



Application	B131/17
Location	Part of Park Lots 16, 17 &18 TOWN OF MINTO (Palmerston)
Applicant/Owner	Clair Ridge Estates Limited c/o Dan Sinclair

PRELIMINARY PLANNING OPINION: This application would sever an 802 square metre urban residential lot with a dwelling currently under construction in the Urban Centre of Palmerston from approved draft plan of subdivision 23T-90021. A 3.21 hectare (7.9 acre) vacant parcel would be retained and is subject to approved draft plan of subdivision 23T-90021.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns provided that the following matters are addressed as conditions of approval:

- a) That site servicing and safe driveway access can be provided to the satisfaction of the local municipality; and,
- b) That the draft approved plan of subdivision (23T-90021) be revised through a redline revision to remove the proposed severed parcels from the plan to the satisfaction of the County of Wellington Planning department.

PLACES TO GROW: The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth to occur within settlement areas.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL and is located within the Urban Centre of Palmerston. New lots may be created in Urban Centres provided that the land will be appropriately zoned. Lot creation will normally proceed by a plan of subdivision and will be based on the provision of full services, wherever such services are available. Plans of subdivision will normally be required when:

- a) Four or more lots (included the retained) are being created, or
- b) A new road or a substantial extension to an existing road is required, or
- c) Where special concerns or issues exist which would be best dealt with through a plan of subdivision.

The dwelling currently under construction appears to be sited such that access will be on an unopened future road (part of subdivision 23T-90021). The Town should be satisfied that future access will be available on a public road (currently unopened) when the subdivision has been completed. Access is currently available on an interim basis from Prospect Street. Staff is satisfied that a plan of subdivision is not necessary in this case given that the servicing has already been established.

The matters under Section 10.1.3 were also considered including b) “that all lots can be adequately serviced with water, sewage disposal...to accepted municipal standards” d) that all lots will have safe driveway access to an all-season maintained public road” and m) “ that all new lots shall have logical lot lines given existing lot patterns in the area...”.

LOCAL ZONING BY-LAW: The subject property is currently zoned Low Density Residential (R1B). Frontage and area meet the minimum requirements of the zone. Setbacks to the dwelling were not identified on the sketch. The Town should be satisfied that the building location meets the required setbacks.

WELL HEAD PROTECTION AREA: The subject lands are within a WHPA C and D with a Vulnerability Score of 2 and 4.

ADDITIONAL INFORMATION: The subject lands form part of a draft plan of subdivision (23T-90021). The proposed lots to be severed have to be removed from the draft approved plan of subdivision through a redline revision in order for the lot creation to proceed.

SITE VISIT INFORMATION: The subject property was visited and photographed on October 31, 2017. Need to confirm that Notice Cards were posted. The survey sketch appears to meet the application requirements