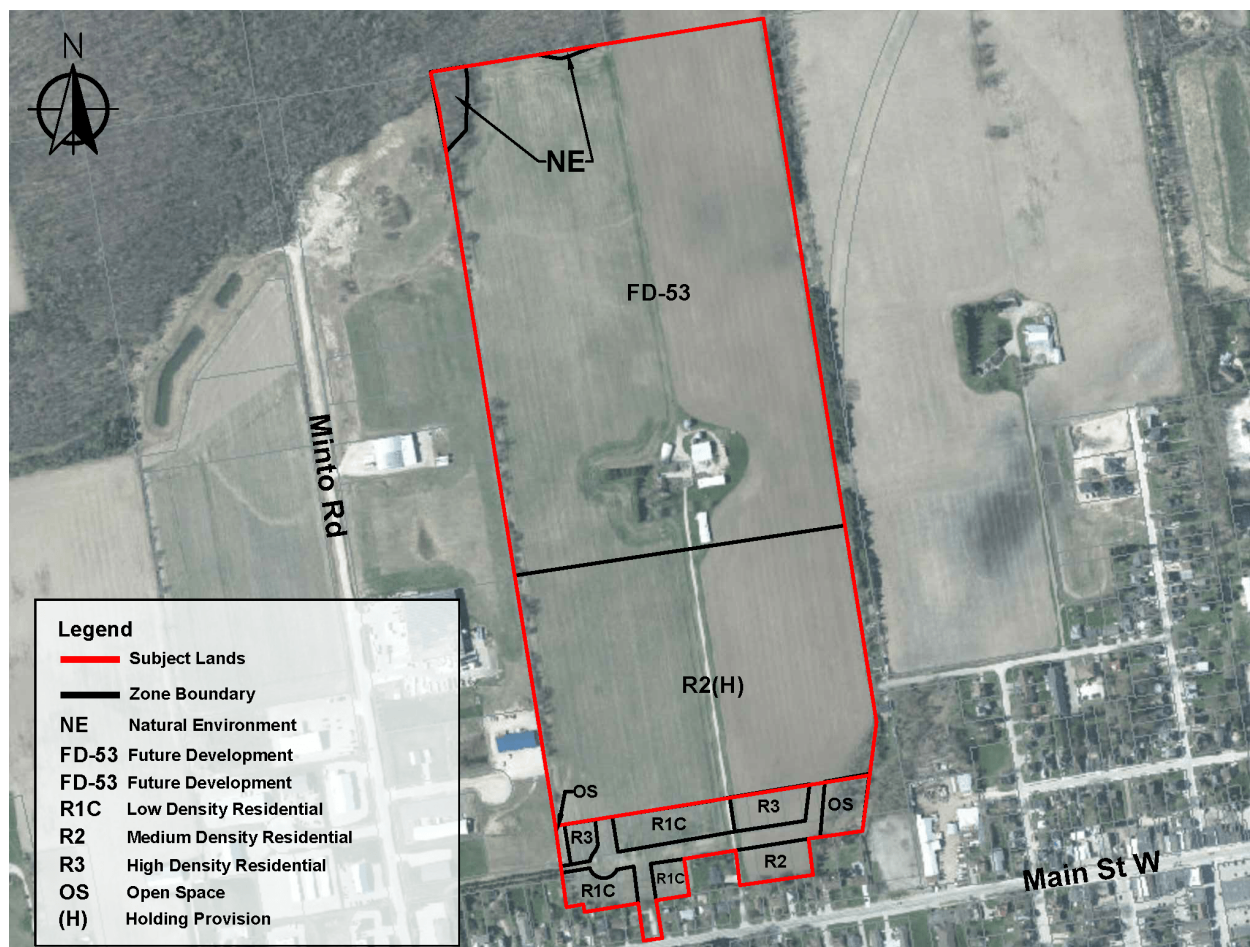


Figure 5 Zoning (Excerpt)

Table 5 Town of Minto R3 Zoning Provisions Comparison Chart

<u>Provisions</u>	<u>R3 - Residential</u>	<u>Proposed</u>
Minimum Lot Area	232 m²	190.0 m²
Minimum Lot Frontage	6.5 m	6 m
• Corner lot	14 m	12.0m
Minimum Front Yard	6 m	6 m
Minimum Interior Side Yard (more than one storey)	1.8 m	1.2 m
Minimum Exterior Side Yard	6 m	6 m
Minimum Rear Yard	7.6 m	7.6 m
Minimum Floor Area (two or more storey)	102.2 m² (1100.0 ft²)	Min: 120.8 m² (1300.0 ft²) Max: 157.9 m² (1700.0 ft²)

Zoning on Phase 2 lands includes a holding provision which will only be lifted once certain policy requirements and zoning provisions are met. These requirements include confirmation of adequate servicing and access (including emergency access), confirmation of adequate stormwater management and demonstration of adequate development setbacks (500 metres) from the former waste disposal facility, east of the Phase 2 lands.

While no development is yet proposed for the Phase 2 lands and no zoning amendment is requested at this time for the Phase 2 lands, this report has demonstrated how municipal servicing, access and stormwater management policy requirements will be met by both phases of the proposal. In addition, the Phase 2 lands are beyond the 500-metre setback requirements from the former waste disposal facility.

3.0 CONCLUSIONS

Based on the foregoing, the following is concluded:

- The proposed redline amendment will fulfill the density and servicing efficiency provisions of the province as provided for in the PPS and the Growth Plan.
- Phases 1 & 2, and eventually additional phases of development on the Heinmiller lands, implement the main principle of development by accommodating urban growth in a settlement area.
- Although the initial draft plan approval supported provincial and County objectives for urban growth, the redline amendment provides additional compliance with urban growth objectives.
- The modifications to the residential zoning support the intensification goals of the province and County while not jeopardizing the ability of the Town to service the development.
- The consent to accommodate Phase 2 is a reasonable approach to ensure a cohesive concept is implemented at the Site and that the Phase 2 lands are considered in any future land use planning and municipal servicing exercise.

Respectfully submitted,



Prepared by Genevieve Scott
Cuesta Planning Consultants Inc.

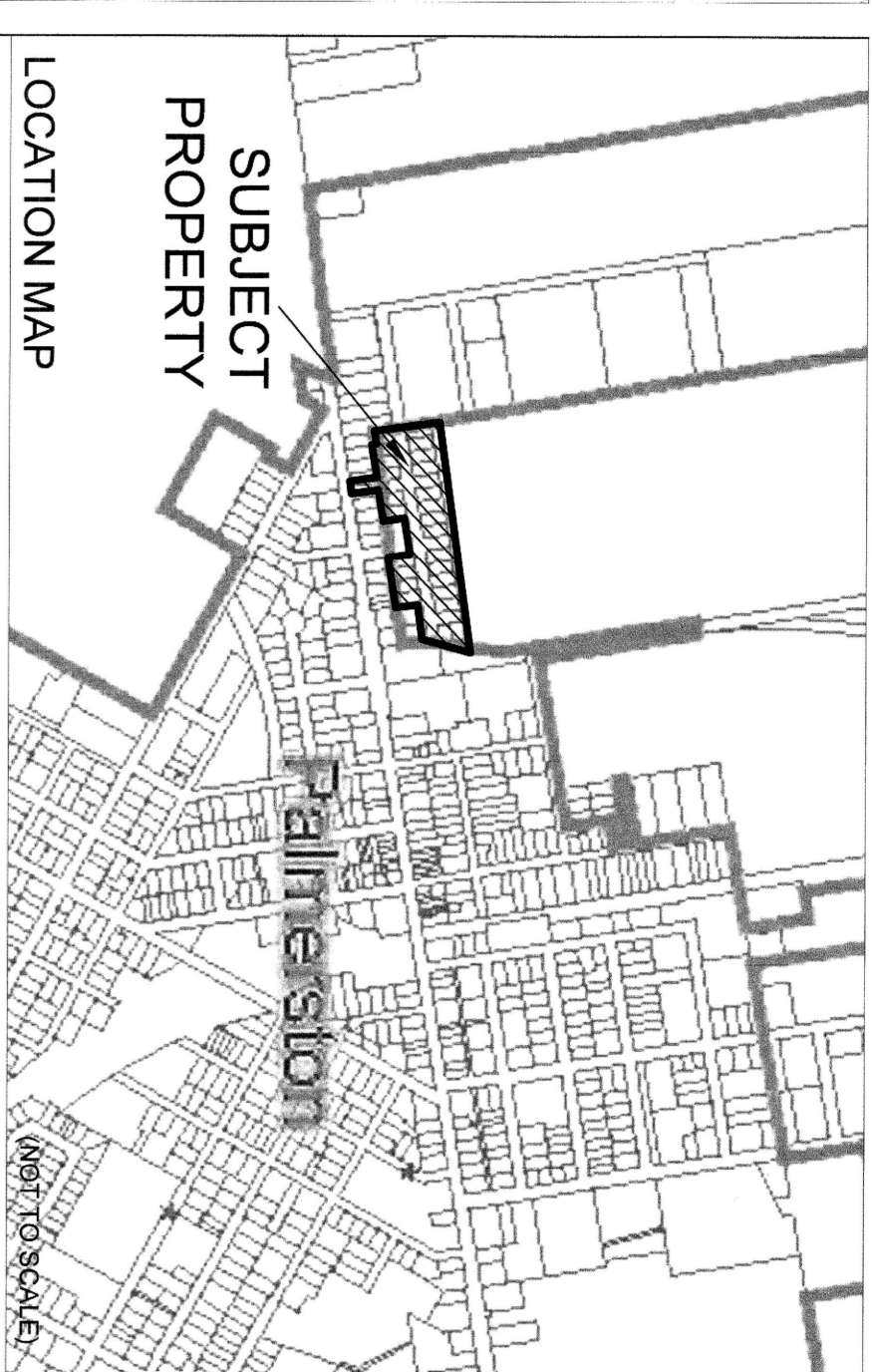
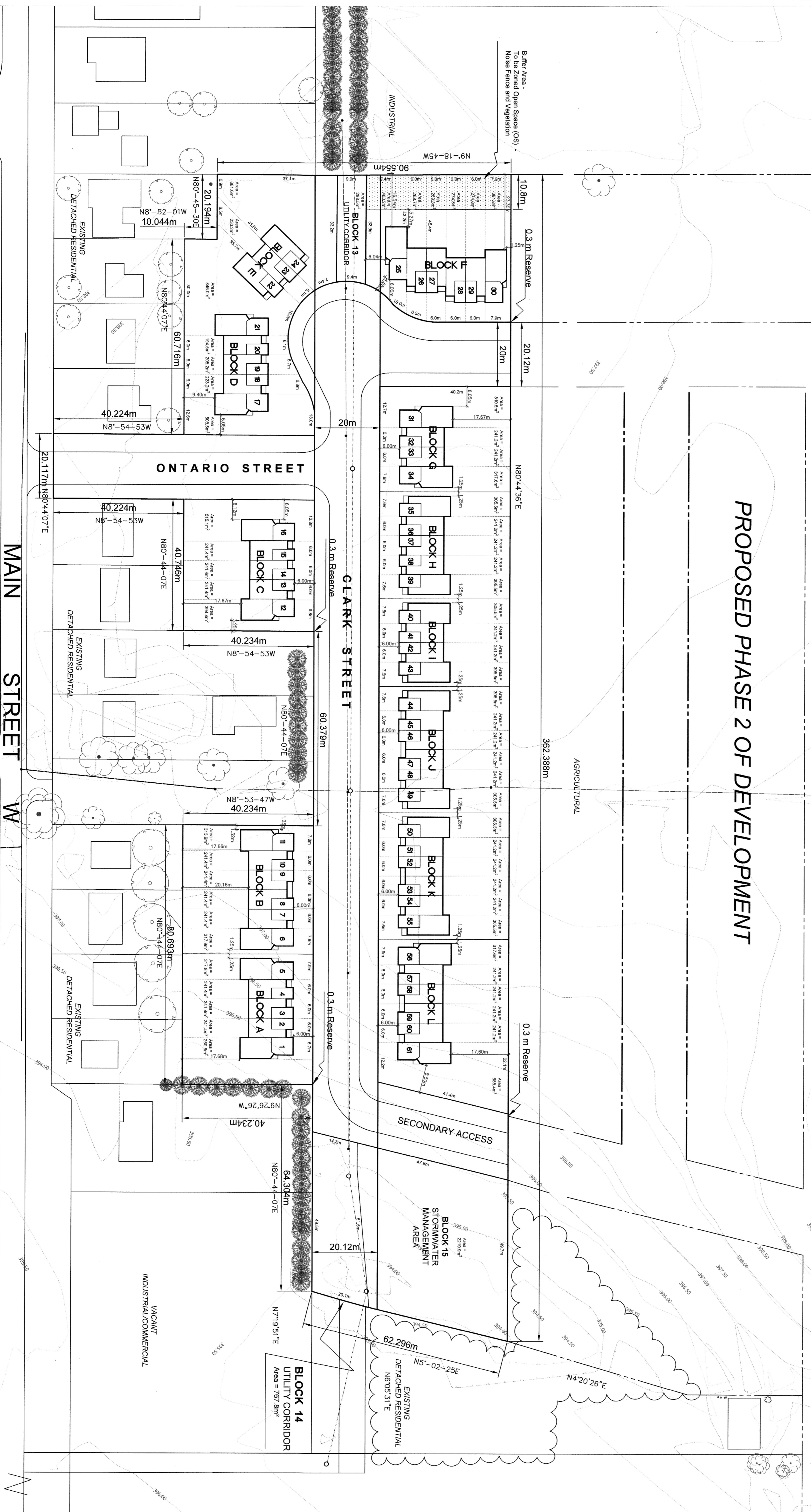
APPENDIX 1

PLAN OF SURVEY OF
 LOTS 16 TO 19 (INCLUSIVE) AND, LOTS 22 TO 42 (INCLUSIVE) AND
 CLARK STREET (CLOSED BY BY-LAW 793 - INST BN175) AND
 ZULU STREET (CLOSED BY BY-LAW 793 - INST BN175) AND
 ONTARIO STREET (CLOSED BY BY-LAW 793 - INST BN175) AND
 RESERVE (CLOSED BY BY-LAW 793 - INST BN175) AND
 PART OF LORNE STREET
 MCCOMB'S SURVEY
 (TOWN OF PALMERSTON)
 TOWN OF MINTO
 COUNTY OF WELLINGTON
 WILSON-FORD

Scale 1:1,600
 24 Metres

THE INTENDED PLOT SIZE OF THE PLAN IS 60.3m IN WIDTH BY
 116.8m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1,000

PROPOSED PHASE 2 OF DEVELOPMENT



ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE
 PLANNING ACT R.S.O. 1990

- a. AS SHOWN
- b. AS SHOWN
- c. AS SHOWN
- d. ATTACHED RESIDENTIAL DWELLINGS
- e. AS SHOWN
- f. AS SHOWN
- g. NOT APPLICABLE
- h. MUNICIPAL WATER
- i. HARRISTON OAK
- j. AS SHOWN
- k. AVAILABLE MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WINTER ROAD MAINTENANCE, HYDRO, PHONE
- l. AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LANDS TO BE SUBDIVIDED: 3.10 Ha. (7.65 Ac.)

LAND USE	BLOCKS	UNITS/BLOCK	Ha.	Ac.
Attached Dwellings	B, F, J-L	6		
	A, C, D, H	5		
	G, I	4		
	E	3		
Min. Lot Frontage = 6.0 m				
Min. Lot Area = 0.01946 ha				
Stormwater/ Utility Corridor	13-15		1.86	4.59
Utility Corridor	13-14		0.33	0.81
TOTAL	15	61	2.19	5.40

OWNERS' AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY
 AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS
 DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: Nov. 30, 2022 SIGNED: *Greg Ford*
 GREG FORD, P.ENG.
 ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE

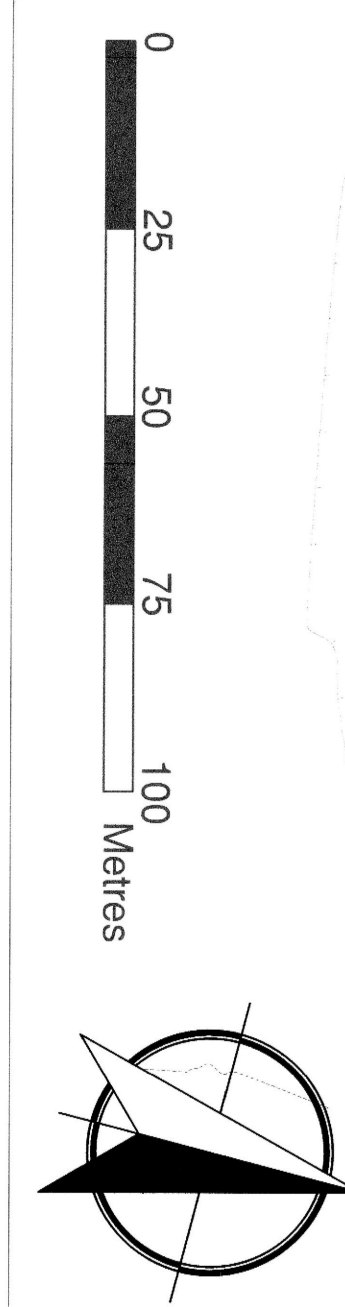
I CERTIFY THAT:
 THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONS TO
 THE ADJACENT LANDS ARE CORRECTLY SHOWN.

DATE: November 29, 2022 SIGNED: *Greg Ford*
 GREG FORD, P.ENG.
 ONTARIO LAND SURVEYOR

Rev. #	DATE	COMMENTS

Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

Project No.	DWN. By	ISSUE DATE:
22101	V. Mulunthan	November 29, 2022
DRAFT PLAN NO.:		



APPENDIX 2

SKETCH FOR SEVERANCE APPLICATION

(TOWN OF PALMERSTON)

TOWN OF MINTO

COUNTY OF WELLINGTON

Scale 1 : 1750

70 52.5 35 17.5 0 35 70 Metres

WILSON-FORD

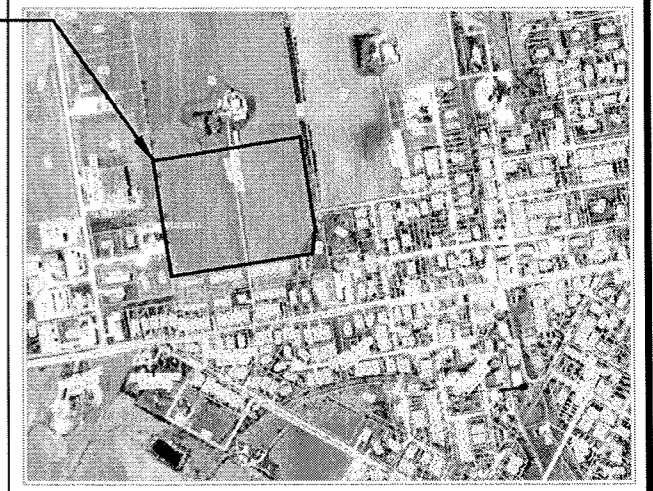
PIN 71033 - 0538
PART 3,
PLAN 61R-9419

150.2±

376.6±
313.5±

20.1± 43.0±

SUBJECT PROPERTY



KEY MAP
PAGE 2-2

TO BE
CONVEYED
TO
MUNICIPALITY

TO BE SEVERED
10.4Ha

PROPOSED AREA

PIN 71033 - 0026

PIN 71033 - 0626

PART 2,
PLAN 61R-9419

138.7±

PIN 71033 - 0636
PART 2,
PLAN 61R-21379

LOT 23

CONCESSION 1

MARY :

LOT 23
BORTHWICK'S SURVEY

PIN 71033 - 0565

PART 2,
PLAN 61R-10599

LOT 24

PART 11,
PLAN 61R-9576

PIN 71033 - 0643

CLARK (McCOMB'S SURVEY) STREET
(CLOSED BY 61R/176)
(SUBJECT TO INST NC15756)

PIN 71033 - 0648

McCOMB'S SURVEY

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 41

PART 1,
PLAN 61R-9479

PART 2,
PLAN 61R-9479

INKERM STREET
(CLOSED)

EQ.



CAUTION: THIS SKETCH IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR ANY PURPOSE EXCEPT THAT SHOWN IN THE TITLE BLOCK.

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NOTES:

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THIS SKETCH WAS PREPARED FOR BREYMARK HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

6 OCTOBER, 2022

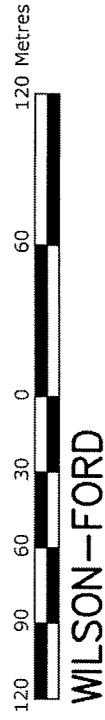
GREG FORD, P.Eng(CIVIL)
ONTARIO LAND SURVEYOR

WILSON - FORD

Surveying & Engineering
120 KING ST. E., Box 294.
MOUNT FOREST ON, N0G 2L0
PHONE (519)323-2451

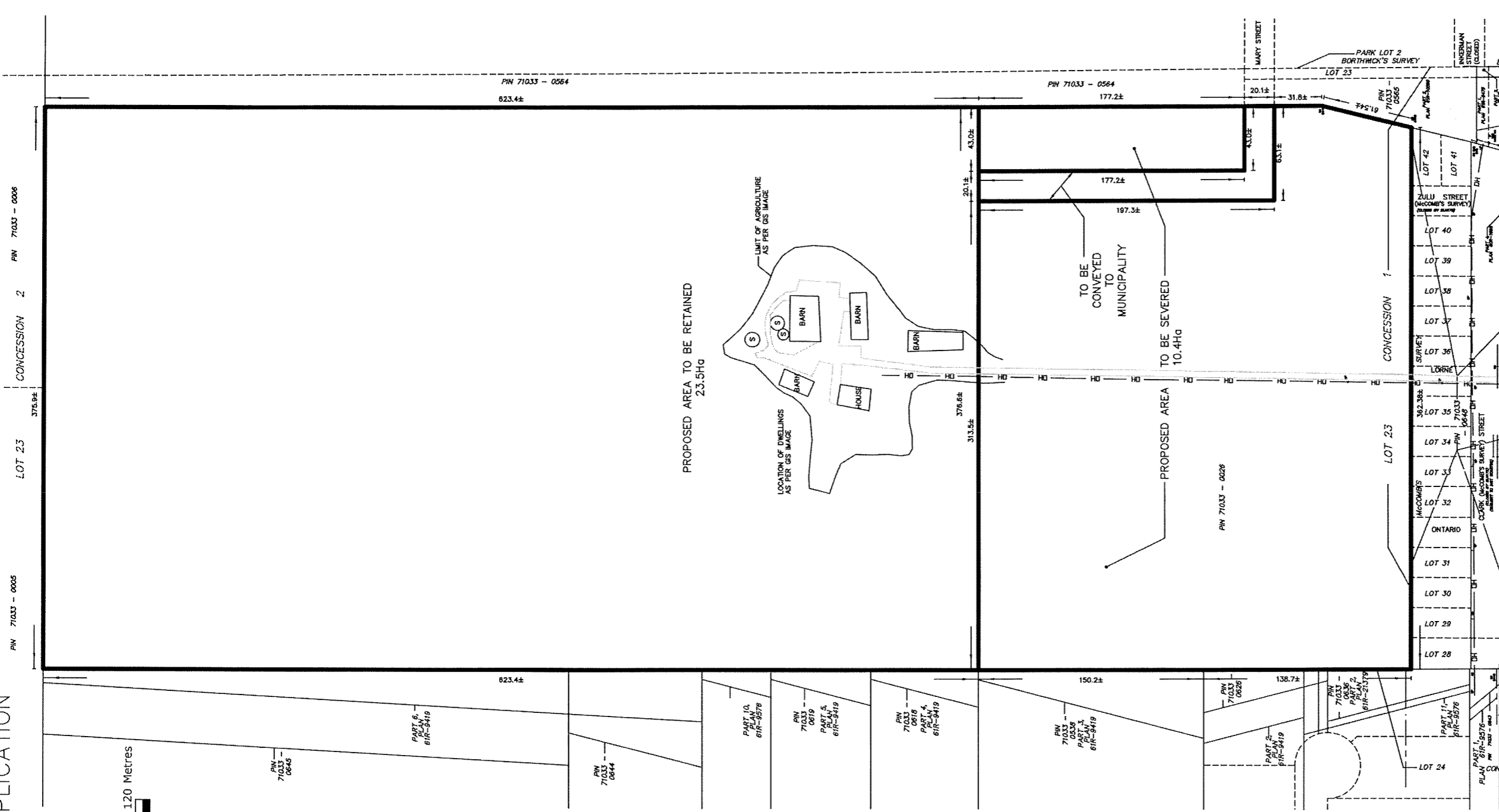
PROJECT No.: 21-9522-1 ROBSON CARPENTER

SKETCH FOR SEVERANCE APPLICATION
 (TOWN OF PALMERSTON)
 TOWN OF MINTO
 COUNTY OF WELLINGTON
 Scale 1 : 3000



WILSON-FORD

PAGE 1-2



PIN 71033 - 0026
 CONCESSION 2
 LOT 23
 375.6±

PIN 71033 - 0564
 623.4±

PIN 71033 - 0006

PIN 71033 - 0564
 177.2±

623.4±

PIN 71033 - 0644

PROPOSED AREA TO BE RETAINED
 23.5Hq

LOCATION OF BUILDINGS
 AS PER GIS IMAGE

LIMIT OF AGRICULTURE
 AS PER GIS IMAGE

HOUSE

BARN

BARN

BARN

PROPOSED AREA
 TO BE SEVERED
 10.4Hq

150.2±

PIN 71033 - 0026

138.7±

LOT 23

CONCESSION 1

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

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LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

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THIS SKETCH WAS PREPARED FOR BREYMARK HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

6 OCTOBER, 2022

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

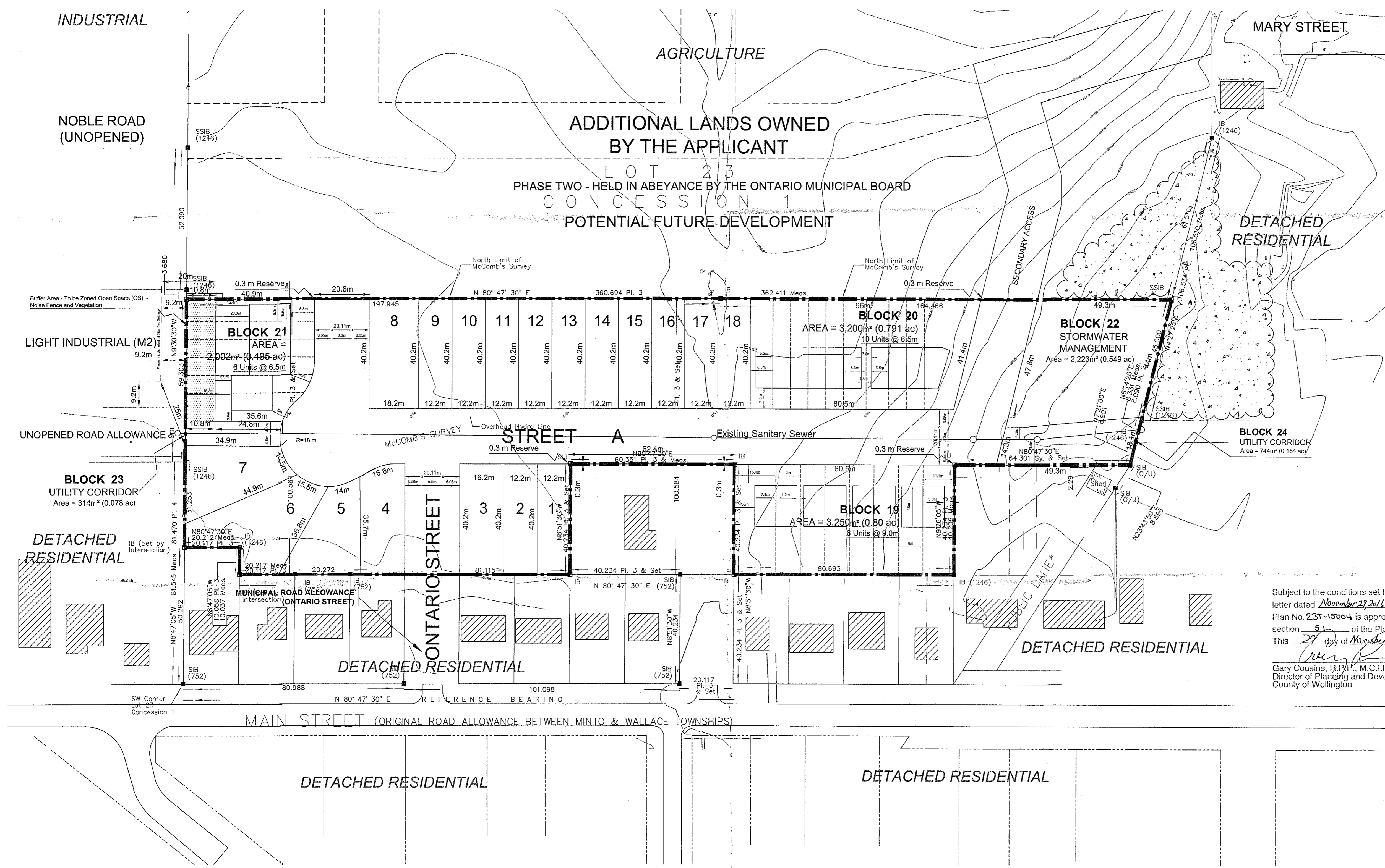
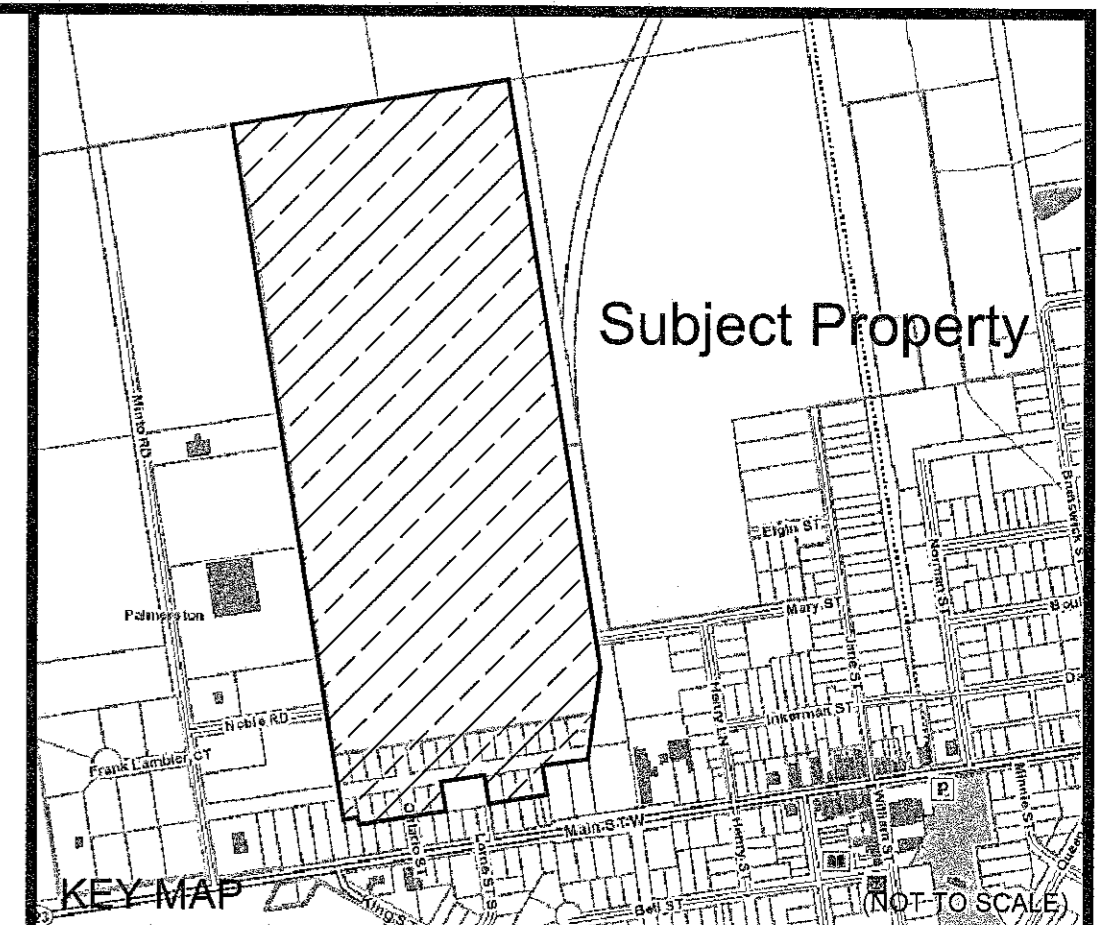
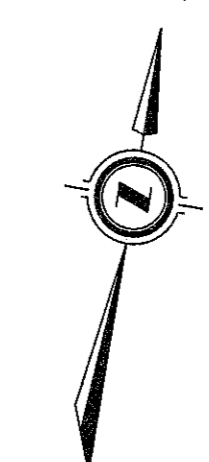
WILSON-FORD
 Surveying & Engineering
 120 KING ST. E., Box 294,
 MOUNT FOREST ON, N0G 2L0
 PHONE (519)323-2451

PROJECT No.: 21-9522-1 ROBSON CARPENTER

APPENDIX 3

23T-15004 DRAFT PLAN OF SUBDIVISION

PART OF LOT 23, CONCESSION 1 (PART OF MCCOMB'S SURVEY)
 (GEOGRAPHIC TOWN OF PALMERSTON)
 TOWN OF MINTO
 COUNTY OF WELLINGTON



- ADDITIONAL INFORMATION AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990**
- (a) AS SHOWN
 - (b) AS SHOWN
 - (c) AS SHOWN
 - (d) RESIDENTIAL DWELLINGS
 - (e) AS SHOWN
 - (f) AS SHOWN
 - (g) AS SHOWN
 - (h) MUNICIPAL WATER
 - (i) HARRISTON LOAM
 - (j) AS SHOWN
 - (k) MUNICIPAL SERVICES - FIRE, SOLID WASTE, POLICE, WINTER ROAD MAINTENANCE, SANITARY SEWER, WATER, HYDRO, PHONE
 - (l) AS SHOWN

LAND USE SCHEDULE

TOTAL AREA OF LAND TO BE SUBDIVIDED: ±3.011 Ha. (±7.44 ac.)

LAND USE	LOTS / BLOCKS	UNITS	± Ha.	± Ac.
Detached Dwellings	1 to 18	18	1.0359	2.560
Semi-Detached Dwellings	19	8	0.3250	0.803
Street Townhouse Dwellings	20 and 21	16	0.5202	1.285
Stormwater & Utility Corridor	22 to 24		0.3281	0.811
SUBTOTAL		42	2.2092	5.459

ROADS

20.1m R.O.W.	Length (m)	± Ha.	± Ac.
Street "A", Ontario Street	374	0.8015	1.981

OWNER'S AUTHORIZATION

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE CUESTA PLANNING CONSULTANTS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION ON OUR BEHALF:

DATE: Nov 16/16 SIGNED: BARRY LAVERNE HEINMILLER
 DATE: Nov. 21/16 SIGNED: ANN CLARK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN ARE ACCURATE AND CORRECTLY SHOWN:

DATE: Nov 9/16 SIGNED: J. D. MACMILLAN, O.L.S.
 144 DAVIDSON AVENUE
 LISTOWEL, ON N4W 2J8

Subject to the conditions set forth in our letter dated November 27, 2016, this Draft Plan No. 23T-15004 is approved under section 51 of the Planning Act. This 27 day of November, 2016.
 Gary Cousins, R.P.F., M.C.I.P., Director of Planning and Development County of Wellington

REV. #	DATE	COMMENTS
1	May 23, 2014	Townhouse & Semi-detached block changes
2	Aug. 5, 2014	Pre-submission Review
3	Jan. 31, 2015	Updated Survey Info
4	June 22, 2016	Pre-submission Review
5	July 22, 2016	Pre-submission Review
6	Oct. 12, 2016	Vegetation, Survey cleanup; Changed Block 22 area

Cuesta PLANNING CONSULTANTS INC.
 Urban and Rural Planning and Resource Management

878 First Avenue West Owen Sound, Ontario N4K 4K5 (519) 372-9790 Fax: (519) 372-9953 1-800-653-7692 e-mail: cuesta@cuestaplanning.com

Project No. 2614 Dwn. By NAK PLOT DATE November 09, 2016

PROJECT TITLE: CLARK-HEINMILLER SUBDIVISION