



## TOWN OF MINTO

DATE: April 27, 2016

REPORT TO: Mayor and Council

FROM: Bill White, C.A.O. Clerk

SUBJECT: Access Request, Jeff Metzger, Lot 77, Jane Street  
Palmerston

---

### **STRATEGIC PLAN:**

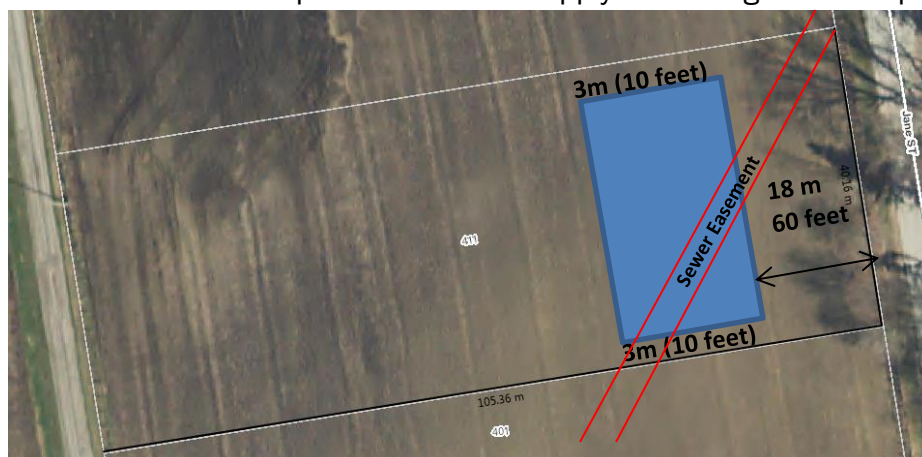
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

### **BACKGROUND**

The subject lot is west of Jane Street north of Elgin Street in Palmerston with 40 metres of frontage, 104 metres depth and 0.4 acres in area (about 1 acre).

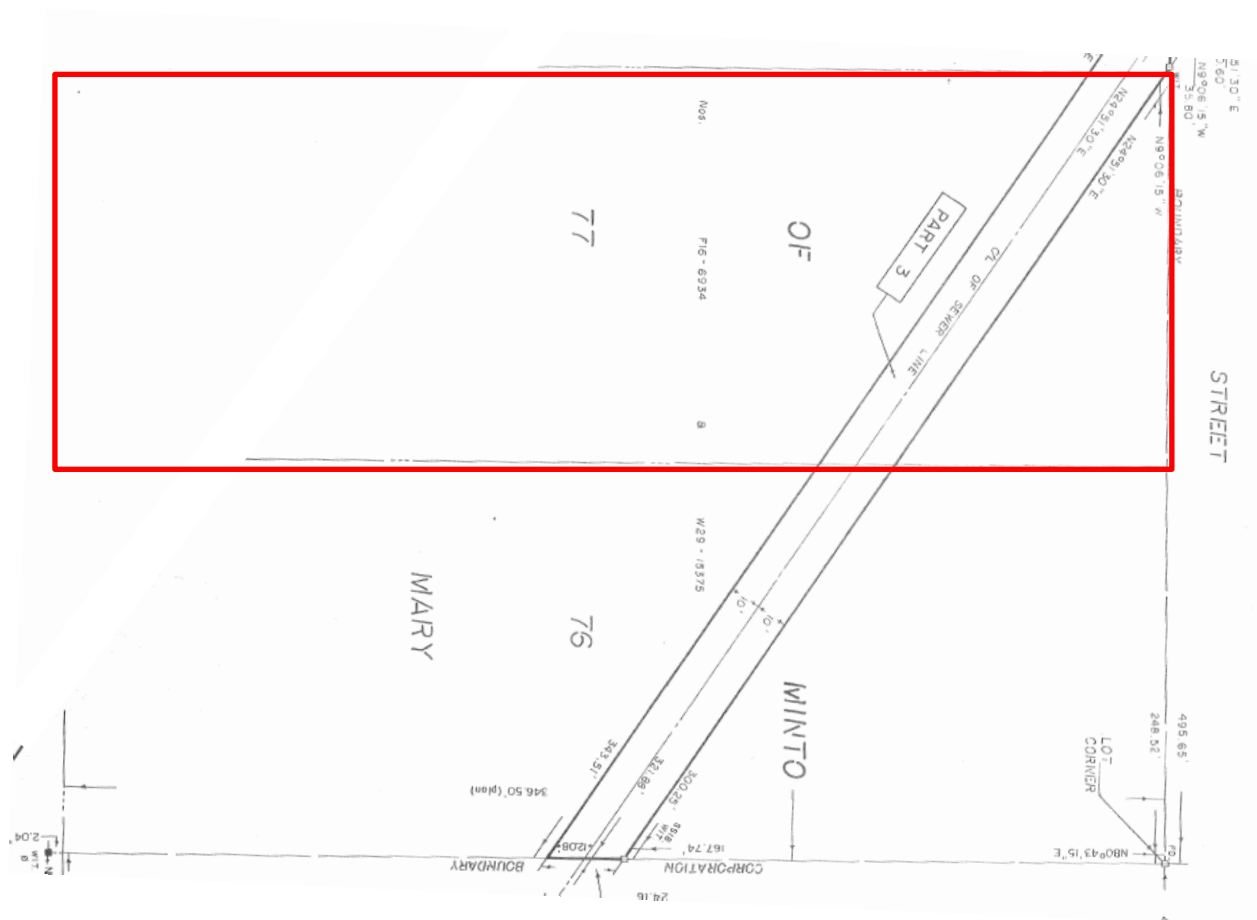
Jeff Metzger advised his surveyor discovered a one foot reserve along Jane Street on Lot 77 and an easement for sanitary sewer diagonal across the lot. His attached request asks Council to allow access across the one foot reserve and lift the easement so he can build a home.

This lot is one of four similar sized lots fronting on this section of Jane just outside Palmerston's urban area. All the lots are zoned Agricultural-1, which allows one home to be built on each lot in a rural estate form. There are two active livestock barns in close proximity to the lots. Minimum distance separation does not apply to existing lot development. The sketch shows



a building envelope under the A-1 zoning. The home is so far from the front lot line it may make future urban development difficult. Across Jane Street there are eight lots fronting on the same stretch of road.

The easement for the sewer line is shown on the sketch below. According to Town Public Works staff the sanitary sewer was relocated off these properties on to Jane Street several years ago. Subject to confirmation it appears the easement is no longer required by the Town and could be discharged.



Jane Street is to be reconstructed in 2016 under an approved \$1.3 million OCIF grant (total project cost \$2.1 million). This will include new water, sanitary sewer and roadway from Inkerman Street north.

#### **COMMENTS:**

In the mid 1980's a previous owner tried for about three years to have the four lots re-developed, along with others nearby fronting on Elgin Street. At that time it was the municipal boundary between Township of Minto and Town of Palmerston that could not be overcome to permit development.

Lots such as these on the edge of an urban area fronting on a street with full municipal services would ideally be developed as fully serviced residential. The urban area boundary creates an issue under Provincial Planning Policy as a "comprehensive review" may be needed before expanding the urban area into rural lands. While such a review might be successful it will take several months to accommodate agency and public comments. One issue will be minimum distance separation from nearby barns which applies to "urban" form development but on rural estate homes even though the "impact" is essentially the same.

The Town will soon tender construction work on the street. If development is to proceed in an urban form the lots should be “pre-serviced” with water and sewer connections to the lot line so Jane Street is not disturbed immediately after re-construction. However, the Town should not incur the cost of “pre-servicing” lots that could be many years before approval.

Staff consulted the Wellington County Planning Department to see if the Town could reach an agreement to allow one home on one lot as a condition of permitting access over the one foot reserve by requiring a rezoning or minor variance to require the home closer to the street and on the side of the lot so that future severance is possible. Ideally this standard would apply to all four of the existing lots.

### **FINANCIAL CONSIDERATIONS:**

The agreement will allow for more efficient future development to make cost effective use of municipal sewer, water and roadway services.

### **RECOMMENDATION:**

That Council receives the C.A.O. Clerk’s April 27, 2016 report regarding Access Request, Jeff Metzger, Lot 77, Jane Street Palmerston, and that Council approve in principal access across the one foot reserve and discharge of the easement subject to an agreement being reached with Jeff Metzger to establish a procedure acceptable to Wellington County Planning to allow a house location and servicing that might allow for future urban development.

Bill White, C.A.O. Clerk

