



**Town of Minto**

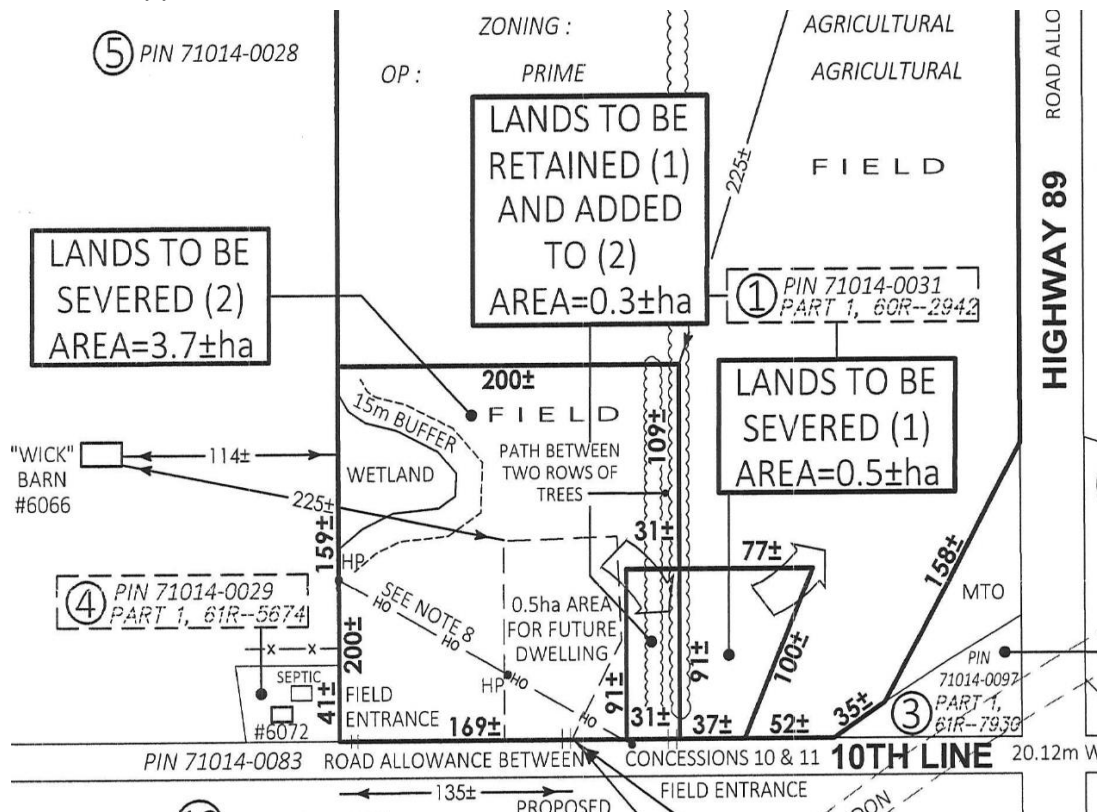
**DATE:** June 14, 2017  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Stacey Pennington, Building Inspector  
**RE:** B58/17 B59/17 Cubitt/Vanderkooy Severance  
Part Lot 21 Concession 11, Town of Minto

**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 applications to County Land Division is for lands west of the corner of the 10<sup>th</sup> Line and Highway 89. The proposal is to construct a single family dwelling with a small scale agricultural use on a lot created by to reconfiguring an existing small rural residential 0.42 ha (1.04 ac) lot, and a larger farm parcel. Below is a portion of the site survey submitted with the application.



The resulting lot is shown on the air photo below. The triangular shaped severed lot would be conveyed for use by the Vanderkooy Farm.

## COMMENTS

Town reviewed the application and noted:

- Standard financial conditions including parkland dedication are recommended.
- Prior to the issuance of a building permit, confirmation of the location of any structures (including an on-site sewage system) in relation to the municipal drain is required to ensure compliance with the Town of Minto Zoning By-law Section 6.20.2 Municipal Drain Setbacks.
- A reassessment of the drainage schedule is required. An entrance permit must be obtained prior to construction.
- Standard building permit fees and development charges will be required prior to the issuance of a building permit.

The above issues can be addressed in the Town's standard consent conditions.



## RECOMMENDATION

THAT Council recommends Wellington County Land Division Committee approve Severance Applications B58/17 and B59/17, Part Lot 21 Concession 11, 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 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.
4. That the applicant obtains written confirmation from Town of Minto Public Works that a reassessment to the municipal drain located on the subject property is completed and all structures located properly relative to the municipal drain.
5. 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.

Stacey Pennington  
Building Inspector

**ATTACHMENTS** County of Wellington Planner, Jameson Pickard