



TOWN OF MINTO

MEETING DATE: August 13th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-030- B64/24 – Surinder Chaudhry Consent
(Severance)
255 Norman St, Clifford

RECOMMENDATION

THAT the Council of the Town of Minto hereby receives report PLN 2024-030 – B64/24 – Surinder Chaudhry Consent Severance, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B64/24 – Surinder Chaudhry, for land legally described as PART LOT 21 &22, CON 1, with a municipal address of 255 Norman St, Clifford, in the Town of Minto, and that the following conditions be considered:

1. **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

BACKGROUND

Consent application B64/24 is being considered by the County of Wellington Land Division Committee to propose an easement of approximately +/- 188 m² (2,023.61 ft²) with +/- 6 m frontage and +/- 31 m depth for sanitary services in favor of #235 and #215 Norman St to continue servicing existing buildings.



Figure 1 – Aerial Photo

Source: County of Wellington GIS (2020)

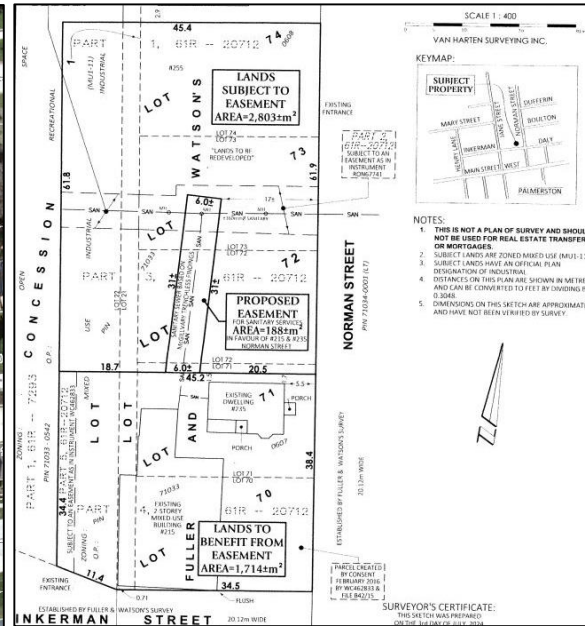


Figure 2 – Survey Sketch

Source: County of Wellington GIS (2020)

Source: Van Harten (2024)

County of Wellington Official Plan	
Designation(s):	Industrial
Policy Section:	12.6.2 Easements and Location Criteria Where new development is proposed, appropriate easements or rights-of-way will be required to be dedicated for utilities. Utilities shall be planned for and installed in a coordinated manner in order to be more efficient and to minimize disruption. They will be encouraged, where feasible, to locate within an initial common trench to avoid unnecessary over digging and disruption of municipal rights-of-way.

Town of Minto Zoning By-law	
Zone(s):	MU1-11 Mixed Use Zone

Permitted Use(s):	Notwithstanding any other provisions to the contrary, the area zoned MU1-11 may be used for a warehouse or indoor storage facility within an existing building. Additionally, any use permitted under Section 22.1 is allowed, except for automotive uses or gas bars.
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Figure 3 – Official Plan Designation

Source: County of Wellington GIS (2020)



Figure 4 – Zoning

Source: County of Wellington GIS (2020)

COMMENTS

Town staff are satisfied that the proposed easement based on the Severance Sketch provided for review.

Town staff have recommended the following conditions be applied to the approval.

Department	Condition(s)
Clerks & Treasury	<ul style="list-style-type: none"> The owner satisfies all requirements of the Town, financial and otherwise, including the payment of any monies owed, and that all accounts are in good standing.
Public Works	<ul style="list-style-type: none"> The owner/applicant should be aware that the easement is sufficient for the maintenance of services.

The above comments will be addressed through the Town of Minto’s recommended conditions.

STRATEGIC PLAN

Goal 1:

Manage Our Infrastructure Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer