



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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Bill White, CAO / Clerk
Town of Minto
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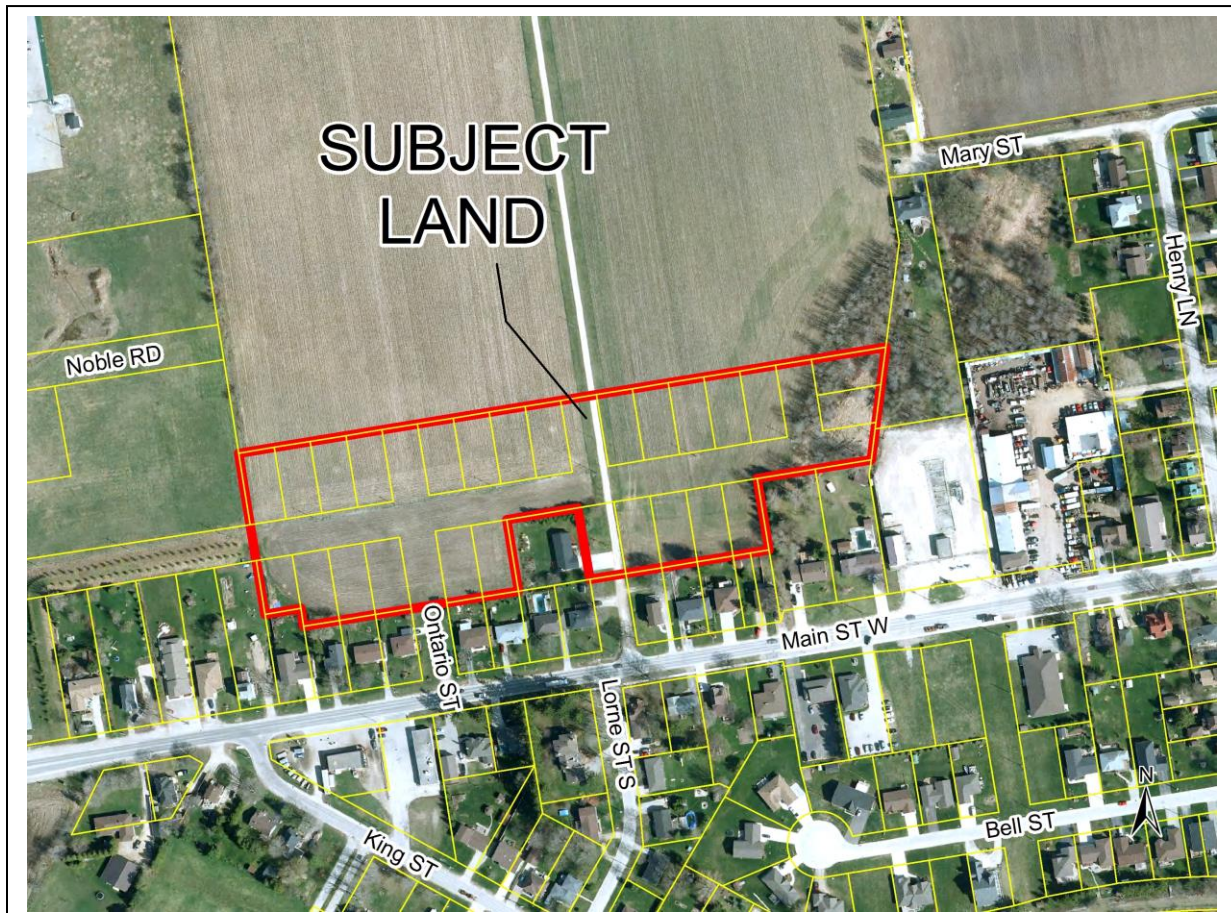
August 31, 2016

Dear Mr. White:

Re: Clark / Heinmiller – Draft Plan of Subdivision 23T-15004

These comments are further to my earlier comments of September 8, 2015 (attached for Council's reference). Currently 25 lots are present, under alternating ownership between Mr. Barry Heinmiller and Ms. Anne Clark. These lots have existed for over 100 years and are part of the original town plan for Palmerston. A sanitary sewer line and hydro are already present along Street 'A' to service the development.

EXISTING LOTS SHOWN ON AIR PHOTO



PROPOSED SUBDIVISION DETAILS (REVISED)

Over the last year we have been working with the applicants' planner, Cuesta Planning, revising the draft plan. It has a total of 39 dwelling units:

Land Use	Location	Lots/Blocks	Units	Area (Ha.)
Detached Dwellings	West Side	1- 21	21	1.2362
Semi-Detached Dwellings	Lower East	22	8	0.3200
Street Townhouse Dwellings	Upper East	23	10	0.3405
Stormwater Management, Utility Corridor	Far Upper East	24, 25		0.3276
TOTAL UNITS AND AREA			39	2.2243
Roads 20.1m Lorne Street & Street "A"				0.8015

The proposed access to the subdivision has changed over the last year. It was initially to use Lorne Street, but suitable arrangements could not be made with the owner of land over which Lorne Street was to be extended. Access is now proposed via Ontario Street. The road extension to the northwest was originally proposed at 18 m. allowance; it has been revised to 20.1 m. to meet Town standards.

A Secondary Access road to connect with existing Mary Street is proposed for emergency purposes.

Cuesta Planning has prepared an August 2, 2016 report entitled Clark-Heinmiller Compliance with MOECC Regulations. It proposes a noise attenuation fence and a 10 m. vegetated buffer at the rear of lots 9, 10 and 11, to mitigate potential noise impacts from light industrial lands to the west. These same rear lot areas are to be zoned Open Space and include a restrictive covenant to prevent alteration of vegetation. I am satisfied that this issue has been suitably addressed.

CONDITIONS OF DRAFT APPROVAL

The County has provided the Town and Cuesta Planning with draft set of Conditions of Approval for review. The applicant is required to fulfill all of the conditions in order to get final approval of the plan of subdivision. Please let the County know if any revisions are required.

COUNCIL RESOLUTION IN SUPPORT OF DRAFT PLAN

If the Town of Minto is in support of the draft plan, we would ask that Council pass a resolution in support of it.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is fluid and cursive, with the first name "Mark" being more prominent and the last name "Van Patter" following in a similar style.

Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

C: Nikolas Kohek, Cuesta Planning by email
 Ann Clark by email
 Barry Heinmiller by email