



## Town of Minto

**DATE:** November 7, 2017  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Michelle Brown, Building Assistant  
**RE:** B124/17 - Michlowski Severance  
**Part Lot 100 Concession D, 6426 5<sup>th</sup> Line Town of Minto**

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### STRATEGIC PLAN

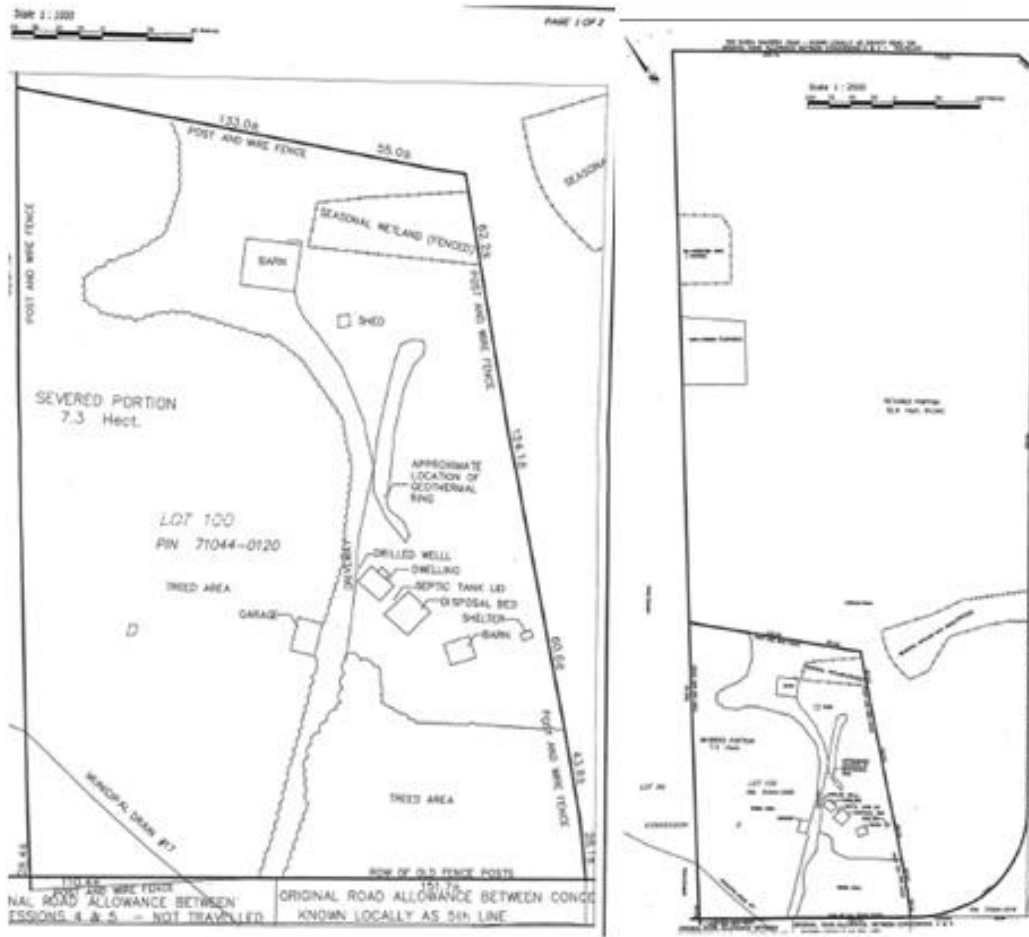
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

### BACKGROUND

This consent application to the County of Wellington Land Division for Surplus Farm Dwelling property located at 6426 5<sup>th</sup> Line is to sever 7.3 hectares with 262.1m frontage. The retained parcel is 32.8 hectares with 401.9m frontage. An existing rural residence with a barn, garage, horse barn, shelter and shed are on the severed portion of the property. The retained portion is for proposed agricultural use resulting in a net gain of approximately 3 hectares. The property is currently zoned A- Agriculture and NE –Natural Environment. The location of the parcel is shown on the map below:



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 are recommended. Parkland dedication is not normally collected for similar rural severances. The County GIS mapping does not show the 5<sup>th</sup> Line within the desired municipal road allowance. Also there appear to be sections of road allowance shown on private land that do not exist. The applicant's surveyor should be required to confirm the proper municipal road allowance is in place and that any Town encumbrances on the severed or retained lot are cleared up at the same time.

## Public Works

Currently the severed parcel has private septic and well. An apportionment will need to be completed for this severance for any Municipal Drains taking the original assessment of one property and reassessing for 2 separate ones Section 65(5) of the Drainage Act.

### Building

Staff support of the application. Standard conditions for consent are recommended including any rezoning that may be needed to legally provide for the existing land uses on the severed and retained lots.

### RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B142/17 Michlowski, Part Lot 100 Concession D, 6426 5<sup>th</sup> Line, 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 provides written confirmation from the Town of Minto Public Works Department that satisfactory access arrangements to the subject lands, including dedication of any lands needed to accurately locate the existing road in a municipal right of way to the satisfaction of the Town, including payment of any applicable fees.
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(s) 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.

Michelle Brown  
Building Assistant

**ATTACHMENTS**  
County of Wellington Planner, Michelle Innocente