



Application	B52/18
Location	Part Lot 114, Concession D TOWN OF MINTO
Applicant/Owner	Doug Chalmers Inc & Nicholas Brouwer

PLANNING OPINION: This application for lot line adjustment would sever a 0.5 ha (1.36 ac) parcel and merge it with an adjacent 0.47 ha (1.17 ac) Rural Industrial parcel. The resulting lot would be a 1.02 ha (2.53 ac) lot. A vacant 9.78 ha (24.18 ac) parcel would be retained.

This application is consistent with Provincial Policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated HAMLET and located in the Hamlet area of Teviotdale. Section 10.6.3 states "lot line adjustments may be permitted where there is no adverse effect provided the basic lot patterns in the area are not unreasonably altered."

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The severed parcel is zoned Agricultural Site specific (A-61). The lands to be added to are currently zoned Rural Industrial (RIN). The Town of Minto has received a zoning by-law amendment application that will rezone the severed parcel to the appropriate RIN zone to match the lands to be added to. Both the severed and retained lands would meet the minimum lot area and frontage requirements of the zoning by-law.

ADDITIONAL INFORMATION: The applicants have submitted two additional lot line adjustment applications concurrently with this application. These 3 applications will add lands to 3 separate parcels to provide additional space for businesses on the sites and to establish a consistent lot configuration with surrounding properties.

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

Jameson Pickard, Planner
June 27th, 2018



Application	B53/18
Location	Part Lot 114, Concession D TOWN OF MINTO
Applicant/Owner	Doug Chalmers Inc & Nicholas Brouwer

PLANNING OPINION: This application for lot line adjustment would sever a 0.95 ha (2.35 ac) parcel and merge it with an adjacent 0.8 ha (2 ac) Light Industrial parcel. The resulting lot would be a 1.33 ha (3.31 ac) lot. A vacant 8.8 ha (21.83 ac) parcel would be retained.

This application is consistent with Provincial Policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated HAMLET and located in the Hamlet area of Teviotdale. Section 10.6.3 states "lot line adjustments may be permitted where there is no adverse effect provided the basic lot patterns in the area are not unreasonably altered."

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The severed parcel is zoned Agricultural Site specific (A-61). The lands to be added to are currently zoned Industrial (M1-41). The Town of Minto has received a zoning by-law amendment application that will rezone the severed parcel to the appropriate Industrial zone to match the lands to be added to. Both the severed and retained lands would meet the minimum lot area and frontage requirements of the zoning by-law.

ADDITIONAL INFORMATION: The applicants have submitted two additional lot line adjustment applications concurrently with this application. These 3 applications will add lands to 3 separate parcels to provide additional space for businesses on the sites and to establish a consistent lot configuration with surrounding properties.

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

Jameson Pickard, Planner
June 27th, 2018



Application	B54/18
Location	Part Lot 114, Concession D TOWN OF MINTO
Applicant/Owner	Doug Chalmers Inc & Nicholas Brouwer

PLANNING OPINION: This application for lot line adjustment would sever a 0.5 ha (1.36 ac) parcel and merge it with an adjacent 0.4 ha (1 ac) Residential parcel. The resulting lot would be a 0.93 ha (2.33 ac) lot. A vacant 8.29 ha (20.5 ac) parcel would be retained.

This application is consistent with Provincial Policy and generally conforms to the Official Plan, provided that the following matters are addressed as conditions of approval:

- a) That the purchaser take title to the severed lands in the same manner as they hold their abutting land; and,
- b) That Subsection 50(3) of the Planning Act, R.S.O., 1990 be applied to any subsequent conveyance or any transaction involving the parcel of land that is the subject of this Consent.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated HAMLET and located in the Hamlet area of Teviotdale. Section 10.6.3 states "lot line adjustments may be permitted where there is no adverse effect provided the basic lot patterns in the area are not unreasonably altered."

The matters under section 10.1.3 were also considered.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The severed parcel is zoned Agricultural Site specific (A-61). The lands to be added to are currently zoned Rural Residential (R1A). The Town of Minto has received a zoning by-law amendment application that will rezone the severed parcel to the appropriate Residential zone to match the lands to be added to.

ADDITIONAL INFORMATION: The applicants have submitted two additional lot line adjustment applications concurrently with this application. These 3 applications will add lands to 3 separate parcels to provide additional space for businesses on the sites and to establish a consistent lot configuration with surrounding properties.

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

Jameson Pickard, Planner
June 27th, 2018