



Town of Minto

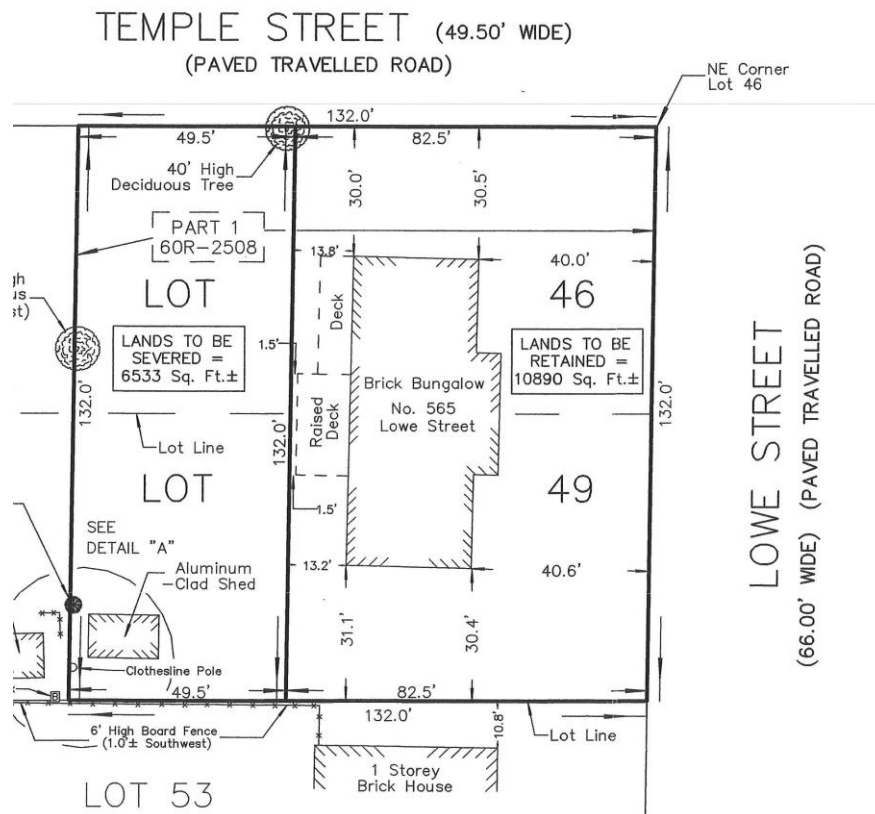
DATE: June 14, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: B51/17- Fred and Cheryl Donkersgoed Severance
565 Lowe Street, Palmerston

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

This consent application to create a residential lot is for property located at 565 Lowe Street, Palmerston. An existing single family dwelling is located on the retained portion of the property. This property is zoned R2 medium density residential. Below is a portion of the site survey submitted with the application.



COMMENT

Town of Minto staff reviewed the application and noted the following issues.
Clerks
Standard financial conditions including parkland dedication are recommended.

Public Works

Currently the severed parcel has access to an existing sewer main on Temple Street, but the closest water main is on the east side of Lowe Street. This will require arrangements be made to extend the watermain, at the applicant's cost, 40 metres westerly along Temple Street to the frontage of the severed lot. Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained prior to construction.

Building

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 addressed through the Town's standard conditions for consent applications.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B51/17, 565 Lowe Street, 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 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 extending the watermain along Temple Street westerly to the severed lot, or any 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 severed and retained lot have been made including payment of applicable fees.
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