



Town of Minto

DATE: April 27, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: B40/17 - Winger Severance
Part Lot 21 Concession 5, 9035 Wellington Rd 5

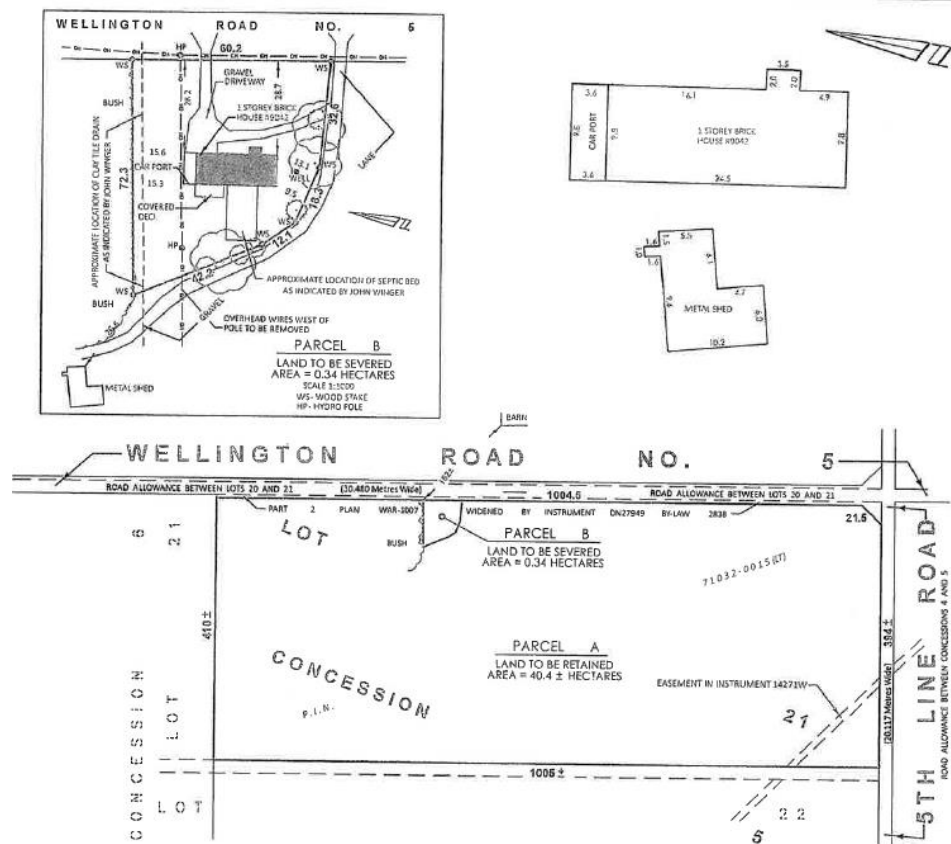
STRATEGIC PLAN

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 consent application to County Land Division is to sever a reduced agricultural lot of 0.34 hectares (0.84 acres). The retained parcel is 40.4 hectares (99.83 acres). The remainder of the retained parcel has both forested area and crop land. An existing detached accessory structure used as a sugar shack is on the retained parcel. An existing semi-detached structure is located on the severed portion of the property. The official plan designation of the property is prime agriculture. The zoning is Agriculture.

Below is a portion of the site survey submitted with the application.



COMMENT

Town of Minto staff reviewed the application and no serious concerns were noted, and the

Clerks Department noted standard financial conditions and parkland dedication apply. *Public Works* confirmed the severed parcel is not serviced. An apportionment will need to be completed for this severance for Municipal Drain #33 to split the original assessment for 2 separate ones Section 65(5) of the Drainage Act.

Building Department advises the severed parcel does not meet minimum Lot Area requirement of 0.4 hectares (1.0 acres), where a lot area of 0.34 hectares (0.84 acres) is proposed. This can be addressed through a minor variance as a condition of severance. As shown in the areal image to the right, the proposed parcel is used as a single family dwelling. The severance area was determined by using the bush line, and the current entrance to the sugar shack as the proposed property lines. All of these issues are addressed by the Town's standard conditions.



RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B40/17 Winger, Part Lot 21 Concession 5, 9035 Wellington Road 5, 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 supply to the Town of Minto proof that a new Drainage Assessment Schedule 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 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.

Stacey Pennington

ATTACHMENTS

Building Inspector

County of Wellington Planner, Jameson Pickard