



Town of Minto

DATE: April 29, 2015
TO: Mayor Bridge and Members of Council
FROM: Peg Schieck, Clerk's Assistant
RE: B30/15 Albert Gibson
Part Lot 16, Concession 17, 6230 16th Line

Agenda
May 5, 2015

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

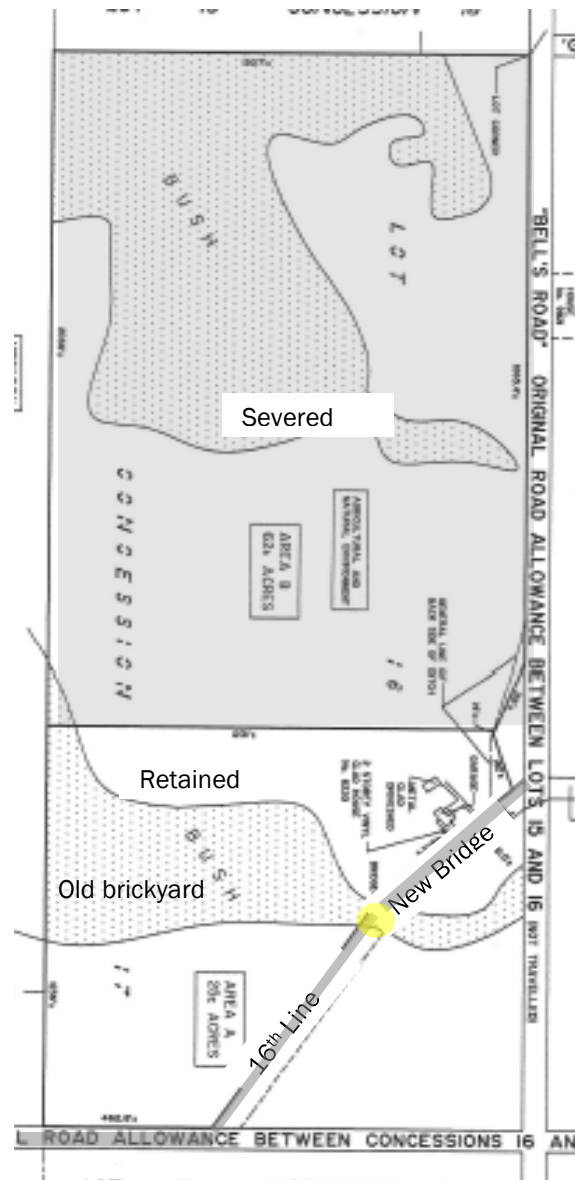
The applicant is proposing to sever off a 25.1 ha (62 acres) and retain 10.1 ha (25 acres). The proposed irregular retained parcel would encompass building cluster, approximately 14 ac of tillable land and bush. The proposed severed parcel has 28 ac of tillable land and a portion of bush. The existing uses of the severed and retained parcel are agricultural cash crop and natural environment, bush.

COMMENT

At the September 16th, 2014 Council meeting, Marilou and Duane Reynolds reviewed a severance on the family farm they were considering to create two new lots in a secondary agricultural area. The old brickyard on-site creates a natural severance. It was noted Council would comment when Wellington County circulated the application. Since the delegation the proposal has been down-sized to one new severed lot.

Staff met to discuss the application, and the Chief Building Official noted the Official Plan designation is Secondary Agriculture, which would allow for a residential lot. The County Planner notes that typically a rural residential severance has a smaller residential parcel and not the creation of two small farm parcels. Road Foreman noted that the severed parcel would require an entrance off of Bell's Road.

The application indicates both parcels will be used for cash cropping; the County Planner questions the acreage of tillable land for both the severed and retain parcels as sufficient cash cropping acreage. However, the County Official Plan was amended during the five year review to eliminate a maximum lot size for residential lots. The Plan requires lot size to be "not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage



and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements.” Staff believes considerable thought was placed in setting the boundary, and has no issue with parcel size. Should Land Division Committee approve the application, conditions of severance should include Town approval of entrance to the severed lot, and meeting Town financial requirements.

RECOMMENDATION

THAT the Town of Minto Council recommends the County of Wellington Land Division Committee approve Severance Application B30/15, Albert Gibson, 6230 16th Line, Part Lot 16 Concession 17, Town of Minto that the following conditions be considered:

1. THAT prior to a certificate of consent being issued all financial requirements are met to the satisfaction of the Town of Minto;
2. THAT safe driveway entrance access to the severed parcel to the satisfaction fo the Town of Minto.

Peg Schieck, CMO
Clerk's Assistant