

COMMENT

Town of Minto staff reviewed the application and no serious concerns were noted.

Clerks

Standard financial conditions including parkland dedication are recommended.

Public Works

Currently the retained 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. Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained prior to construction.

Building

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.

All of the above issues can be address through the Town's standard conditions for consent applications.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B136/17, Andrade, Part Lot 34 Concession 7, 5550 7th Line Harriston, 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 satisfies the requirements of the Town of Minto in reference to Parkland Dedication as provided for in the Planning Act including where applicable paying cash-in-lieu of parkland in the amount of \$500 per lot or other specified in the applicable policy of the Town at the time of consent.
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 obtains written confirmation from the Town of Minto Public Works Department that satisfactory access arrangements to the subject lands have been made including payment of applicable fees.
5. That the applicant be advised the Town of Minto will require payment of any applicable development charges at the time of issuance of a building permit

respecting the lot(s) subject of the application at the rate established by Council applicable at time of issuance of the building permit.

ATTACHMENTS

County of Wellington Planner Report, Jameson Pickard
Business Plan, Donna Andrade, Paul Vidic, Stacy Vidic

Michelle Brown
Building Assistant