



October 21, 2021

Project No. 1841

County of Wellington  
74 Woolwich Street  
Guelph, Ontario N1H 3T9

The County of Wellington  
Planning Dept.

Town of Minto  
5941 Highway 89  
Harriston, Ontario N0G 1Z0

**OCT 25 2021**

Attention: Jessica Rahim, Senior Planner  
County Planning and Development Department

Terry Kuipers, Chief Building Official, Building Department, Town of Minto

**Re: Third Submission - Mex Developments Inc., Harriston  
Zoning Amendment ZBA 2020-03 and Draft Plan of Subdivision 23T-20201**

A pre-consultation meeting was held with the County of Wellington and the Town of Minto on May 3, 2019 to review the submission requirements for these applications. The applications were submitted on February 20, 2020 and subsequently deemed to be complete. The Public Meeting was held on September 15, 2020. The County Official Plan Amendment OP-2020-02 was approved by County Council on April 29, 2021. Comments were received with respect to the Zone Change and Draft Plan of Subdivision. Revisions were made and a second submission of the Zone Change and Draft Plan of Subdivision applications to address the comments received was provided on May 5, 2021. These applications were circulated and the commenting deadline ended on July 9, 2021. On October 19, 2021 the Town of Minto Council approved the Town's conditions to be included in the Draft Plan of Subdivision approval.

This is the **Third Submission** of the applications. Minor changes have been made to the Draft Plan of Subdivision (dated September 20, 2021) to address the engineering comments provided. A summary of the changes to the Draft Plan are listed below;

- The total number of units has been reduced from 128 units in the 2020 submission, to 126 units in the September 2021 submission.
- Lots 54 to 58 are now semi-detached lots to allow the lot lines to match up at the rear lot lines.

- The daylighting triangle on Block 73 has been added where Street A meets Elora Street South which has caused the townhouse block yield to be reduced from 10 units to 9 units.
- Lots 4 to 12 have been increased in width slightly. This will also meet the local demand for some larger housing product and assist with compatibility with the existing homes located on Lorne Street West.
- Block 85 is now included as a Park Block.

Please find the following enclosed;

- 8 copies of the Draft Plan of Subdivision (dated September 20, 2021)
- 8 copies of the proposed Zoning Map

Please advise if any additional information is required.

Yours truly,



Astrid Clos, MCIP, RPP

cc: Jerry Roubos, Mex Developments Inc.  
Kim Pilon, Mex Developments Inc.

(1841.Third Submission.pdf)