



Town of Minto

DATE: June 10, 2016
TO: Mayor Bridge and Members of Council
FROM: Annilene McRobb, Deputy Clerk
RE: Minor Variance A4-16 Sinclair, Lot 1, Part Lot 19 municipally known as 310 Main Street East, former Town of 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 subject lands are located at 310 Main Street East, former Town of Palmerston at the corner of Queen Street West and Main.



The Official Plan designation of the subject property is Residential Transition. The lot is zoned Mixed Use 2 which permits both commercial and residential uses including townhouses but excluding single family homes

Currently, an empty lot, it was formally a single family dwelling that was destroyed by fire in April of this year.

The purpose of the variance is to permit the construction of a three unit street town house with rear yard setback of 3.04m (10'-0"); requirements are 7.6m (24.9').

COMMENTS

Staff in the Building Department and Public Works Department met to review the application, and there are no concerns with the decreased setback on the subject property. If any additional water or sanitary sewer services are required the developer is responsible for this work. The decreased setbacks maintain the general intent and purpose of the Official Plan and Zoning By-law are minor and desirable for the development of the lands.

RECOMMENDATION

THAT the Committee of Adjustment receives the Deputy Clerks' report regarding proposed A4-16; Sinclair, Minor Variance application for Lot 1, Part Lot 19 municipally known as 310 Main Street East for information.

Annilene McRobb
Deputy Clerk

ATTACHMENTS

Site Sketch
County of Wellington Planner comments

