



## Town of Minto

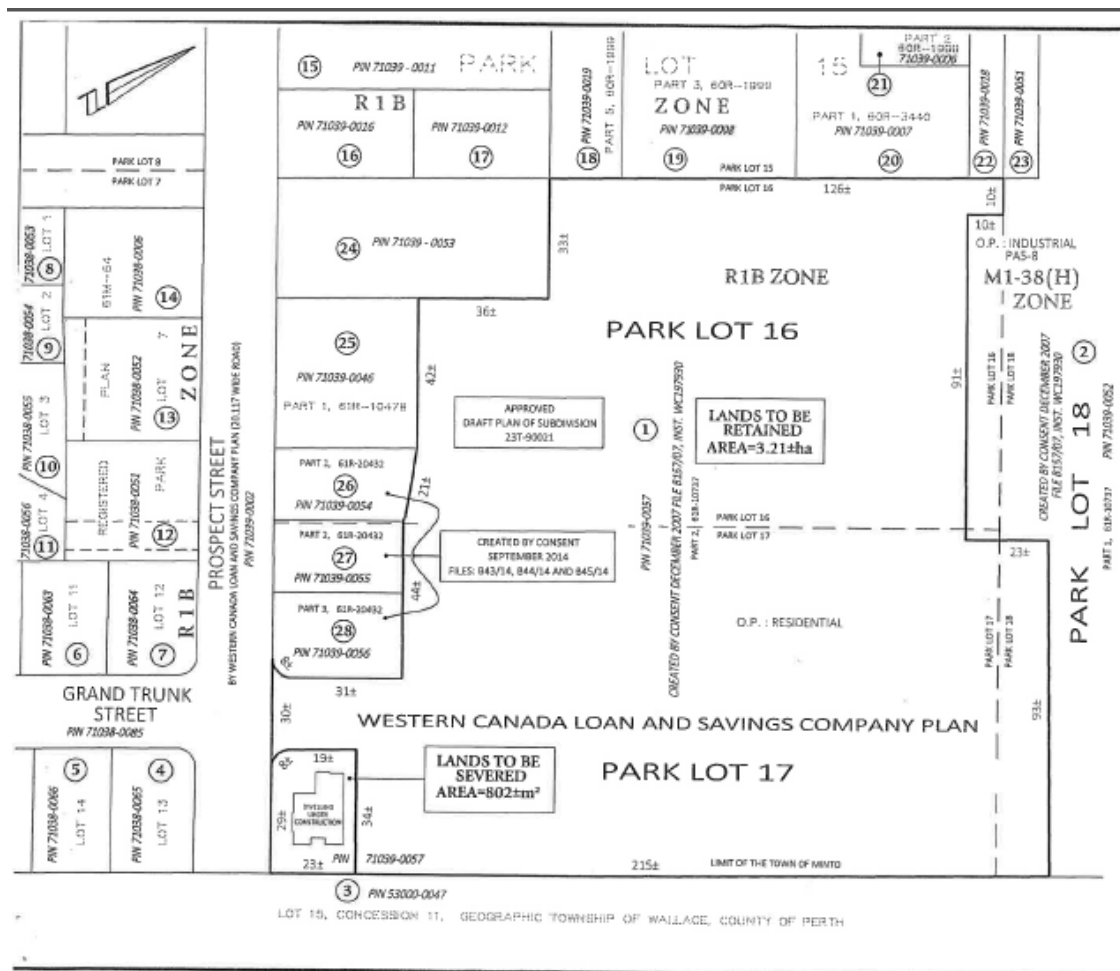
DATE: November 7, 2017  
 TO: Mayor Bridge and Members of Council  
 FROM: Michelle Brown, Building Assistant  
 RE: B131/17 – Clair Ridge Estates Severance  
 Part of Park Parts Lot 16, 17 & 18, Palmerston

### 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 the County of Wellington Land Division is to sever a residential lot of 802 sq m from the property with an approved draft plan of subdivision 23T-90021 (Clair Ridge Estates) as shown below.



residential dwelling on-site that is currently under construction. The intention is to sever the parcel of land in order to complete the purchase of sale of the home. The vacant parcel to B30/16 Binkley Severance Planning Report

be retained is 3.21 hectare. There is a signed subdivision agreement approved by Town By-law 2017-83 passed at the October 17, 2017 Council meeting. The agreement requires servicing the entire subdivision in three phases with security to the Town in the amount of \$255,337 (Phase 1), \$6,000 deposit, and cash-in-lieu of Parkland in the amount of \$15,000. The severed lot and home has been established based on engineered servicing and grading proposed within the subdivision agreement. Securities and deposits under this agreement are to be posted as a condition of consent.

### **COMMENT**

Town of Minto staff reviewed the application and no serious concerns were noted. The subdivision agreement and required securities will insure the interior road system is constructed for at least phase 1.

Staff is in support of the application provided that the Signed Subdivision Agreement between the Owner and the Town of Minto is registered on against the entire lands before the lot is separated, and all security, deposits and cash-in-lieu of parkland has been provided to the Town.

### **RECOMMENDATION**

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B131/17 Clair Ridge Estates, Part of Park Lots 16, 17, & 18, (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 provides proof that the Subdivision Agreement signed between the parties is registered on title and all required securities and deposits are satisfied as per Schedule E of the Subdivision Agreement have been provided to the satisfaction of the Town.

Michelle Brown  
Building Assistant

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