



**PLANNING REPORT
for the TOWN OF MINTO**

Prepared by the County of Wellington Planning and Development Department

DATE: December 1, 2016
TO: Bill White, C.A.O.
Town of Minto
FROM: Linda Redmond, Senior Planner
County of Wellington
SUBJECT: Deeming of former OPP Station lands, Palmerston

Background:

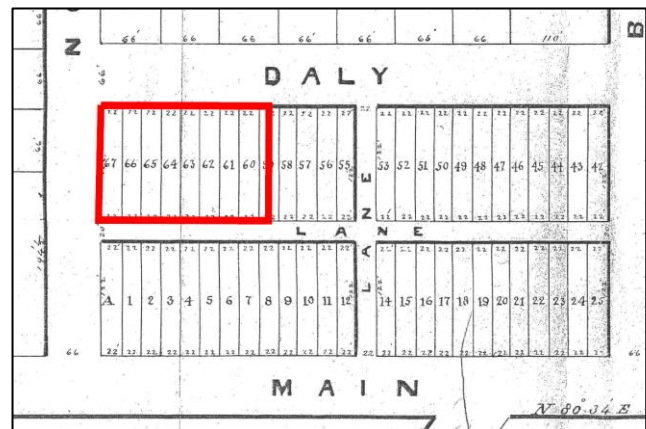
The lands located at 250 Daly Street, Palmerston (former OPP station) are being considered for a future development site. The County is working to ensure that we are in a position to be shovel ready, should a project move forward. During our research we discovered that the original town plan was still in effect and legally describes the lands as, Lots 60 to 67 and Part Lot 59, Survey Fuller & Watson, Town of Palmerston. As such the property contains eight full lots and one half lot, each with frontages of 22ft. and 11ft. respectively, within a Plan of Subdivision (figure 1). The Fuller & Watson Plan for Palmerston was registered on June 5, 1875.

This current configuration of the lands will interfere with any future development on the lands. A way to deal with this is to de-register or deem this part of the Plan of Subdivision. A deeming by-law is a municipal process with no appeal.

Figure 1 - Fuller & Watson Plan for Palmerston

De-Registering a Plan of Subdivision - Deeming

Subsection 50(4) of the Planning Act provides that a Municipal Council may, by by-law, deem all or some portion of a plan that is at least 8 years old and was historically considered to be a "registered plan of subdivision", to no longer be one. The outcome of this by-law will be that the lots owned by the County will be consolidated into one large parcel under single ownership.



Deeming By-law Procedure Following Passage and Notification

Section 50(4) and (26) to (30) of the Planning Act outlines the procedure for enactment and registration of a deeming by-law. Unlike many other by-laws, prior notice of Council's intention to pass such a by-law is not required. However, once enacted by Council, notice must then be given to all affected landowners. In this instance the only landowner affected would be the County of Wellington.

Respectfully submitted,

Linda Redmond,
Senior Planner