



Town of Minto

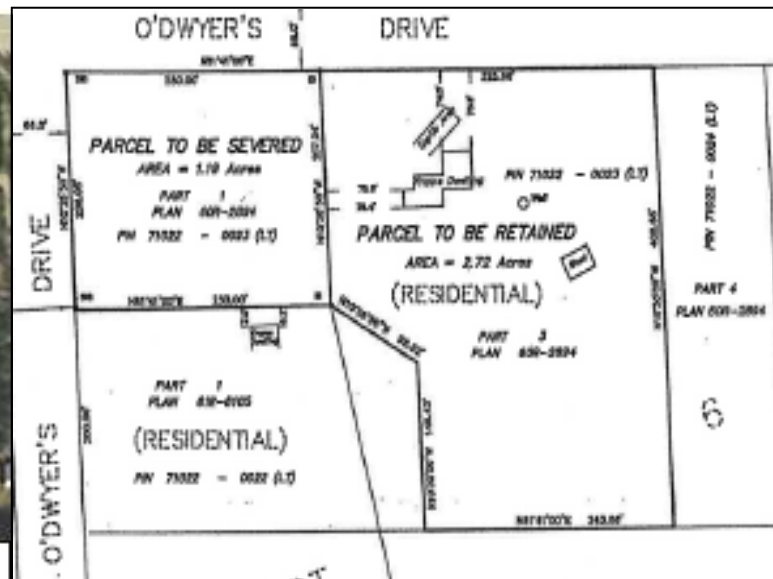
DATE: January 18, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: PLBB118004 - Harris Severance
Part Lot 6 Concession 13, 9575 O'Dwyer's Rd. Mount Forest

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 the County of Wellington Land Division is to sever a vacant 0.48 hectares (1.19 ac) parcel of land with 25 ft frontage for a proposed residential use. The retained parcel is 1.10 hectares (2.72 ac) with 325.66 ft frontage with an existing rural residence and shed. The property is currently zoned A- Agricultural. The location of the parcel is shown on the map below on the bend of O'Dwyers Road:



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. An entrance permit must be obtained prior to construction.

Building

Standard building permit fees and development charges will be required prior to the issuance of a building permit.

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 PLBB118004, Harris, Part Lot 6 Concession 13, 9575 O'Dwyer's Rd. Mount Forest, 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, Michelle Innocente

Michelle Brown

Building Assistant

PLBB118004 Harris Severance Planning Report