

COMMENT

Council supported the severance application subject to certain standard conditions addressing servicing, access, cash-in-lieu of parkland and rezoning being met. The following comments were obtained regarding rezoning of the entire parcel. Town of Minto staff reviewed the application and no serious concerns were noted.

Clerks

Standard financial and access conditions recommended. The existing garage on the severed parcel is encroaching into the right-of-way. An encroachment agreement has been prepared and approved by council.

Public Works

Currently both parcels have access to water and sewer. The severed parcel has existing water and sewer connections. The water line for the severed parcel is currently providing service to the retained parcel. This line will need to be tied off and the retained parcel will need a separate service line for water as well as sewer.

Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained for the retained parcel.

Building

The proposed retained lot will require a zoning amendment to accommodate the intention to allow the Church to be converted to a residential dwelling and accommodate the proposed interior side yard setback.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Part Lot 14 South West Side of Webb St. 31 & 35 Young St. Town of Minto for information and considers passing a by-law in open session to rezone both the severed and retained parcels to permit development generally in the form outlined in the report.

ATTACHMENTS

Jessica Rahim, Junior Planner, County of Wellington
Upper Grand District School Board

Michelle Brown
Building Assistant