



<b>Application</b>	B51/17
<b>Location</b>	Part Lots 46 & 49, Grain's Survey TOWN OF MINTO
<b>Applicant/Owner</b>	Fred & Cheryl Donkergoed

**PLANNING OPINION:** This application would sever a 6,533 ft<sup>2</sup> (607 m<sup>2</sup>) residential lot in the Urban Centre of Palmerston. A 10,890 ft<sup>2</sup> (1,011 m<sup>2</sup>) parcel would be retained with existing residential dwelling.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided the following can be addressed as conditions of approval:

- a) That the shed on the severed parcel is removed or zoning relief is obtained to the satisfaction of the local municipality;
- b) That servicing can be provided to the site to the satisfaction of the local municipality; and
- c) That safe driveway access can be provided to the satisfaction of the local municipality.

**PLACES TO GROW:** The Places to Grow policies place an emphasis on encouraging growth within existing settlement areas and optimizing the use of existing land supplies. Under section 2.2.1 which deals with managing growth states, "The vast majority of growth will be directed to settlement areas... and will be focused in areas with existing and planned services."

**PROVINCIAL POLICY STATEMENT (PPS):** Section 1.1.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Palmerston Urban Centre and is consistent with the PPS which encourages development in areas with existing servicing and infrastructure.

**WELLINGTON COUNTY OFFICIAL PLAN:** The Subject Property is Designated URBAN CENTRE and is located in the Urban Centre of Palmerston. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provisions of full urban services, wherever such services are available. We are satisfied that a plan of subdivision is not necessary for the creation the proposed lots.

The matters under section 10.1.3 were also considered including l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts.

**WELL HEAD PROTECTION AREA:** The subject property is located within a Wellhead Protection Area (WHPA) B, with a vulnerability score of 6.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Residential (R2) Zone. It appears that both the severed and retained lands can meet the minimum lot area and frontage requirements for a single detached dwelling. The shed on the severed parcel would need to be removed or zoning relief obtained to allow it to remain prior to the principal use being established on the severed lands.



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**SITE VISIT INFORMATION:** The subject property has not yet been visited.

*Jameson Pickard*

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Jameson Pickard, Planner  
June 14<sup>th</sup>, 2017