

31 October 2024

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

Jessica Rahim
Senior Development Planner
County of Wellington
74 Woolwich Street
Guelph, On
N1H 3T9

Dear Ms. Haghighi and Ms. Rahim:

Re: Notice of Zoning By-law Amendment (ZBA 2024-09), Official Plan Amendment (OP-2024-03), and Draft Plan of Subdivision Application (23T-24003) 41 Park St. W, Town of Minto

Planning staff at the Upper Grand District School Board have received and reviewed the above noted applications for a zoning by-law amendment, official plan amendment, as well as the submission of the draft plan of subdivision application that facilitates the construction of 117 single detached residential units and 72 townhouse units, for a total of up to 189 units.

Please be advised that the Planning Department **does not object** to the application, subject to the following conditions:

- That Education Development Charges shall be collected prior to the issuance of a building permit(s).

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- That the developer shall agree, upon registration of the plan, to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DWG format containing parcel fabric and street network.
- That the developer shall agree in the subdivision agreement that adequate sidewalks, lighting and snow removal (on sidewalks and walkways) will be provided to allow children to walk safely to school or to a designated bus pickup point.
- That the developer shall supply, erect, and maintain a sign (at its expense and according to the Board's specifications) affixed to the permanent development sign advising prospective residents about schools in the area.
- That the developer shall agree in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease:

"In order to limit liability, public school buses operated by the Service de transport de Wellington-Dufferin Student Transportation Services (STWDSTS), or its assigns or successors, will not travel on privately owned or maintained right-of-ways to pick up students, and potential busing students will be required to meet the bus at a congregated bus pick-up point."

Should you require additional information, please feel free to contact the undersigned.

Sincerely,



Hailey Till
Planning Technician

PLN: 24-035
File Code: R14

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