



## TOWN OF MINTO

DATE: November 1, 2017

REPORT TO: Mayor and Council

FROM: Bill White, C.A.O. Clerk

SUBJECT : Jane Street Lot Creation, Robinson, 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

The four properties, subject of this report, are west of Jane Street north of Elgin Street in Palmerston. In April 2016 Jeff Metzger proposed to build on one of the lots with 40 metres of frontage, 104 metres depth and 0.4 acres in area (about 1 acre) as shown below. During his due diligence to purchase the lot a Town owned “one foot reserve” and easement were discovered. These restrictions must be discharged if any building is to occur on the lots. The one foot reserve and easement are shown on the adjacent maps.



At its May 3, 2016 meeting Council considered a request from Jeff Metzger to remove the one foot reserve and easement and passed the following resolution:

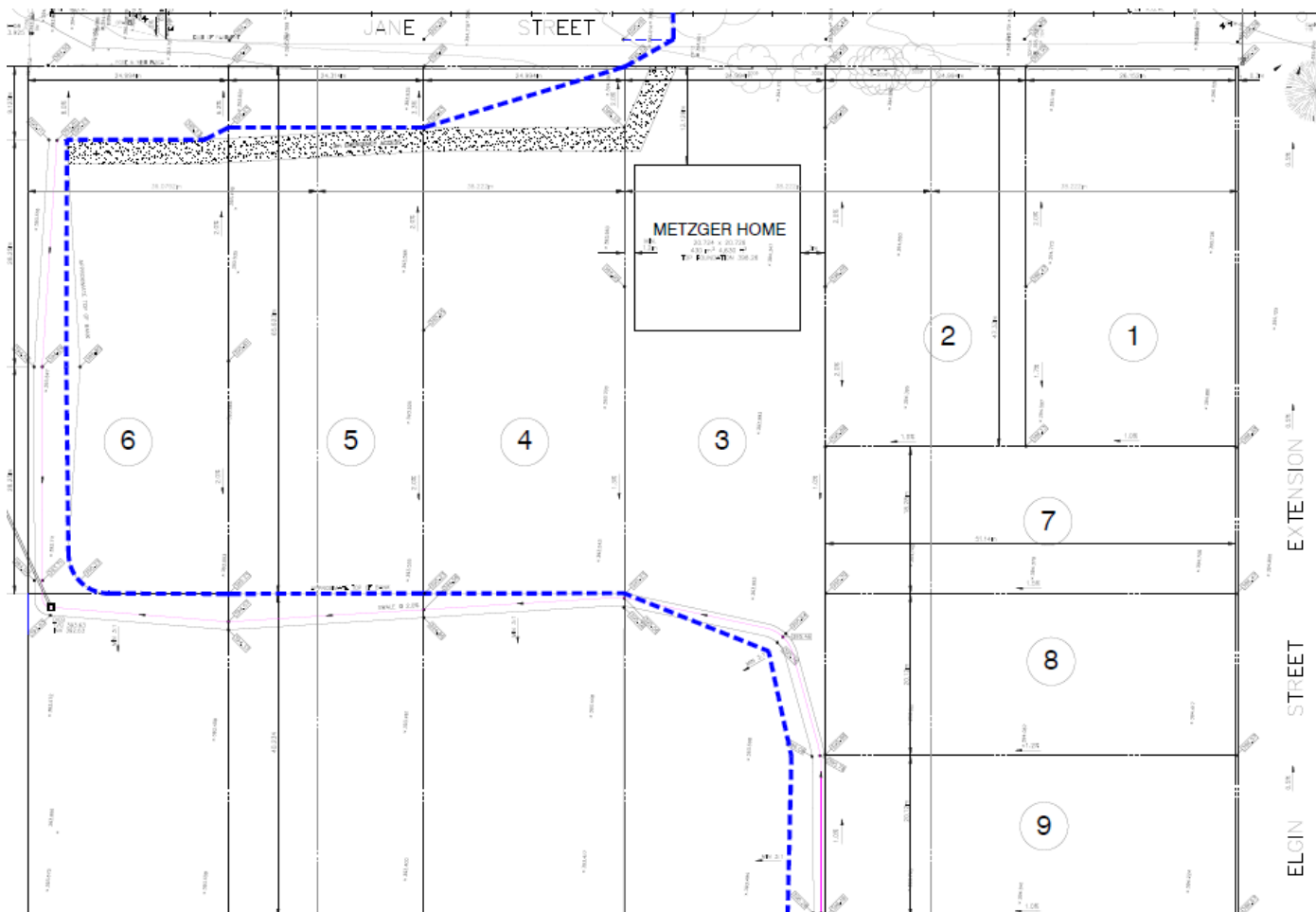
That Council receives the C.A.O. Clerk's April 27, 2016 report regarding Access Request, Jeff Metzger, Lot 77, Jane Street Palmerston, and that Council approve in principal access across the one foot reserve and discharge of the easement subject to an agreement being reached with Jeff Metzger to establish a procedure acceptable to Wellington County Planning to allow a house location and servicing that might allow for future urban development.

The lot of interest to Jeff Metzger is one of four lots owned by the Robinson family of Palmerston. There are development proposals for these lands going back to the 1980's that have been restricted by urban boundary and servicing issues. Town Public Works staff confirmed the sanitary sewer was relocated off these properties on to Jane Street several years ago and the easement is no longer needed.

After Council approved the resolution in May, a public meeting was held June 7, 2016 to consider rezoning specific to the four lots along Jane Street. The rezoning modified the existing Agricultural zoning to allow development on each individual lot. The one foot reserve and easement still prevent the owners from legally accessing the land to build.

The resolution and rezoning started a process by which the one foot reserve and easement could be lifted so lots are developed in concert with Jane Street reconstruction and servicing. This \$1.45 million project has since been finished by Hanna and Hamilton included "pre-servicing" the six lots. Council's approach ensured services on Jane Street are used efficiently for urban development and not rural estate type homes.

Triton Engineering prepared the plan shown below to allow for urban development and obtained approval from the Maitland Valley Conservation Authority:



Jane Street Lot Creation Palmerston

**COMMENTS:**

The attached agreement provides for a process by which the lands can now be developed with the following requirements:

1. Signed by the three owners, purchaser and the Town
2. The form of development will be the plan prepared by Triton Engineering in this report.
3. Town will discharge the easement and lift the one foot reserve for a home on a Lot when a complete building permit application is submitted, \$3,833 in water connection is paid, Conservation Authority approval is in place, the home meets zoning rules, and a rezoning has been submitted to formally implement the Triton Engineering plan.
4. Before any more homes can be built severance applications must be submitted to create the six total lots fronting on Jane Street.
5. Once rezoning and severance is complete the Town may release the remainder of the one foot reserve and easement.
6. A second home may be built on Lot 3 before rezoning and severance is final so long as Town is satisfied at its sole discretion the conditions set in the agreement are met.
7. If County Land Division does not approve rezoning the Town may allow the four lots to be developed instead of six
8. The Town will process permits and approvals expeditiously and the owner and purchaser must obtain all other approvals.

Staff consulted the Director of Planning and Environment for Wellington County who assisted in developing the approach laid out in the agreement. This issue has been the lots are on the edge of an urban boundary and can no longer be easily added to the urban area due to Provincial Policy changes. The County has seen similar applications proceed on agricultural lands where municipal services are available. Since the lots front on a fully serviced street and abut on the urban boundary some flexibility is possible under the County Official Plan.

**FINANCIAL CONSIDERATIONS:**

The agreement will allow for more efficient future development to make cost effective use of municipal sewer, water and roadway services.

**RECOMMENDATION:**

That Council receives the C.A.O. Clerk's November 1, 2017 report regarding Jane Street Lot Creation, Robinson, Palmerston, and that Council authorize the Mayor and Clerk to sign the agreement with Jeffrey John Robinson, Cathryn Ann Robinson, Cole Jeffrey Robinson and Jeff Metzger regarding conditions around discharging a one foot reserve and easement to allow development of six lots on Jane Street Palmerston.

Bill White, C.A.O. Clerk