



Town of Minto

DATE: September 12, 2017
TO: Deputy Mayor Faulkner and Members of Council
FROM: Michelle Brown, Building Assistant
RE: ZBA 2017-09 Corinne Bell

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.

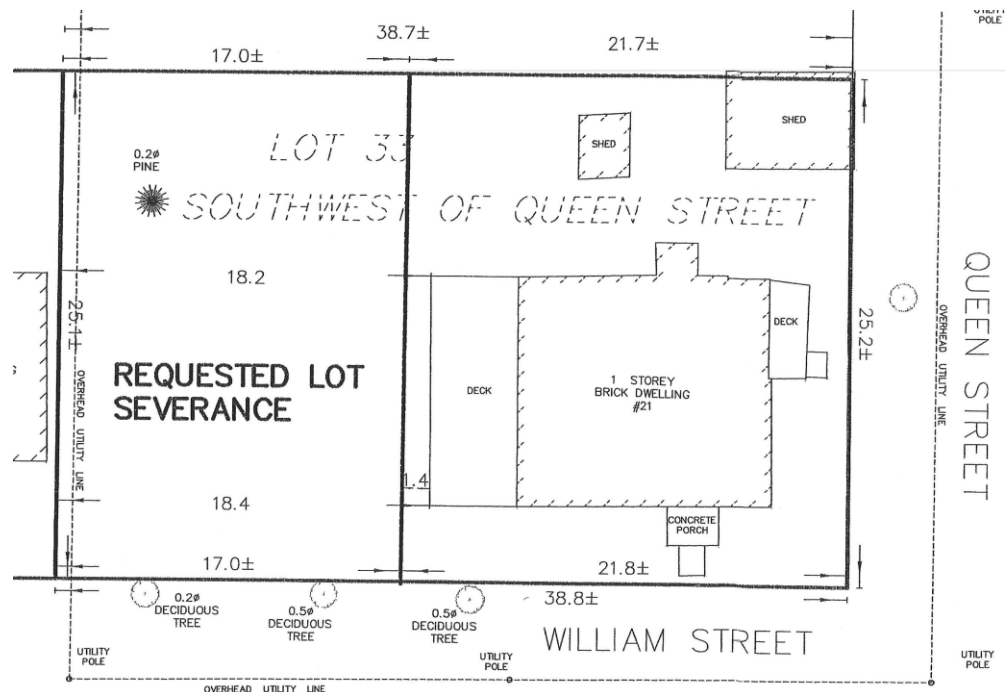
BACKGROUND

The property subject to the proposed amendment is located on Part Lot 33, S/S Queen Street, with a municipal address of 21 William Street E. The property is approximately 976.2 m² (10507.7 ft²) in size and the location is shown on the map below.

The intent of this application is to rezone the subject lands to permit a reduced lot area and frontage for the proposed severed lot, and a reduced lot area for the retained lot. The application for rezoning is a condition of consent that will sever the vacant parcel (426.87 m² or 4594.8 ft²) from the retained parcel (549.36 m² or 5913.2 ft²) occupied by an existing residential dwelling to allow a future residential building lot. This property is zoned R1B Low Density Residential.

The site survey submitted with the application is as shown. Council considered this matter in a previous dated June 20, 2017, from the C.A.O. Clerk when severance application B53/17 was granted provisional consent by the County Land Division Committee.

Conditions of approval recommended in that report are outlined as follows:



- That the applicant pays all applicable fees to the Town before the lot is created.

- That \$500 per lot cash in lieu of parkland be paid to the Town at the time of consent.
- That the applicant pay standard frontage charges for water, sanitary sewer, and or storm sewer where applicable and required by the Town at a rate of \$221.00 per meter lot frontage when the lot is created, which does not include paying the cost of lateral connections to any service which shall be payable to the Town at time of connection.
- Access arrangements for the new lot are made satisfactory to the Public Works Department for both the severed and retained lots.
- Confirmation the proposed lots and associated land uses, buildings and structures comply with the all applicable requirements in the Town zoning by-law.
- Development charges will be payable at the time of issuance of a building permit for any severed lot.

COMMENT

Town of Minto staff reviewed the application and no additional concerns were noted since the rezoning implements one of the conditions of the severance. All previous comments, conditions and recommendations apply.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for the Town of Minto/Corinne Bell for information and considers passing a by-law in open session.

ATTACHMENTS

County of Wellington Senior Planner, Curtis Marshall

Michelle Brown
Building Assistant