



Town of Minto

DATE: June 9, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Inspector
RE: B52/18, B53/18 and B54/18
Doug Chalmers Inc & Nicholas Brouwer Severance
Municipally known as, 6624, 6630, 6634 Wellington Rd 123

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.

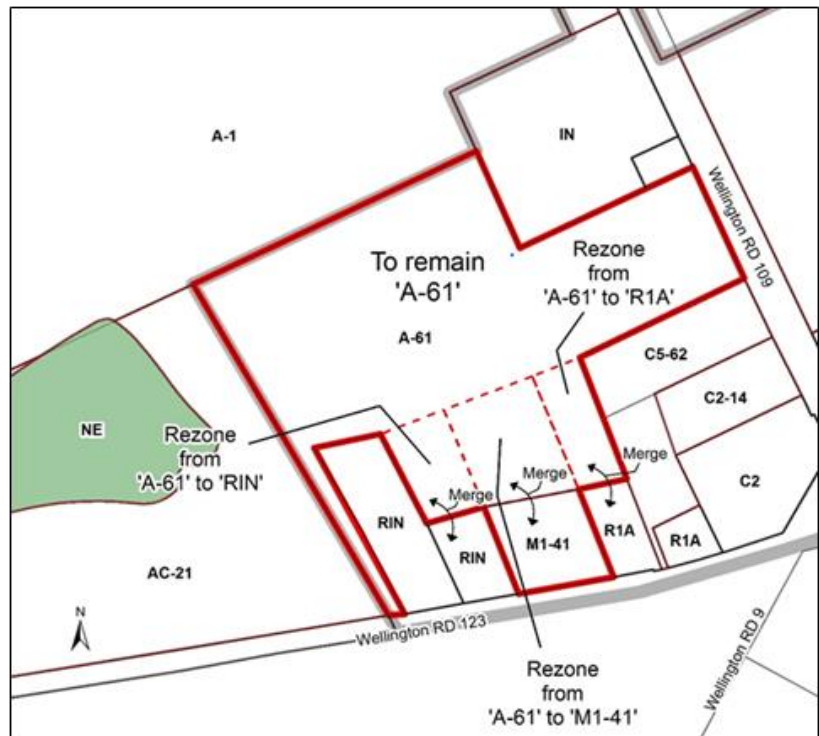
BACKGROUND

There are three lot line adjustment applications to the County Land Division for properties located at 6630, 6634, and 6624 Wellington Road 123 Teviotdale, Town of Minto.

The severance applications B52/18, B53/18 and B54/18, also require zoning amendment applications that have been submitted concurrently. The severed parcels will add additional land to the three properties municipally known as, 6624, 6630, and 6634 Wellington Road 123. This will allow the purchasers to take title to the severed lands in the same manner as they hold their abutting lands.

Application B52/18 would sever a 0.5 ha (1.36 ac) parcel and merge it with an adjacent 0.47 ha (1.17 ac) Rural Industrial parcel. The resulting lot would be a 1.02 ha (2.53 ac) lot. A vacant 9.78 ha (24.18 ac) parcel would be retained.

Application B53-18 would sever a 0.95 ha (2.35 ac) parcel and merge it with an adjacent 0.8 ha (2 ac) Light Industrial parcel. The resulting lot would be a 1.33 ha (3.31 ac) lot. A vacant 8.8 ha (21.83 ac) parcel would be retained.



COMMENT

Town staff reviewed the application and no serious concerns were noted. All issues below can be address through the Town's standard conditions for consent applications.

Clerks

Standard financial conditions are recommended.

Public Works

An apportionment will need to be completed for this severance for any Municipal Drains taking the original assessment of each property and reassessing for 4 separate ones Section 65(5) of the Drainage Act.

Building

Standard building permit fees and development charges will be required prior to the issuance of a building permit. The requirement of an engineered grading plan is also recommended for the retained portion. Rezoning will be required for the reduced lot area and abutting lands.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Applications B52/18, B53/18 and B54/18, Doug Chalmers Inc & Nicholas Brouwer Severance municipally known as, 6624, 6630,6634 Wellington Rd 123, Teviotdale, 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 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.
3. THAT the applicant prepares and submit a grading and drainage plan for the retained portion to the satisfaction of the Town of Minto, which may require a plan prepared by a professional engineer prior and that the owner complete the provisions of the approved grading and drainage plan and storm water management plan pursuant to development of the subject lands.
4. 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.

Michelle Brown, Building Assistant