



Town of Minto

DATE: April 5, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: **Consent Application B37/18 Metzger** Lot 7, N of Prospect St.
Park Lots 12-14 North of Prospect St, Palmerston

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

The subject property is municipally known 535 Prospect Street, Palmerston. The intent of the application is to sever a 723.6 m² (7788.8 ft²) vacant residential lot for a proposed semi or single family residential dwelling unit. The retained parcel is 826.4 m² (8895.3 ft²) residential lot with an existing single detached dwelling. Dimensions and setbacks for the existing and proposed dwelling units were not provided with the application. Zoning relief prior to the issuance of any building permits may be required. The subject property is zoned Medium Density Residential (R2).



COMMENT

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

Clerks:

Financial requirements including administrative fees and parkland dedication will be required.

Public Works

Currently the severed parcel has water and sanitary sewer mains on both roads, but connections to the mains will be required at the developer's request. Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained prior to construction.

Building

Building permit fees and development charges will be required prior to the issuance of a building permit. Depending on the type and dimensions of the proposed residential dwelling unit the applicant may require zoning relief prior to the issuance of a building permit.

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

RECOMMENDATION

THAT the Council recommends the County of Wellington Land Division Committee approve Severance Application B37/18 Metzger, Lot 7, N of Prospect St. Subdivision Plan of Park Lots 12-14 North of Prospect Street, Palmerston, 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 provide proof of payment from the Town of Minto that outstanding frontage charges for water, sanitary sewer, and or storm sewer where applicable and required by the Town for the severed lot(s) at the rate established by policy in place at the time of payment of the frontage charge (for reference only and subject to change, the rate applicable at the time of this decision is \$221.00 per metre lot frontage), and that the applicant is also advised this does not include paying the cost of lateral connections to any service which shall be payable to the Town at time of connection.

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.

Michelle Brown,
Building Assistant