



## Town of Minto

DATE: January 18, 2018  
TO: Mayor Bridge and Members of Council  
FROM: Michelle Brown, Building Assistant  
RE: PLBB118007 – Diocese of Huron Severance  
Part Lot 14 South West Side of Webb St. 31 & 35 Young St. Harriston

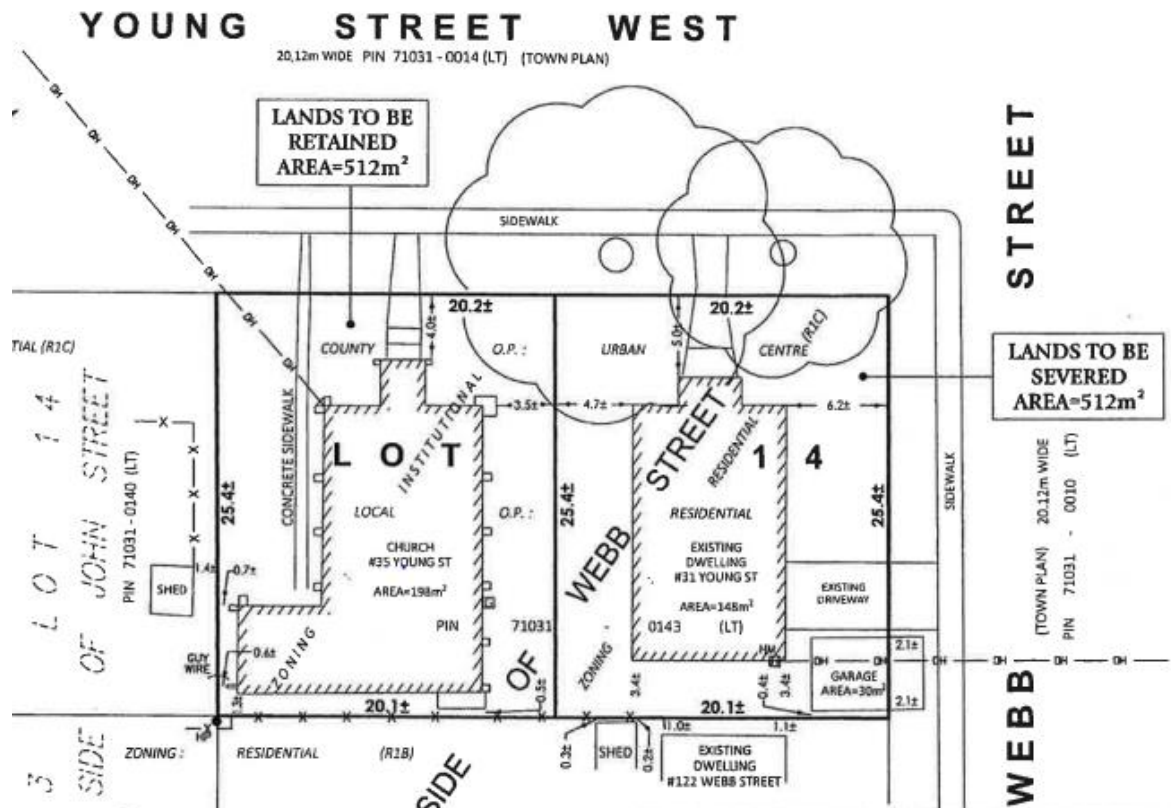
### STRATEGIC PLAN

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 512 square metres parcel with an existing garage and residential dwelling. The parcel is municipally known as 31 Young St. with 20.2 m of frontage. The intention is to keep the garage and residential dwelling as is. This parcel is zoned Low Density Residential (R1C).

The retained parcel is 512 square metres with an existing Church and is zoned Institutional (IN). The intent is for the Church to be converted into a single detached dwelling. The parcel is municipally known as 35 Young St. with 20.2 m of frontage.



## **COMMENT**

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

### **Clerks**

Standard financial and access conditions recommended. The existing garage on the severed parcel is encroaching into the right-of-way. If the intention is to keep the garage then an encroachment agreement will be required with the Town of Minto.

### **Public Works**

Currently both parcels have access to water and sewer. The severed parcel has existing water and sewer connections. The water line for the severed parcel is currently providing service to the retained parcel. This line will need to be tied off and the retained parcel will need a separate service line for water as well as sewer.

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

### **Building**

The proposed retained lot will require a zoning amendment to accommodate the intention to allow the Church to be converted to a residential dwelling.

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 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 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.
3. 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.

4. THAT the applicant enters into an Encroachment agreement with the town of Minto and provides proof that the Encroachment Agreement signed between the parties is registered on title and all required securities and deposits are to the satisfaction of the Town.
5. THAT the applicant provides written confirmation from the Town of Minto Public Works Department that they are satisfied that separate municipal services are available to each of the separate lots proposed for the subject lands, these services are properly connected to each existing structure, or that appropriate arrangements have been made for the connection through servicing agreement or similar approach.

#### **ATTACHMENTS**

County of Wellington Planner, Michelle Innocente

Michelle Brown  
Building Assistant