



Town of Minto

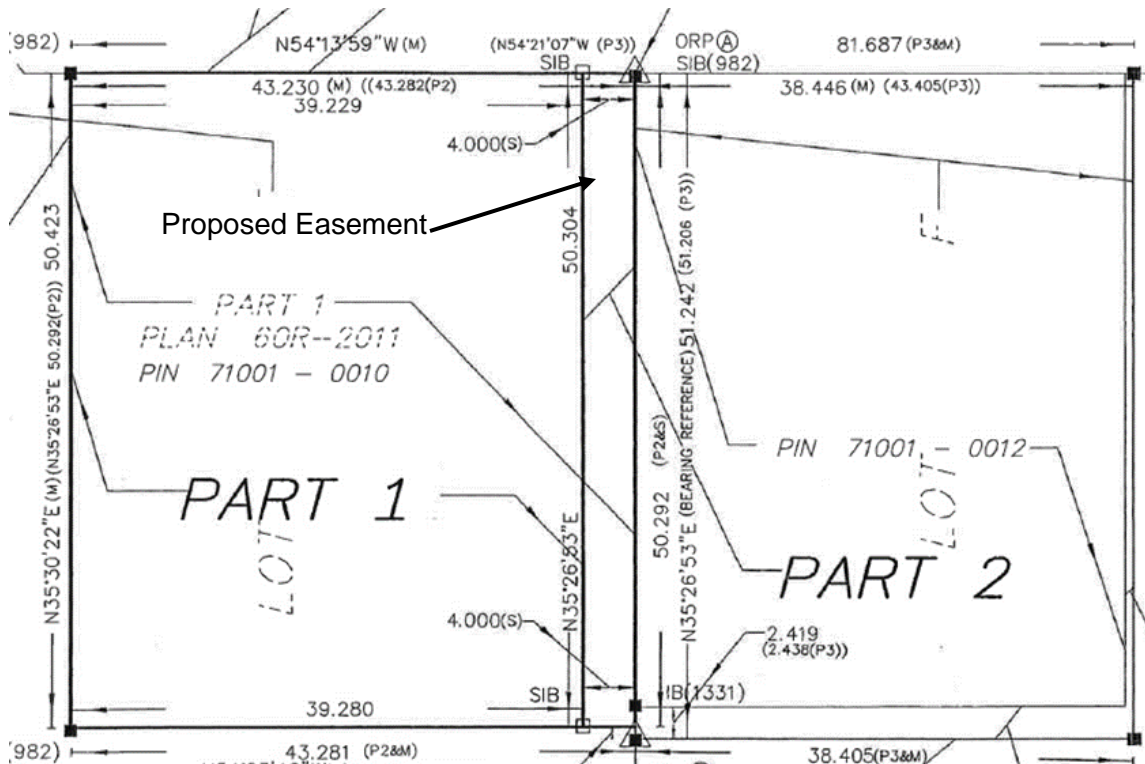
DATE: August 2, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: B85/18 – Cherie & Henri Nieuwenhoff Severance
101/111 Elora Street N, Clifford, Part Park Lot E, Town of Minto

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

This application to County of Wellington Land Division is to create a 4.0 m (13.1 ft) wide easement across property municipally known as 101 Elora St. N. The easement will provide a sewer lateral connection to the adjacent property municipally known as 111 Elora St. N. (W.C. Smith Wholesale Distributors Inc.), which is currently on a septic system. It is also staff's understanding that Nieuwenhoff's property will be connected to this sanitary lateral as well. This parcel is zoned Unserviced Residential (R1A). Section 6.34 of the By-law



permits the installation or maintenance of water mains, sanitary sewer mains, and storm sewers in all zones.

COMMENTS

Town of Minto staff reviewed the application and no serious concerns were noted. Any potential issues to be address through the building permit process and the Town's standard conditions for consent applications.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B85/18 Cherie & Henri Nieuwenhoff Severance 101/111 Elora Street N, Clifford, Part Park Lot E, 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.

ATTACHMENTS

County of Wellington Senior Planner, Curtis Marshall

Michelle Brown
Building Assistant