



Town of Minto

DATE: June 14, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: B53/17- Corinne Bell Severance
Part Lot 33 South of Queen Street, Harriston

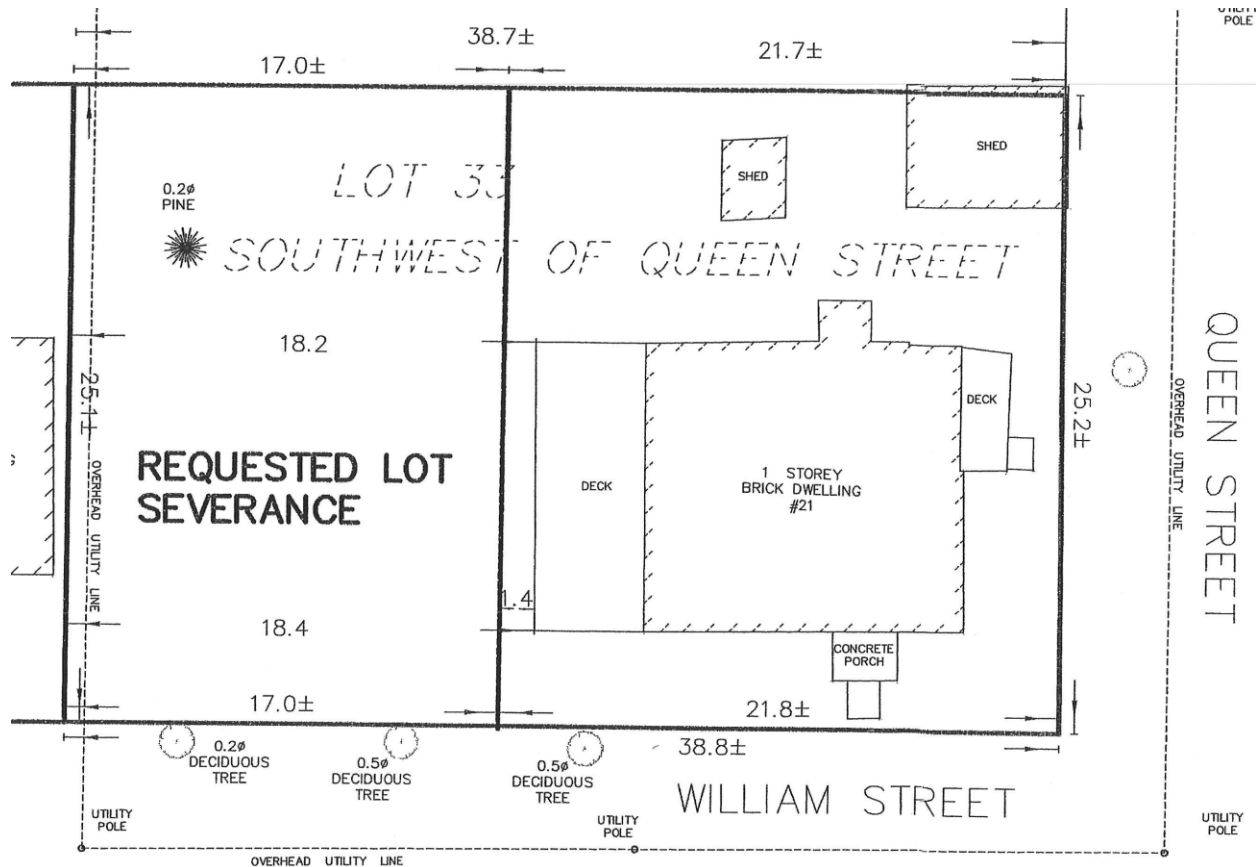
STRATEGIC PLAN

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 the County Land Division for property located at 21 William Street East is to create a residential lot of 426.7 sq m. An existing single family dwelling with accessory structures is located on the retained portion of the property with a lot area of 549.6 sq m. This property is zoned R1B low density residential.

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.

Clerks

Standard financial conditions including parkland dedication are recommended.

Public Works

The severed parcel has access to municipal water and sanitary sewer in William Street but is not serviced with lateral connections. Connection to these services will be at the lot developer's cost according to typical Public Works requirements. Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained prior to construction.

Building

Zoning Relief is required as per the chart below:

| Zoning By-law Section | Required | Provided | Relief |
|-----------------------------|------------|---|---|
| 10.2.1 LOT AREA minimum | 650.3 sq m | Retained 426.7 sq m Severed 549.6 sq m | Retained 223.6 sq m Severed 100.7 sq m |
| 10.2.2 LOT FRONTAGE minimum | 20.1 m | Severed 17.0m | Severed 3.1m |

The large shed as a result of the severance will be in the exterior side yard where no accessory building is permitted. This shed does not meet the accessory building setback requirements/ encroaches on neighboring lands. It is our understanding that this shed would have legal non-complying.

Standard building permit fees and development charges will be required prior to the issuance of a building permit.

All of the above issues can be address through the Town's standard conditions for consent applications.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B53/17, Part Lot 33 South of Queen St, 21 William Street E, Former Town of Harriston, Town of Minto subject to the following conditions:

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 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.

4. That the applicant obtains written confirmation from the Town of Minto Public Works Department that satisfactory access arrangements to the subject lands have been made including payment of applicable fees.
5. 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.
6. 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.

ATTACHMENTS

County of Wellington Planner, Jameson Pickard

Stacey Pennington
Building Inspector