



Town of Minto

DATE: May 18, 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, Town of Minto

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

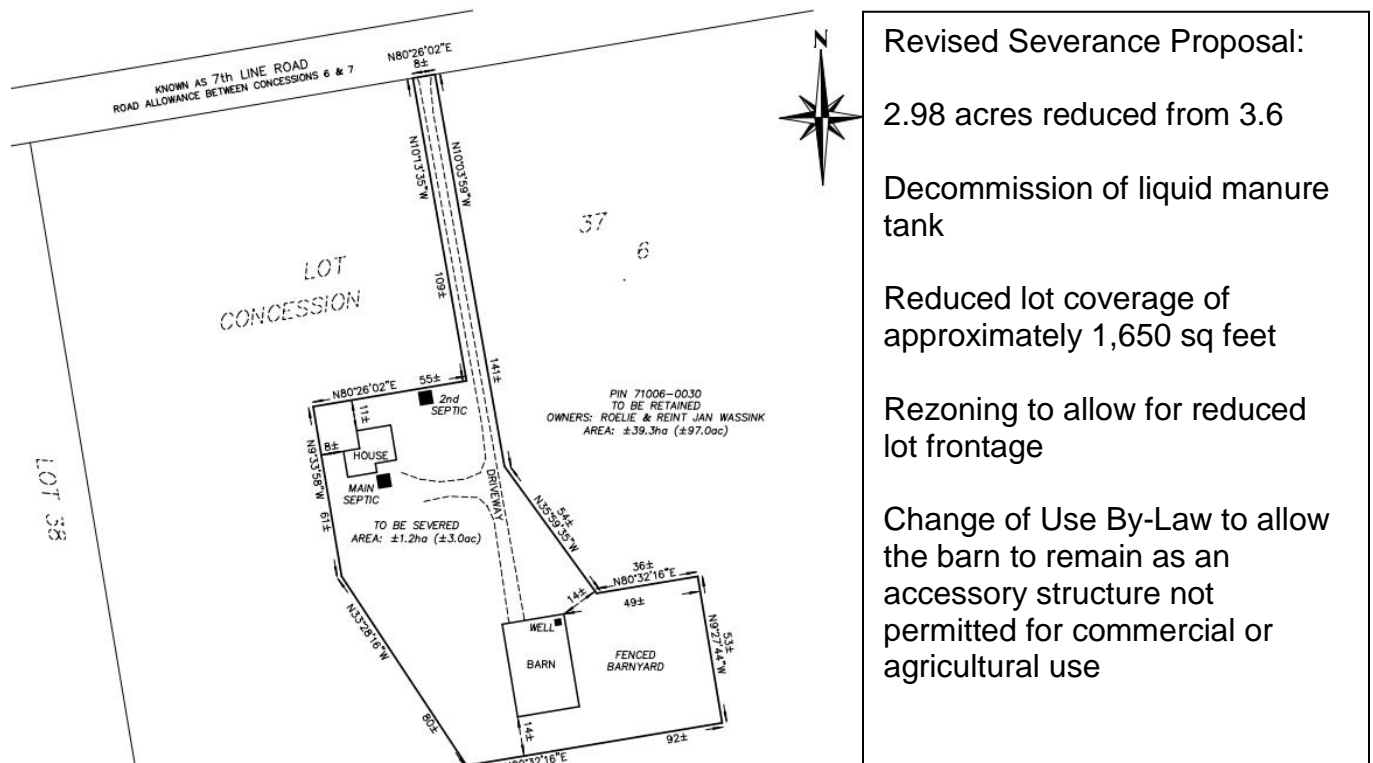
Council considered and approved the above noted application on March 20, 2018. Since this time the Planning and Land Division Committee deferred the application requesting the applicant and the Town of Minto address the Committees concerns with the size of the barn, its ability to house a significant amount of livestock and the size of the severed parcel

This Surplus Farm Dwelling application to the County of Wellington Land Division was originally intended to sever a 1.46 ha (3.6 ac) parcel with an existing residence, shed and barn located at Part Lot 37, Concession 6, municipally known as, 5411 7th Line.



COMMENT

Town of Minto staff met with the applicant with respect the above criteria and proposes the original standard conditions of severance remain the same with the following changes:



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 revised lot area of 1.21 hectares (2.98 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 without the shed is approximately 8,950 ft² (831 m²). Staff is also recommending the decommissioning of the liquid manure tank and a

change of use By-law to allow the barn to remain on the severed parcel as a residential 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 all of the applicable requirements in the Town of Minto zoning by-law.
5. THAT the applicant decommissions the existing liquid manure tank to the satisfaction of the Town of Minto.
6. THAT the applicant obtains a change of use permit, converting the existing barn to a residential accessory structure, from the Town of Minto.

Michelle Brown
Building Assistant