

Building/Zoning

The proposed severed parcel is currently zoned open space. The lot size and similar requirements required in the zoning by-law meet the requirements of the Open Space Zone.

A rezoning will be required to permit residential development as suggested in the application. The lot frontage will not meet the requirements of a R1B zoning, but it will meet the requirements if rezoned to R1C or R2. Fees applicable to building permits and development charges will be required prior to the issuance of a building permit.

As it is former rail land they should be required to supply a record of site condition prepared by a qualified person in accordance with Provincial Legislation prior to any building permits being issued for a residential use.

Public Works

Both the severed and retained parcels have adequate servicing in relation to water and sewer. The severed parcel was serviced with a 1" water line and 5" sanitary during the reconstruction of James Street. The frontage fees have not yet been paid. An entrance permit will be required.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B70/16 Will, 245 James Street, Palmerston Town of Minto that the following conditions be considered:

1. THAT the applicant satisfies all requirements of the Town of Minto, financial and otherwise which the Town may deem to be necessary for the proper and orderly development of the subject lands.
2. THAT the applicant satisfies the requirements of the Town of Minto in reference to Parkland Dedication as provided for in the Planning Act including where applicable paying cash-in-lieu of parkland in the amount of \$500 per lot or other specified in the applicable policy of the Town at the time of consent.
3. THAT the applicant obtain a written statement from the Town of Minto confirming the proposed lots and associated land uses, buildings and structures comply with the all applicable requirements in the Town of Minto zoning by-law.
4. That the applicant provides written confirmation from the Town of Minto Public Works Department that they are satisfied that separate municipal services are available to each of the separate lots proposed for the subject lands, these services are properly connected to each existing structure.
5. That the applicant provide proof of payment from the Town of Minto that outstanding frontage charges for water, sanitary sewer, and or storm sewer where applicable and required by the Town for the severed lot(s) at the rate established by policy in place at the time of payment of the frontage charge (for reference only and subject to change, the rate applicable at the time of this decision is \$221.00 per metre lot frontage), and that the applicant is also advised this does not include paying the cost of lateral connections to any service which shall be payable to the Town at time of connection.
6. That the applicant written confirmation from the Town of Minto Public Works Department that satisfactory access arrangements to the subject lands has been

including payment of applicable fees.

ATTACHMENTS

County of Wellington Planner, Jameson Pickard, Junior Planner