



Town of Minto

DATE: August 2, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Inspector
RE: B76/18 and B77/18
Lots 76-79 Robinson and Metzger Severance
Municipally known as, 401, 411, 417, and 423 Jane Street, Palmerston

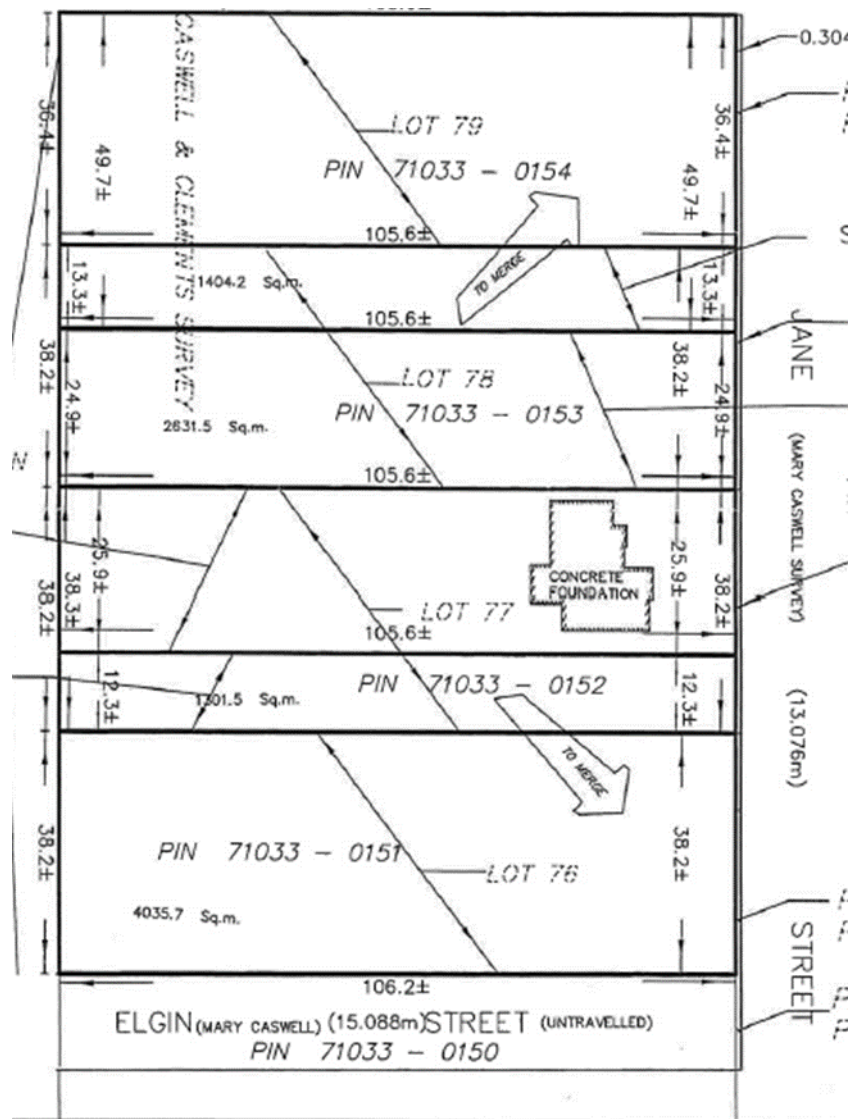
STRATEGIC PLAN

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

There are two lot line adjustment applications to the County of Wellington Land Division for properties located at 411 and 417 Jane St in within the former Township of Minto, Town of Minto. The subject lots butt up to the Urban boundary of Palmerston and are serviced with both Municipal Water and Sewer. The severance applications B76/18, and B77/18, will adjust the lot size of four properties municipally known as, 401, 411, 417, and 423 Jane Street as shown in the adjacent sketch.

Application B76/18 would sever 1404.2 m² (15114.7 ft²) of vacant land and merge it with an adjacent vacant residential parcel. The retained 2631.5 m² (28325.2 ft²) parcel is vacant. Application B77-18 would sever 1301.5 m² (14009.2 ft²) of vacant land and merge it with an adjacent vacant residential parcel. The retained 2735.0 m² (29439.7 ft²) parcel contains a single detached dwelling currently under construction.



The intent of the retained and newly consolidated parcels are to be developed for residential uses in the future, and also to allow for the new larger lots to be severed, which, in the end, will create a total of 6 building lots. The subject property is currently zoned Agricultural Exception A-113 permitting single detached dwellings. Council may recall the site-specific exception was approved in 2016, allowing limited residential development, allowing for pre-servicing of the lots during the reconstruction of Jane Street and to require minimum and maximum setbacks to facilitate the severance of the large lots. A zoning amendment will be required to revise the site-specific exemption referencing the lot fabric of approved site plan A6387.

COMMENT

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

Clerks

Standard financial conditions are recommended.

Public Works

Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained prior to construction.

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 severed and retained portion, to the satisfaction of the Town's engineer. Rezoning will be required for the altered lot area and abutting lands.

Council may also recall that a 0.30m (1'-0") reserve is located along the frontage of all of these lots (excluding the entrance to the house under construction), which will need to be lifted 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 Applications B76/18, and B77/18, Robinson and Metzger Severance municipally known as, 401, 411, 417, and 423 Jane Street, 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 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 for B77/18 prepares and submit a grading and drainage plan to the satisfaction of the Town of Minto, which requires a plan prepared by a

professional engineer or Ontario Land Surveyor 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.
5. 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.
6. 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 including payment of applicable fees.

ATTACHMENTS

Reports- County of Wellington Senior Planner, Curtis Marshall

Michelle Brown
Building Assistant