



Town of Minto

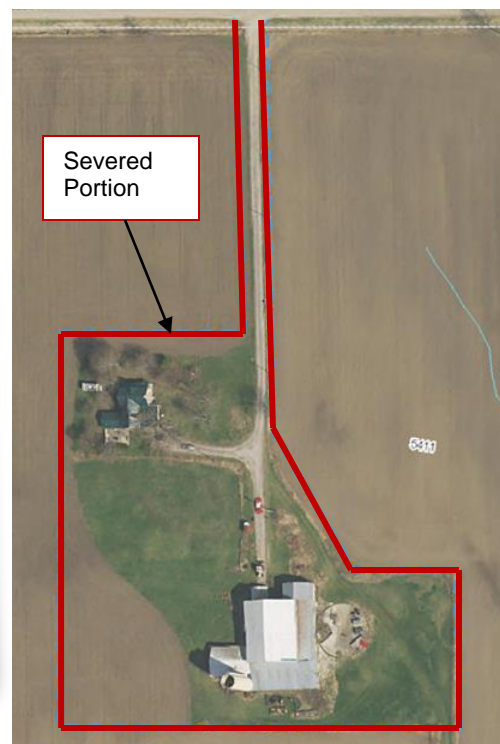
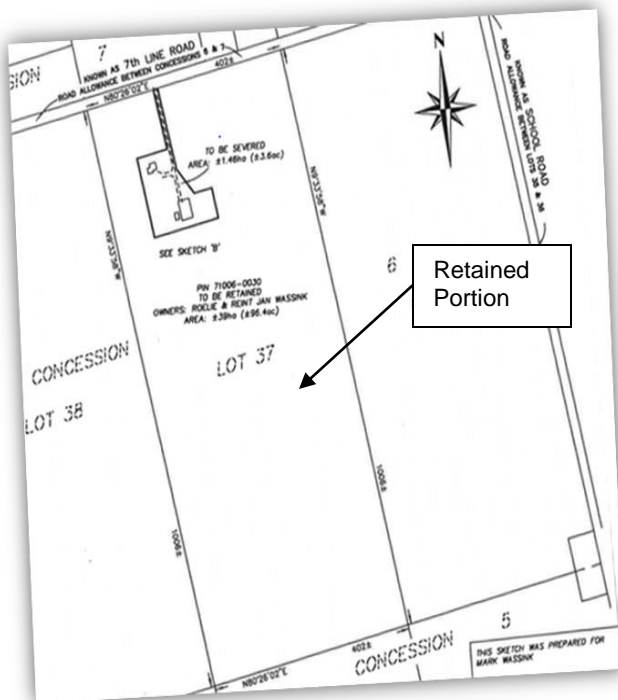
DATE: March 15, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: B32/18- Koersen Severance
Part Lot 37 Concession 6, 5411 7th Line

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 Surplus Farm Dwelling application to the County of Wellington Land Division is to sever a 1.46 ha (3.6 ac) parcel with an existing residence and barn located at Part Lot 37, Concession 6, municipally known as, 5411 7th Line. The retained parcel is 39 hectares (96.4 ac) of vacant agricultural land. The severed portion is for proposed rural residential use, while the retained portion is for existing and proposed agricultural use. The property is currently zoned A- Agriculture, NE – Natural Environment, and E1- Extractive Industrial. The location of the parcel is shown on the map below:



COMMENT

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

Clerks

Standard financial conditions are recommended.

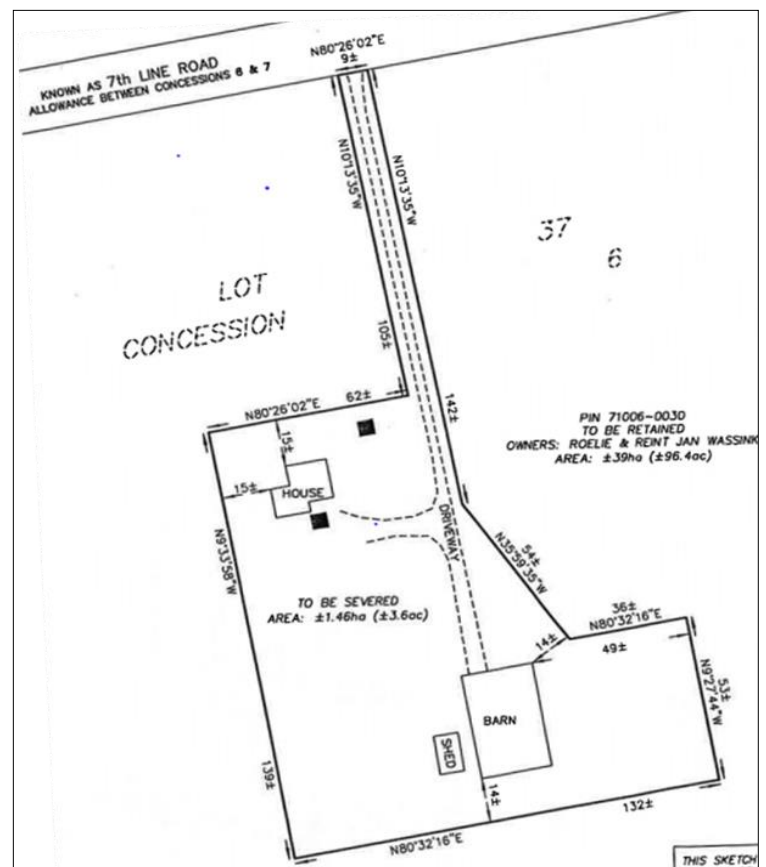
Public Works

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

The severed parcel does not meet the requirements under Section 8.5.2.1 Lot Area. A minimum area of 0.4 hectares (1.0 acres) is required, where a lot area of 1.46 hectares (3.6 acres) is proposed. The severed parcel will also require relief for the reduced lot coverage. Section 6.1.4 (b) allows maximum ground floor coverage of 1,900 ft² (176.5 m²). The ground floor coverage of the barn and shed are approximately 10,600 ft² (213 m²). Staff is also recommending a change of use By-law to allow the barn and shed to remain on the severed parcel as an accessory use building not permitted for commercial or agricultural uses.

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 B36/18 Koersen, Part Lot 37 Concession 6, 5411 7th Line, 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 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.
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 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.

ATTACHMENTS

County of Wellington Planner Report, Jameson Pickard

Michelle Brown
Building Assistant