



Town of Minto

DATE: November 30 2016
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: B104/16 Heinmiller
Part Lot 23 Concession 2, Lot 23 Concession 1

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 50 acre parcel located at Part Lot 23 Concession 2 and retain a 100 acre parcel located at Lot 23 Concession 1. This portion of the property is currently zoned Agricultural and Natural Environment. The proposed severed parcel is currently cropped as a part of the farm operation on the retained parcel.

The severed and retained lands previously had distinct and separate ownership. Due to unforeseen circumstances, Titles on the property aligned, in June of 1993 as a result of a separation agreement, merging the titles of the two properties.

The intent of the application is to allow the sale of the severed lands to the applicants son for the construction of a single family dwelling. The intent is for the remainder of the land to be cropped for the existing farming operation on the retained parcel.

COMMENT

Clerks

The applicant will be required to pay all applicable fees to the Town of Minto, including fees in relation to certified list of landowners and letter of consent.

Building/Zoning

Staff are in support of the application. It does not conflict with any policies in the Town of Minto Zoning By-law 01-86 as amended.

Issues that would need to be addressed at the building permit stage include:

Minimum Distance Separation Calculation for the Swine and Beef operation to the north is currently calculated as 504m (1653') from the current livestock operation, and 553m (1815') from the existing manure storage facility. It should be noted, that new updates for the required MDS calculation are going to be in effect in March of 2017. Minimum Distances will vary from the numbers above based on these changes.

Development Charges and Building Permit Fee payment will be required at the issuance of the Building Permit for the Single Family Dwelling.

Public Works

There is a municipal Drain on the severed parcel. The Drain Assessment Schedule will have to be review to ensure the proper lands are noted in the drainage assessment schedule. It is noted that a reassessment may be required.

There is an existing gravel pit to the east of the property, located on Lot 22 Concession 2. The operation is owned and operated by D'Arcey's Sand and Gravel. The gravel pit has an existing approval through the Ministry of Natural Resources. The applicant is encouraged to inquire about the restrictions and covenants in relation to the proposed construction of the single family dwelling.

An entrance permit will be required at the Building Permit Stage.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B104/16 Heinmiller, Part Lot 23 Concession 2, and Lot 23 Concession 1, 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 be advised the Town of Minto will require payment of any applicable development charges at the time of issuance of a building permit respecting the lot(s) subject of the application at the rate established by Council applicable at time of issuance of the building permit.
3. THAT the applicant supply to the Town of Minto proof that a new Drainage Assessment Schedule (as required) has been approved to ensure the reapportionment of the applicable municipal drain be completed to the satisfaction of the Local Municipality.
4. 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 Senior Planner, Sarah Wilhelm
Site Survey

