



October 23, 2024
Revised November 25, 2024

Curtis Marshall
Manager of Development Planning
County of Wellington
74 Woolwich Street
Guelph, ON N1H 3T9

Sama Haghighi
Planning Coordinator
Town of Minto
5941 Highway 89
Harriston, ON N0G 1Z0

Dear Mr. Marshall and Ms. Haghighi:

**RE: Applications for Plan of Subdivision and Zoning By-law Amendment
6739 Wellington Road 109, Teviotdale (Town of Minto)
OUR FILE 22343A**

On behalf of our client, 2396584 Ontario Inc., MHBC Planning is pleased to submit Plan of Subdivision and Zoning By-law Amendment applications in support of a rural industrial subdivision proposal for the above-noted lands.

The subject lands are municipally addressed as 6739 Wellington Road 109 and are located within the Hamlet of Teviotdale in the Town of Minto on the west side of Wellington Road 109, north of the intersection with Wellington Road 123. The subject lands are 8.29 hectares in size, currently vacant, and used for agriculture. The subject lands have frontage on Wellington Road 109 and Wellington Road 123.

The proposal is to develop the subject lands with a 12 lot rural industrial subdivision with individual lots ranging from 0.40 to 0.81 hectares (1 to 2 acres) in size. A new street connection to Wellington Road 109 is proposed as part of the development, as well as a stormwater management facility. Proposed lots will be serviced by individual water and wastewater systems. A future development block is proposed for the portion of the subject lands fronting Wellington Road 123.

The subject lands are designated *Hamlet* in the County of Wellington Official Plan. Small scale industrial uses and commercial uses may be permitted within the Hamlet designation where

compatible and where adequate levels of service can be provided. The subject lands are further zoned *Agricultural* with exceptions (A-61) in the Town of Minto Zoning By-law 01-86. The -61 exception recognizes the undersized area and frontage of the subject lands within the Agricultural Zone category while also restricting agricultural uses to those that do not include livestock buildings and structures or hobby barns.

Plan of Subdivision Application

A Plan of Subdivision Application is required to create the lots, blocks and new street associated with the proposed development and is submitted currently with the Zoning By-law Amendment application.

Zoning By-law Amendment

To implement the proposed Plan of Subdivision, a Zoning By-law Amendment is required. The proposed Zoning By-law Amendment involves rezoning the subject lands as follows:

- Zone proposed industrial lots to the Rural Industrial (RIN) Zone category to permit rural industrial uses with site-specific exceptions to:
 - permit additional uses, being automotive accessories shop, building supply outlet, commercial recreation use, commercial school or studio, computer programming establishment, farm machinery sales and service, printing establishment, rental outlet, and veterinary clinic;
 - prohibit feed mill, seed plant, and grain elevator uses to implement the recommendations of the Noise Study prepared in support of the development;
 - prohibit industrial uses with an outdoor storage component on Lots 1, 2 and 3 to minimize potential impacts on adjacent residential uses;
 - exempt future development from Section 25.2.9 of the Zoning By-law regarding Residential Setbacks;
 - exempt future development from Section 6.20.2 of the Zoning By-law regarding Municipal Drain Setbacks;
- Zone the proposed stormwater management facility to the Open Space (OS) Zone category with a site-specific exception limiting permitted uses to a stormwater management facility; and
- Zone the future development block to the Future Development (FD) Zone category, as the use of this portion of the lands has yet to be determined.

Enclosed Materials

In support of our application, please find enclosed the following materials:

- Three (3) copies of the Application for Plan of Subdivision;
- One (1) copy of the Zoning By-law Amendment Application;
- Completed Public Consultation Strategy Form;
- Four (4) copies of the Draft Plan of Subdivision; and
- One (1) hard copy of each of the following reports and studies accompanying the application, with one hard copy provided to the County and one hardcopy provided to the Town:
 - Planning Justification Report;

- Functional Servicing Report;
- Preliminary Stormwater Management Report;
- Septic Assessment;
- Stage 1-2 Archaeology Assessment;
- Noise Impact Study;
- Transportation Brief;
- Geotechnical Report; and
- Autocad transmission of the Draft Plan of Subdivision

A link to the digital copies of the above-noted applications, forms and reports was provided in the email submission of the above-noted application.

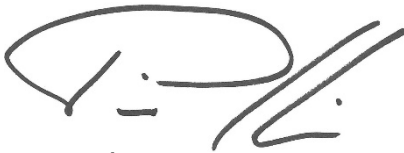
Hardcopies of aforementioned reports, plans and applications will arrive via courier to your attention.

The Owner will be forwarding the required Zoning By-law Amendment and Plan of Subdivision application fees under separate cover to the Town and County respectively.

We look forward to working with staff on the review of this application. Should you have any questions pertaining to the submission, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read 'P. Chauvin', with a large, stylized flourish extending to the right.

Pierre Chauvin, MA, MCIP, RPP
Partner

cc. Doug Taylor, 2396584 Ontario Inc.