



Application	B85/18
Location	Part Park Lot E, Plan of Village of Clifford
	TOWN OF MINTO
Applicant/Owner	Cherie & Henri Nieuwenhoff

PRELIMINARY PLANNING OPINION: This application would create a 4.0 m (13.1 ft) wide easement across the subject property (101 Elora St.) to provide a sewer connection to the adjacent property (111 Elora St.).

Planning Staff have no concerns with the proposed application provided that the following matter is addressed as a condition of approval:

- a) The exact location of the septic bed on the subject property shall be confirmed to ensure that the existing septic system is not located within the proposed easement, and if necessary the easement shall be adjusted/relocated to avoid the septic system to the satisfaction of the Town of Minto, and the County of Wellington Planning and Development Department.

PLACES TO GROW: No Issues.

PROVINCIAL POLICY STATEMENT (PPS): No Issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is located within the Clifford Urban Centre and is designated HIGHWAY COMMERCIAL.

The matters under Section 10.1.3 were considered including item b) “that all lots can be adequately serviced with water, sewage disposal... to accepted municipal standards and without undue financial burden on the municipality”.


Under Section 12.6.1 of the Plan, utilities for municipal water, sewage and storm water are permitted in all land use designations.

WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The subject property is zoned Unserviced Residential Zone (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.

SEPTIC BED LOCATION: Planning Staff note that the proposed sanitary sewer drawing prepared by Wilson-Ford dated May 14. 2018, shows that the is existing septic bed on the subject property as being possibly located within the proposed easement. The location of the septic bed should be confirmed on the subject property to ensure that the septic is not located within the proposed easement. The easement should be adjusted/relocated if necessary to avoid the existing septic system. A condition is being recommended to this effect.

SITE VISIT INFORMATION: The subject property has not been visited to date.


Curtis Marshall, MCIP, RPP
Senior Planner
July 30, 2018