



Town of Minto

DATE: September 14, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Inspector
RE: B87/18 and B88/18 Cherry C/O Dan Sinclair
 Part Lots 50 & 51, w/s Queen St., Lot 52, e/s Lowe St,
 Palmerston, Town of Minto

STRATEGIC PLAN

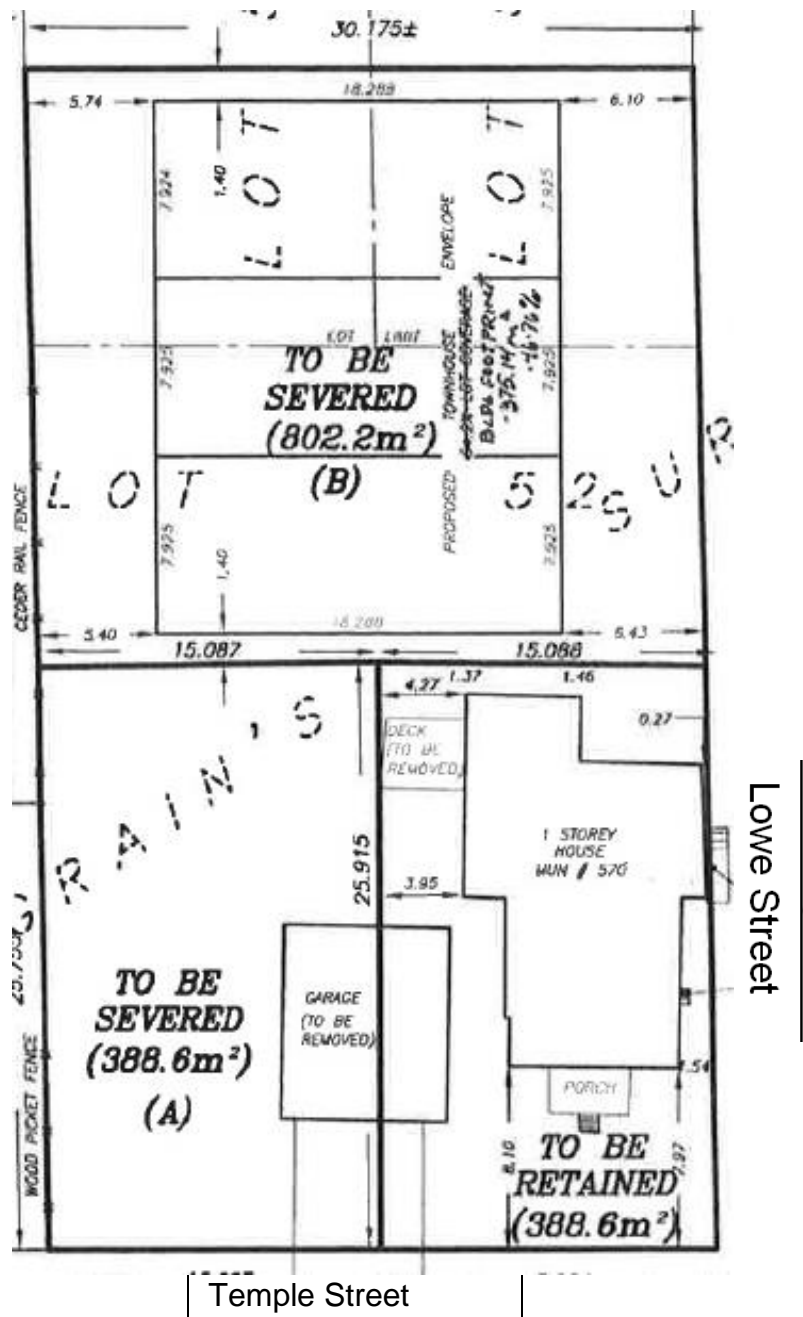
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial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

BACKGROUND

There are two consent applications to the County of Wellington Land Division for properties located at Part Lots 50 & 51, w/s Queen St., Lot 52, e/s Lowe St, Town of Palmerston, Town of Minto.

The intent of application B87-18 is to sever a 388.6 square metre residential lot fronting on Temple Street with existing garage to be removed in the Residential Area. A 388.6 square metre residential lot would be retained with existing dwelling. Application B88-18 would sever an 804.7 square metre residential lot with existing shed to be removed. The intent of the retained and severed parcels is to be developed for proposed street townhouse development as shown on sketch on the following page.

Since the time of the application the applicant has submitted a zoning by-law amendment application with proposed townhouse design. The revised sketch proposes a reduced lot for severed parcel B of 302.2 square meters, as shown in the (revised) adjacent sketch.





Based on the updated severance sketch, zoning relief will be required to permit max lot coverage of 46.8% on severed lot B, as well as reduced lot area, rear yard and side yard setbacks for proposed retained and severed lots

COMMENT

Town of Minto staff and Town Engineer reviewed the application and provide the following comments;

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 and drainage plan is also recommended for all parcels to the satisfaction of the Town's engineer. Rezoning will be required for the altered lots and any potential drainage easements created shall be maintained by the owner and registered on title to the benefit of the contributing land owners.

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 B87/18, and B88/18, Cherry C/O Dan Sinclair Severance Part Lots 50 & 51, w/s Queen St., Lot 52, e/s Lowe St. 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 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.
7. 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

Michelle Brown
Building Assistant