



## Town of Minto

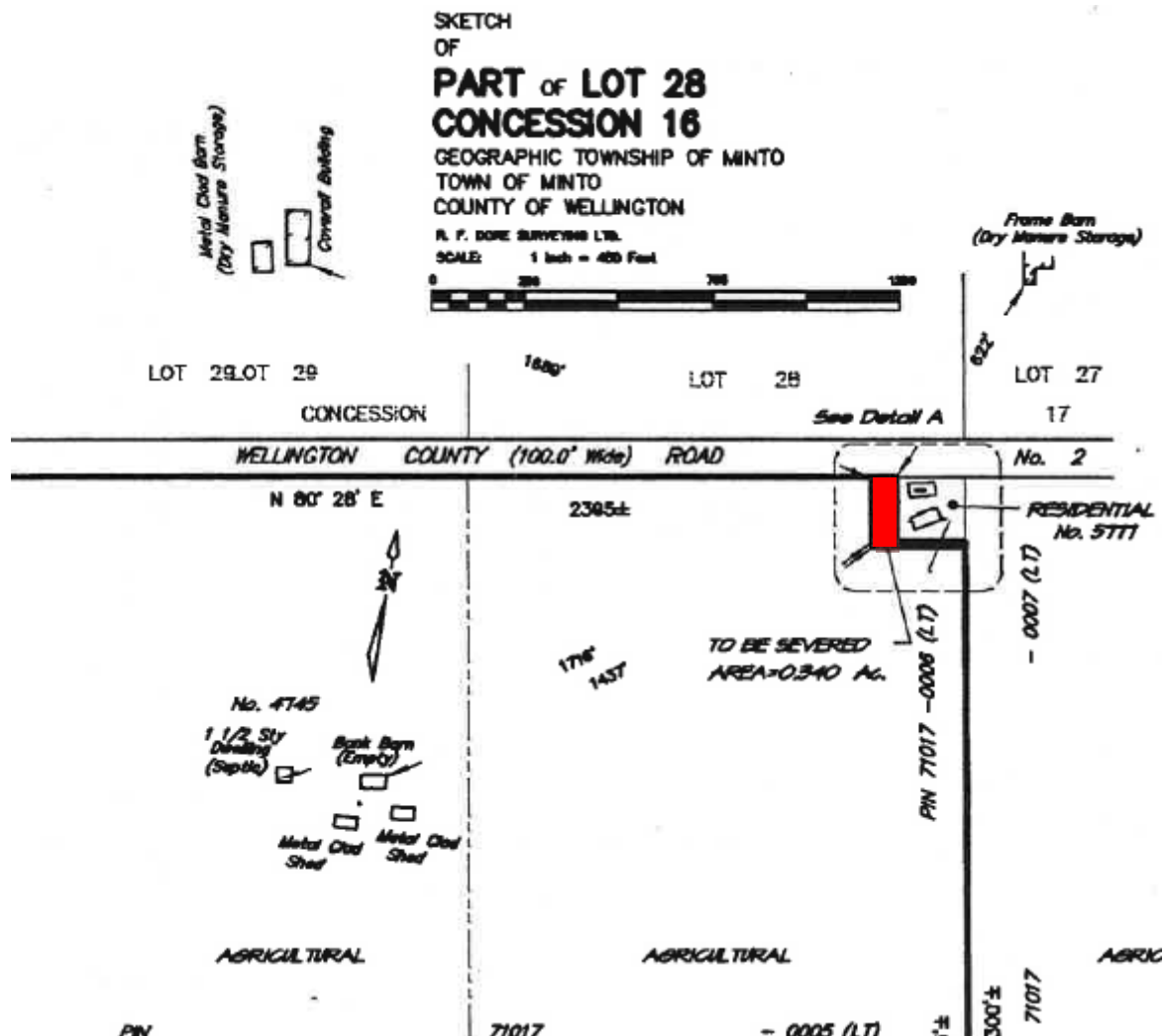
DATE: January 12, 2015  
TO: Mayor Bridge and Members of Council  
FROM: Annilene McRobb, Deputy Clerk  
RE: B30/16 – Binkley Severance  
Lot 28, Concession 16, 5777 Wellington Road 2

### 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

This application to County Land Division is to sever a 0.3 hectare strip of land from a large farm and join that parcel with an abutting rural residential lot. The residential property that the land is being attached to is 5777 Wellington Rd 2 (owned by Dan Binkley), and the parcel that is being severed is at 5745 Wellington Rd 2 (owned by John Binkley). The resulting lot would be a 0.43 ha (1.06 ac) rural residential parcel. An 80 ha (199 ac) Agricultural parcel would be retained.



Town of Minto staff met and to review the application and no serious concerns were noted.

According to the street view picture below there may be drainage from the farm parcel on or near the severed lot. This should be confirmed as a condition of approval.



### **COMMENT**

As there are no significant staff concerns it is suggested Council support the application with a blanket condition that allows drainage to be confirmed before the lots are separated.

### **RECOMMENDATION**

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B30/16 John and Shirley Binkley, Lot 28, Concession 16, 5777 Wellington Road 2, Town of Minto that the following conditions be considered:

1. THAT the Owner satisfies all requirements of the Local Municipality, financial and otherwise which the Local Municipality may deem to be necessary (including but not limited drainage on and through the severed lot) at the time of issuance of the Certificate of Consent for the proper and orderly development of the subject lands.

### **ATTACHMENTS**

Severance Sketch

County of Wellington Planner, Jameson Pickard

MVCA Environmental Planner Brandi Walter