



Town of Minto

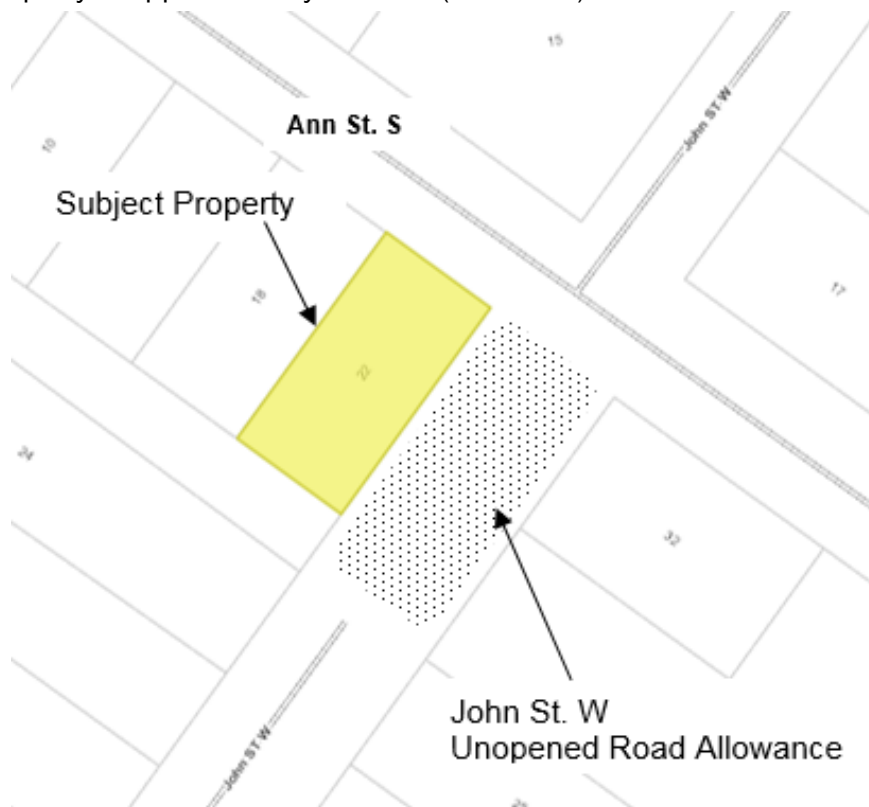
DATE: September 14, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown Building Assistant
RE: B89-18 - Bray/Taylor,
PLAN CLIFFORD PT LOT 304, 61R21110 PART 1
22 Ann Street South, Clifford, Town of Minto

STRATEGIC PLAN

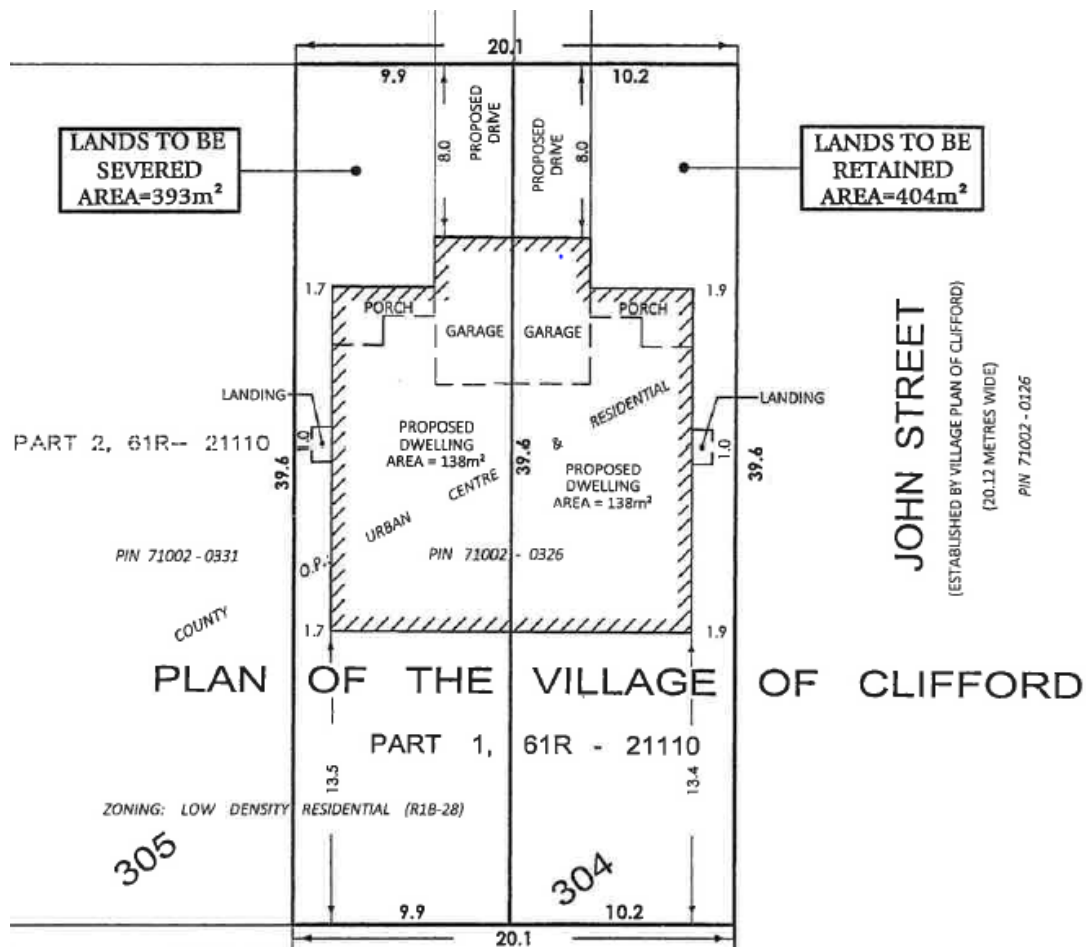
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The property is located on the corner of Ann Street South and John Street West. The John Street West portion is currently an unopened road allowance with a municipal address of 22 Ann Street South, Clifford. The lot is zoned R1B-28 Low Density Residential Exception. The subject property is approximately 0.08 ha (0.2 acres) in size.



The purpose of the application is to sever a 393 square metre urban residential lot and retain a 404 square metre lot for the semi-detached dwelling to allow reconfiguration of the lots and legally split the parcel into two separate lots with distinct and separate ownership.



Permits have been issued for the subject property and construction has occurred in accordance with approved building setbacks as required in the R1B-28 zone. The lots are serviced, and the owners paid for development charges at the time of building permit.

COMMENTS

Staff in the Building Department and Public Works Department met to review the application, and there are no concerns with subject property. The proposed use maintains the general intent and purpose of the Official Plan and Zoning By-law.

RECOMMENDATION

THAT the Council recommends the County of Wellington Land Division Committee approve Severance Application B89/18 Bray/Taylor, PLAN CLIFFORD PT LOT 304 61R21110 PART 1, 22 Ann Street South, Clifford, Town of Minto 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 satisfies the requirements of the Town of Minto in reference to Parkland Dedication as provided for in the Planning Act including where applicable paying cash-in-lieu of parkland in the amount of \$500 per lot or other specified in the applicable policy of the Town at the time of consent.

ATTACHMENTS

County of Wellington Senior Planner, Michelle Innocente comments

Michelle Brown,
Building Assistant