



## Town of Minto

DATE: January 04, 2018  
TO: Mayor Bridge and Members of Council  
FROM: Michelle Brown, Building Assistant  
RE: B161/17 – Andrade Severance  
Part Lot 79, Concession C, 5892 Highway 9 Harriston

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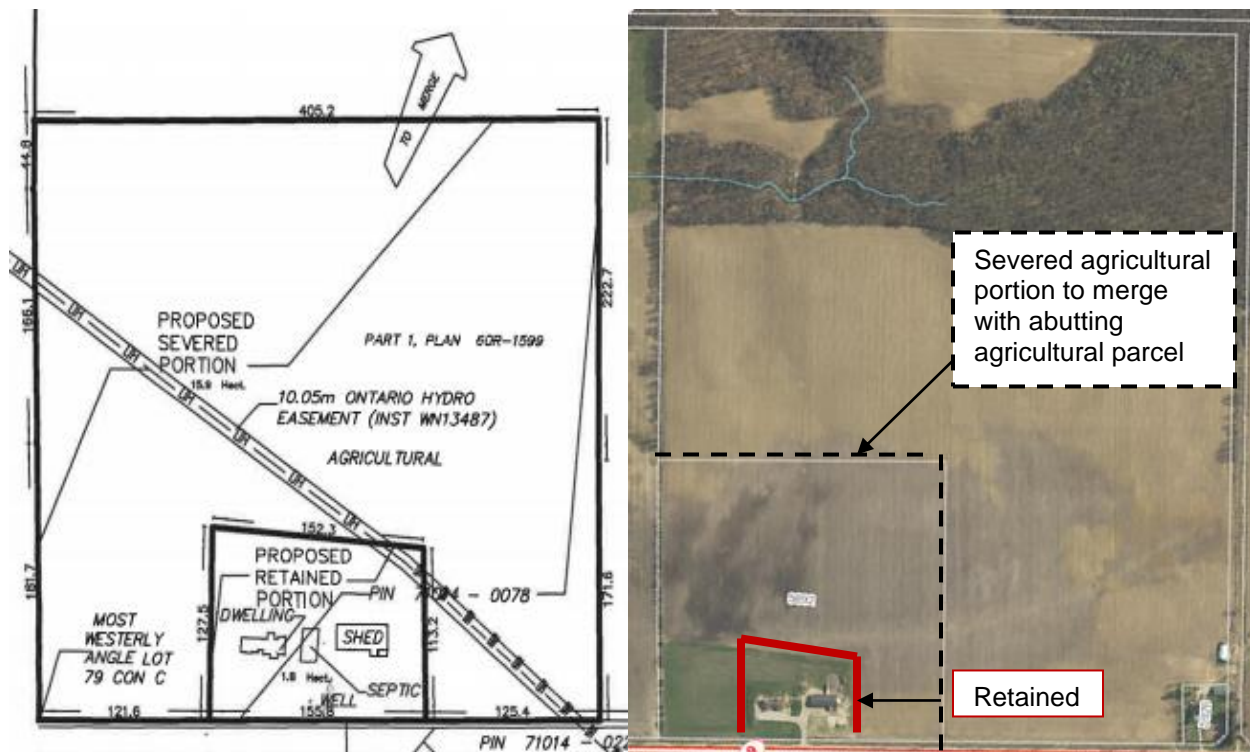
### STRATEGIC PLAN

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 application to County of Wellington Land Division is to sever 15.9 hectares (39.3 acres) of vacant land and join that parcel with an abutting agricultural parcel. The proposed severed parcel Part Lot 79, Concession C, 5892 Highway 9 is to merge with is Part Lot 80, Concession C, of Highway 9. The retained parcel is 1.8 hectares (4.4 acres) with existing rural residence, and shed where the applicant currently resides.

Since the time of the original application, both parcels of land have been sold to Von Westerholt Farms Ltd and Lavolit Limited.



### COMMENT

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

### Clerks

Standard financial and access conditions recommended. The lot will be conveyed to an abutting owner so that future severance of the same parcel would require County approval.

### 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.

The applicant will need to obtain approval from the Ministry of Transportation of Ontario to create a new access to the severed parcel of land.

### Building

The proposed retained lot will require zoning relief for the existing shed. The shed is currently 5120 ft<sup>2</sup> and the zoning for the retained 1.8 hectare lot permits 2350 ft<sup>2</sup>.

## RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B161/17 Andrade Severance, Part Lot 79, Concession C, 5892 Highway 9 Harriston, and 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 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 be completed to the satisfaction of the Local Municipality.
3. 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 for the severed parcel including payment of applicable fees.
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, Curtis Marshall  
B161/17Andrade Severance Report