



Town of Minto

DATE: June 28, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: B57/18 – Christopher & Anita McKay Severance
310 Queen St. S, Palmerston, Part Lots 7&8 s/s of Victoria St.

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 a 416 m² (4,477ft²) parcel for existing and proposed residential use. The parcel has an existing shed that is to be removed. The retained parcel is 392.4 m² (4,223 ft²) with existing and proposed residential use with an existing dwelling. This parcel is zoned Medium Density Residential (R2).

The intent of the application is to construct a single

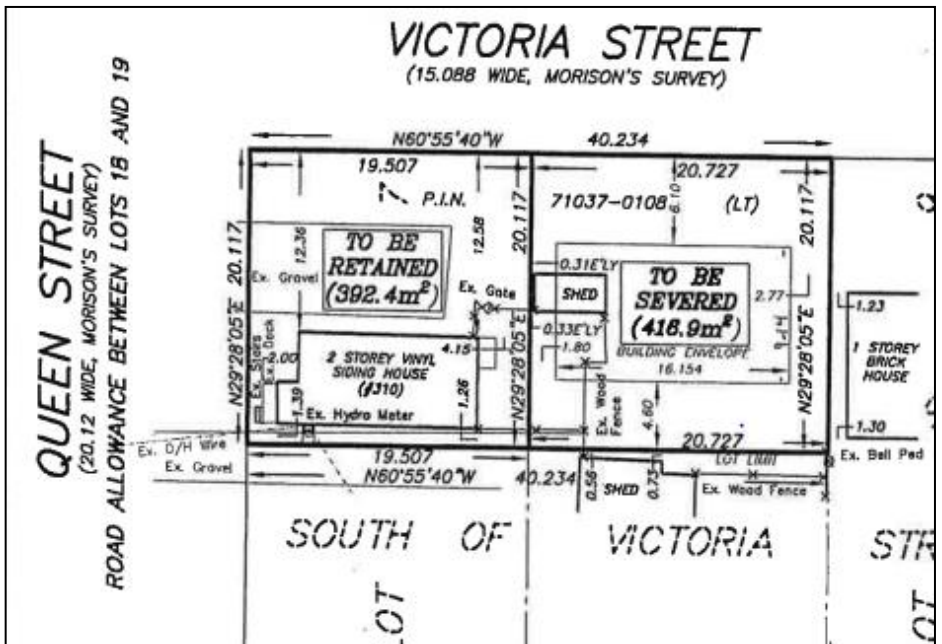
detached dwelling on the severed lands. The R2 zoning requirements for a single detached dwelling requires a minimum lot area of 465 m². Both the severed and retained lots will require zoning relief as both lots are undersized from the lot area provisions of the R2 zone. Additional zoning relief will be required for the rear yard setback of the retained lands as 7.6 m is required and 4.15 m is being requested. The lots however are compatible in size to the lots in the surrounding area.

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 both parcels will require lateral connections to have access to water and sewer. Standard conditions in relation to servicing and frontage fees are recommended. Satisfactory access arrangements must be provided for the severed parcels.

Building

The proposed lots will require a zoning amendment to accommodate the lot area and proposed setbacks. 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 B55/18 Christopher & Anita McKay Severance 310 Queen St. S, Palmerston, Part Lots 7&8 s/s of Victoria St, Palmerston, Town of Minto, 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 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 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 parcels including payment of applicable fees.
4. 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.
5. THAT the applicant obtains 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.
6. 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.

ATTACHMENTS

County of Wellington Planner, Jameson Pickard

Michelle Brown
Building Assistant