

Donna Bryce
County Clerk
County of Wellington Administration Centre
74 Woolwich Street
Guelph, ON N1H 3T9

July 27, 2016

Re: County Official Plan Amendment #99 Appeal

Lot 23, Concession 1
Settlement Area of Palmerston
Town of Minto
County of Wellington

Dear Donna,

We have been advised by the Wellington Planning Department office that an appeal of County Official Plan Amendment #99 has been filed. We represent Mrs. Ann Clark and Mr. Barry Heinmiller, who are owners of the above noted lands.

Our clients are the joint owners of an old registered plan referred to as the McComb Subdivision. On December 7, 2005, the Town of Minto deemed McComb's Subdivision not to be a registered plan of subdivision.

Since then, we have prepared a new residential proposal, which includes a phased subdivision and an expansion of the Palmerston Settlement Area boundary as it existed at the time. A County Official Plan Amendment was applied for based on this draft plan of subdivision in January 20, 2011. On October 27, 2011, the County of Wellington adopted Official Plan Amendment #76 to expand the settlement area designation to permit the development of a subdivision. This decision was appealed by the Ministry of Municipal Affairs and Housing (MMAH) on November 21, 2011.

The Minutes of Settlement were reached in the Summer of 2012, which involved the removal of those portions of the subject property which were not included in the historic McComb's Subdivision from the Settlement Area Designation described in OPA #76. Lands to be excluded from the Settlement Area Designation were to be reevaluated as part of the County Official Plan update with regard to growth projections and population allocations for the Palmerston Settlement Area.

The original street allowance, as described in the McComb Plan, has been used for the installation of a sanitary sewer and related services by the municipality to service an industrial park to the immediate west. There is also a nearby municipal well system, which will be extended to service the new subdivision.

The appeal of OPA #99 could negatively affect Phase 2 of the Clark-Heinmiller Subdivision, which involves an area wholly owned by Mr. Heinmiller. Services are already available for both phases of the Subdivision, and a reallocation of growth allocations for a serviced settlement

area would not seem reasonable or conform to the intent of the Provincial Policy Statement and the Places to Grow Act.

I would request that we be kept fully informed of the appeal, as we may wish to participate in any OMB proceedings.

Yours truly,



Don Scott
Cuesta Planning Consultants Inc.

cc: A. Clark
B. Heinmiller
M. Van Patter
B. White

File No. 2614