



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Severance Agreement -100 McCormick Dr.

Prepared By: Emily Dance, Clerk

Department: Clerk

Date: Aug. 16, 2021

Report Number: CLK-2021-08-102

File Number:

D10/D13 Pilon

Attachments: Severance Agreement

Recommendation:

THAT the Township of Huron-Kinloss Council hereby approves Report CLK-2021-08-102 prepared by Emily Dance, Clerk AND authorizes entering into a Severance Agreement with Francine and Pierre Pilon for 100 McCormick Dr. AND FURTHER authorizes the appropriate By-Law coming forward on tonight's agenda.

Background:

On April 12, 2021, the Township of Huron-Kinloss Committee of Adjustment approved a minor variance request from Francine and Pierre Pilon for 100 McCormick Drive (Plan M37 LOT 23 SEC M-37 PCL; 23-1 (Huron-Kinloss) to permit a reduced minimum lot size to facilitate the creation of a new lot by consent.

The application proposed to sever a vacant residential lot of 1,383.5 square meters from a 3,958.87 square-meter parcel. The consent application was referred to the Planning and Development Committee (County of Bruce) for a decision as there are unresolved objections from a neighbouring property owner related to lot size, the integrity of the slope on the site, flooding and drainage.

Discussion:

On July 8, 2021, the County of Bruce gave provisional approval for the severance subject to a number of conditions.

In addition to the standards conditions was that the applicant enter into an agreement with the Township that requires the following:

- a) The new lot shall be serviced by an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard, as amended from time to time or by connection to a Municipal sewage disposal system; and
- b) The septic system on the retained lot shall not be replaced except with an advanced tertiary sewage disposal system that meets the specifications of the CAN/BNQ 3680-600 NI standard, as amended from time to time or by connection to a Municipal sewage disposal system.

The attached severance agreement outlines the requirements including parkland fees development charges and the requirements surrounding the tertiary sewage disposal system. The applicant is satisfied with the agreement and has provided all the necessary financial obligations.

Following authorization, the agreement will be registered on title to ensure the requirements remain with the property.

Financial Impacts:

As outlined in Schedule "B" of the Agreement. Legal Fee Deposit \$2,000, parkland \$750 and development charges of \$2,086.55.

Strategic Alignment / Link:

We are an accessible community by being open and transparent.

Respectfully Submitted By:

Emily Dance, Clerk

Approved By:

Mary Rose Walden, Chief Administrative Officer