



Town of Minto

DATE: October 11, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: B102-18 Lyles & Clark C/O Dan Sinclair, Part Lot 17,
Concession 10, 730 King 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

The proposed consent application to the County of Wellington Land Division is for a corner lot as shown on the sketch below.



The intent of application B102-18 is to sever 655.4 square metre residential lot with a retained 644.1 square metre residential lot with an existing dwelling and shed. The existing deck is to be removed.

The retained parcel will contain the one storey home while the severed parcel is to be developed for residential purposes. Two sheds on the severed lot will be required to be removed.

The subject property is zoned Residential (R2). Permitted uses include single detached, and townhouse dwellings. The proposed severed and retained lots meet the minimum lot area and frontage requirements, but relief will be required for the rear yard setback.

There is currently no water or sanitary service available on Young Street to service the proposed severed lot. Town staff has met with the applicant regarding extending services at his cost to the severed lot. A servicing agreement will need to be signed at a later date once a final design, grading and drainage plan is provided prior to the issuance of a building permit.

The proposed residential development of the severed lot will be subject to all applicable By-law and Building Code to address any deficiencies at that time.

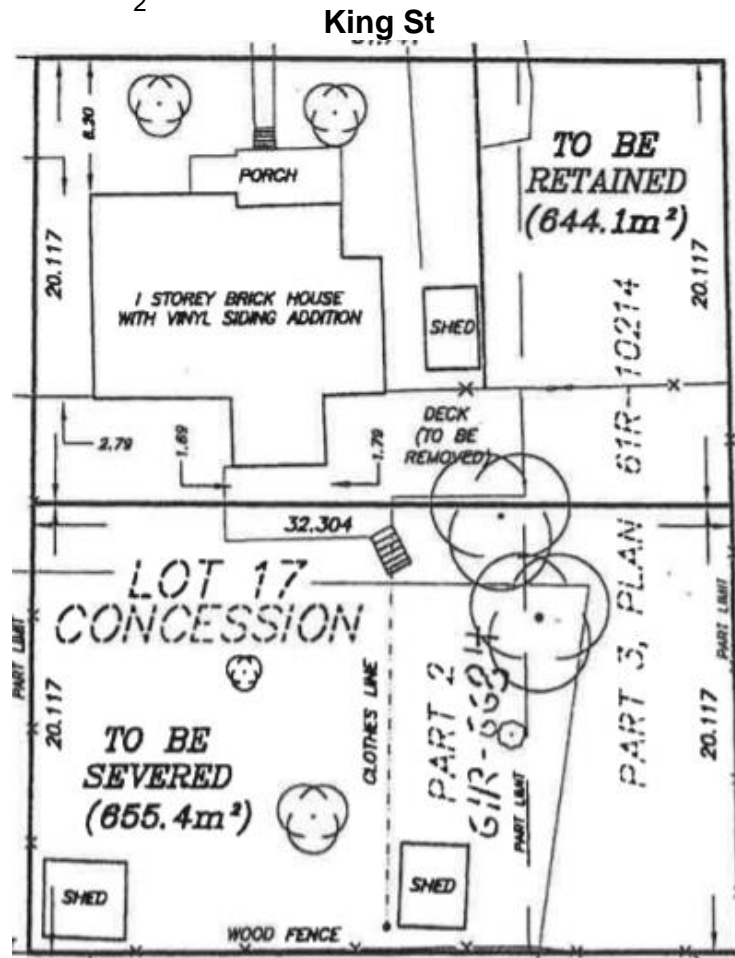
The County comments indicate that application is consistent with Provincial Policy and would generally conform to the Official Plan.

COMMENTS

Town and Triton Engineering reviewed the application and provide the following comments;

Clerks - Standard financial conditions are recommended.

Public Works - The home on the retained parcel has access to a water and sewer service. The water and sewer lines on King Street can be extended to service the proposed severed parcel. A qualified professional will need to provide an engineered design to ensure the services are installed according to Town standards. A servicing agreement will be required



as a condition of severance prior to the issuance of a building permit. Satisfactory driveway access arrangements must be provided for the severed parcel.

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 consents.

RECOMMENDATION

THAT the Council recommends County of Wellington Land Division Committee approve Severance Application B102-18, Lyles & Clark C/O Dan Sinclair Part Lot 17, Concession 10, 730 King 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
6. THAT the applicant provide confirmation from the Town of Minto that servicing arrangements are made as required to provide for, among other matters, extensions of sanitary sewers, water, storm sewers, and surface water management and servicing agreement has to been signed and securities posted to the satisfaction of the Town prior to the issuance of a building permit.