



Town of Minto

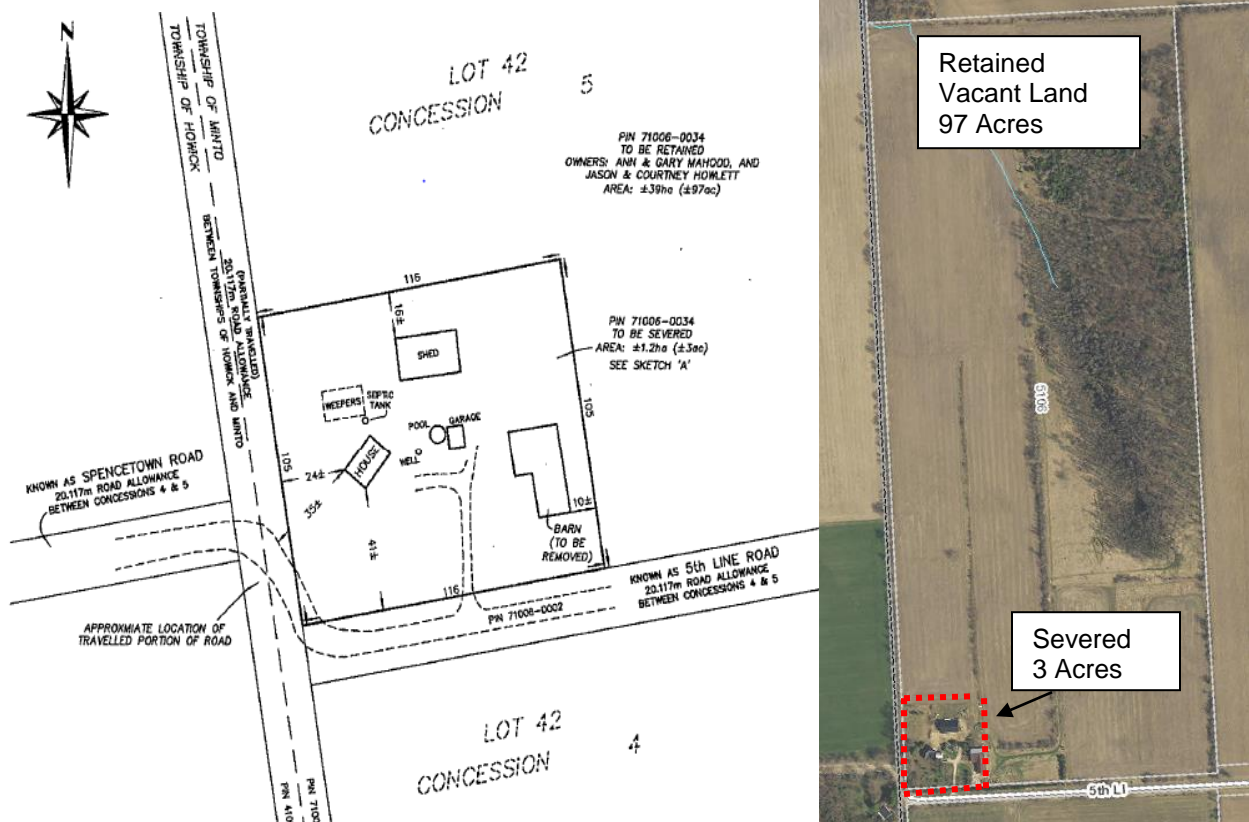
DATE: June 28, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: B55/18 – Mahood Severance
Lot 42, Concession, 5106 5TH Line Palmerston

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

This Surplus Farm Dwelling application to County of Wellington Land Division is to sever 1.2 hectares (3 acres) of existing and proposed residential use with existing house, barn, shed, garage, and pool. The Retained portion is 39 hectares (97 acres) of vacant land. The intention of the application is to remove the barn from the severed parcel while the retained parcel will continue to remain for agricultural use. The severed parcel will require zoning relief for the reduced lot coverage for the shed and garage. The land is currently zoned A – Agricultural.



COMMENT

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

Clerks

Standard financial conditions are recommended. Parkland dedication is not required unless the vacant retained lot can accommodate a new home.

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. Access arrangements by way of entrance permit will need to be made for the retained vacant parcel.

Building

The proposed severed lot will require zoning relief for the existing shed and garage. Section 6.1.4 (b) allows maximum ground floor coverage of 1,900 ft² (176.5 m²). The ground floor coverage of the shed and garage without the barn is approximately 4572 ft².

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B55-18 Mahood Severance, Lot 42, Concession, 5106 5TH Line Palmerston, 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 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 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 for the severed parcel 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, Jameson Pickard

Michelle Brown
Building Assistant