



## Town of Minto

**DATE:** October 11, 2018  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Michelle Brown, Building Assistant  
**RE:** Revised B87/18; 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

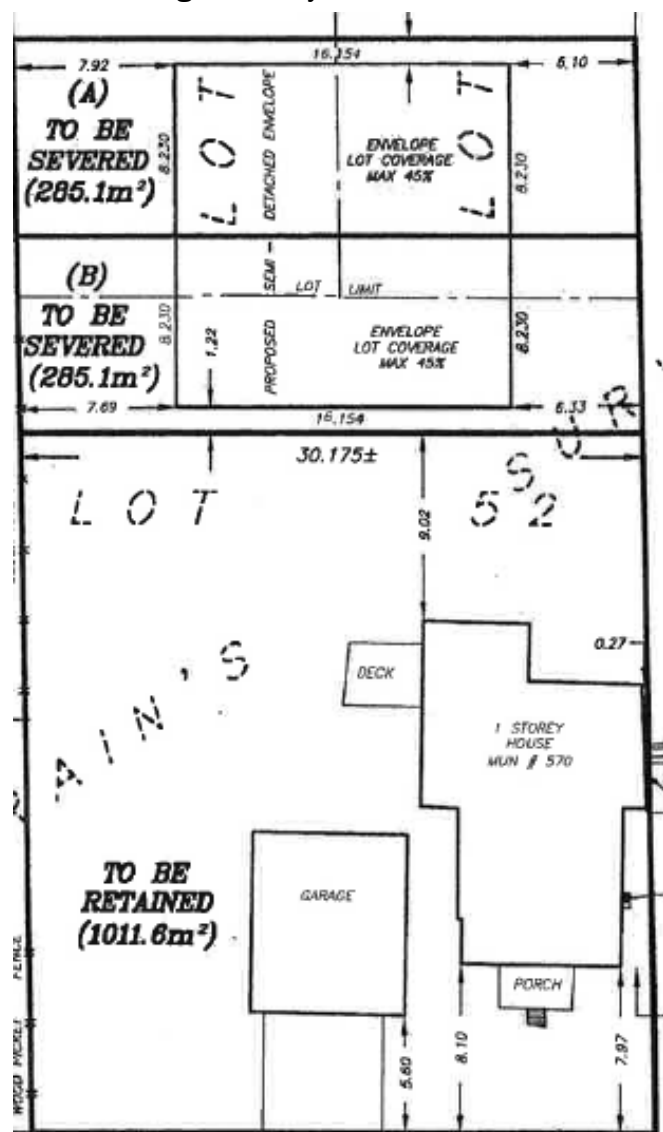
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial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

### BACKGROUND

At the September 18 Council meeting a resolution was passed supporting two consent applications on the subject property. At that meeting County staff had suggested deferral although recommended the Town submit comments to ensure conditions were before Land Division. Two revised consent applications were submitted for this property at the corner of Queen and Lowe Street in Palmerston.

Revised applications B87-18 and B88-17 would sever two 285.1 square metre residential lots to allow for a semi-detached dwelling. This will create a 1,011.6 square metre retained residential lot with an existing dwelling and garage.

The intent of the retained parcel is to remain the same for the immediate future. This property will likely be developed at a later date subject to all applicable By-law and Building Code requirements.



The subject property is zoned Residential (R2). Permitted uses include single detached, and townhouse dwellings. The revised severance proposal no longer requires a zoning by-law

amendment as the proposed severed and retained lots meet the minimum lot area and frontage requirements.

The County comments indicate support of the revised severance application as the applications are consistent with Provincial Policy and generally conform to the Official Plan.

### **COMMENT**

Town of Minto staff and Town Engineer reviewed the revised 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 prior to issuance of a building permit.

All of the above issues can be address through the Town's standard conditions for consent applications. The recommendation below is similar to that passed September 18 except that the condition regarding rezoning and grading and drainage is removed as they will no longer be required for these applications.

### **RECOMMENDATION**

THAT the Council recommends County of Wellington Land Division Committee approve Revised 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 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.

4. 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.
5. 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