



**DATE:** February 1, 2017  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Stacey Pennington, Building Assistant  
**RE:** Consent Application B129/16 c/o Evergreen Apartments  
 260 Mary Street Palmerston

## STRATEGIC PLAN

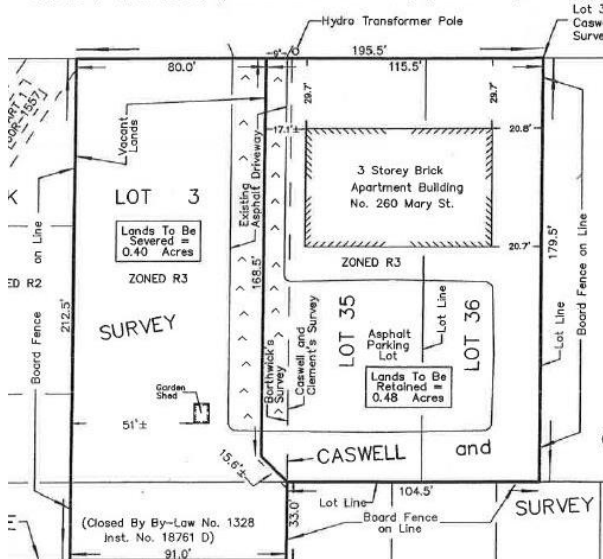
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

## BACKGROUND

The subject property is legally described as Lots 35 & 36, Survey Caswell and Clement's, Part Park Lot 3, Pt Lane, Survey Borthwick's with legal frontage on Mary Street. The property is currently one vacant parcel, zoned R3 – High Density Residential, with an official plan designation of Residential. The parcel is 0.88 acres (34,848 Sq. ft.) in size.

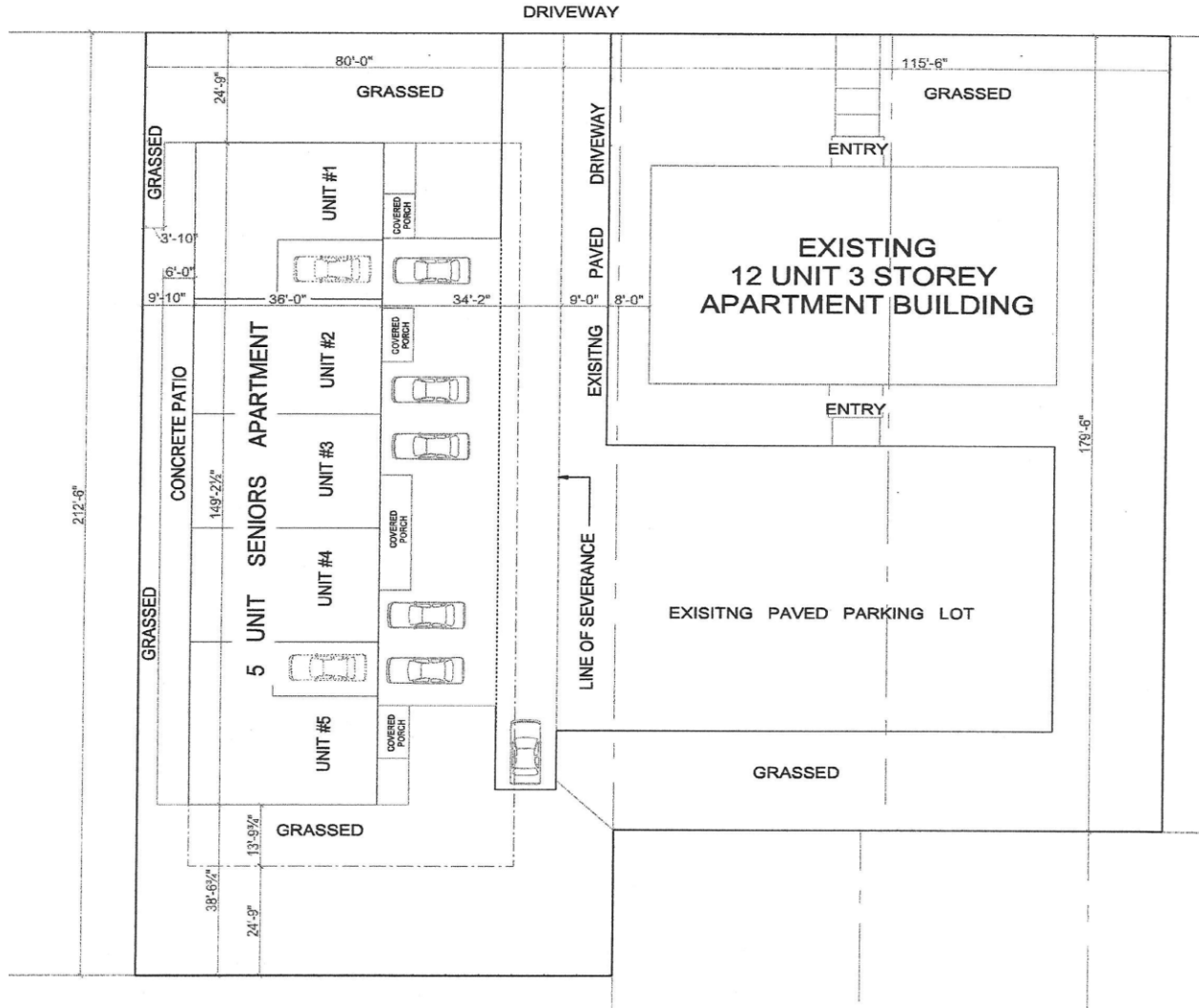


MARY STREET (PAVED TRAVELLED ROAD) (42.90' WIDE)



As shown above, the proposed severed parcel, Lot 3 and Pt Lane shown on the right; the retained parcel, Lot 36 and Part Lot 36. A twelve unit apartment building exists on the retain portion of the parcel. The proposal for the severed parcel is a 5 unit senior apartment building. A preliminary site plan is shown on the next page. A more detailed site plan approval will be required prior to the issuance of a building permit. The development will create much needed residential housing in Palmerston consistent with the adjacent apartment building.

# MARY STREET



## COMMENT

The Building Assistant, Chief Building Official, Road & Drainage Forman, Director of Public Services, met to review the application, and the following comments were received:

### Clerks:

Financial requirements including administrative fees, and parkland dedication will be required, and recommend a joint access be created with shared ownership/right-of-way of a single driveway to Mary Street.

### Building Department:

The proposed apartment building meets Zoning By-law requirements except the front yard requirement of 24.9 ft, (24.75 ft is provided). The proposed building will need to be moved slightly to comply. The lot area does not meet the requirements of the R3 zone. Other zoning issues such as buffering and parking will be determined in the detailed site plan

The minimum Lot area required for the existing 12 unit apartment building is 2123.69 sq.m. (0.52 ac.), whereas 1942.55 sq.m. (0.47 ac.) is proposed.

After severance it is noted the entrance to the retained parcel is 9' wide allowing only for a single row of traffic. While the Fire Inspector advises an emergency vehicle could access the property with a 9' entrance safety will be improved with greater width. A mutual drive shared between the severed and retained parcel is not ideal but would provide two way traffic flow that is safer for both properties. The shared entrance should be required in the condition of severance and designed in detail at the site plan approval stage for the new apartment building.

*Public Works:*

The severed parcel has access to a water and sewer services for the existing building. A water and sewer connection west of the existing building to the severed parcel cannot be verified from the plan and profile drawings in the Town's possession. Because of the uncertainty and the location of the property, servicing cost could be higher than anticipated. A servicing agreement will be required as a condition of severance to extend sewer and water at the developer's expense to the frontage of the severed lot.

**RECOMMENDATION**

That Town of Minto Council recommend the County of Wellington Land Division Committee approve Severance Application B129/16 Evergreen Apartments, Lots 35 & 36, Survey Caswell and Clement's, Part Park Lot 3, Pt Lane, Survey Borthwick's, Former Town of 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 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.
4. 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.
5. THAT the applicant provide confirmation from the Town of Minto that servicing arrangements are made as required to provide for, among other matters, extensions of sanitary sewers, water, storm sewers, streetlights, hydrants, roadways, curbs and sidewalks, and surface water management and that if necessary a servicing

agreement has been signed and securities posted to the satisfaction of the Town.

6. THAT the applicant provide written confirmation from the Town that access arrangements to the severed and retained lot have been made by way of a private two-way driveway, shared or mutual entrance (by way or right of way or easement) to the satisfaction of the Town of Minto.

Stacey Pennington, Building Inspector

**ATTACHMENTS:** County Senior Planner, Linda Redmond