



**TOWN OF MINTO**

**MEETING DATE:**

April 2<sup>nd</sup>, 2024

**REPORT TO:**

Mayor Turton and Members of Council

**SERVICE AREA:**

Building Department

**SUBJECT:**

PLN 2024-017 – Zoning By-law Amendment (ZBA 2024-04) – Paul Martin

69 Allan Street W

CON D PARK LOT 18 PARK LOT 19 PARK LOT 20 PARK LOT 21 PT PARK LOT 17 PT PARK LOT 22

**RECOMMENDATION**

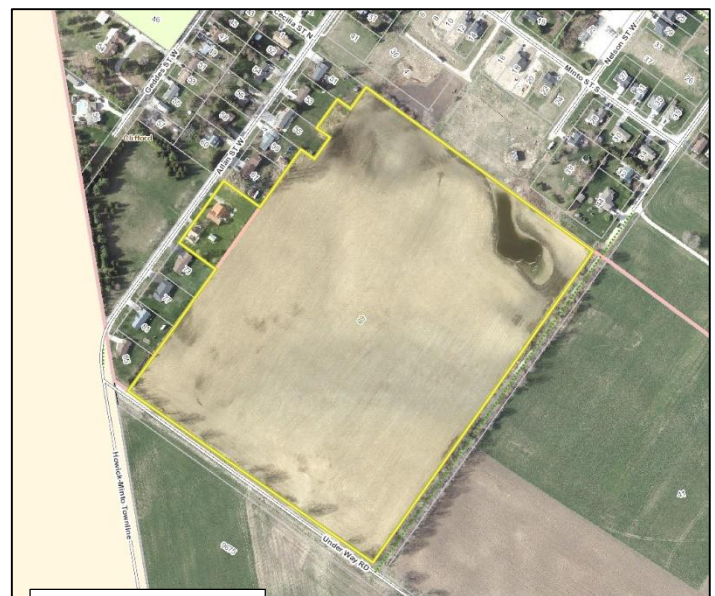
THAT the Council of the Town of Minto receives report PLN 2024-017 for the proposed Zoning By-Law Amendment ZBA 2024-04 – Paul Martin, for lands legally described as CON D PARK LOT 18 PARK LOT 19 PARK LOT 20 PARK LOT 21 PT PARK LOT 17 PT PARK LOT 22, with a municipal address of 69 Allan Street W, for information.

**BACKGROUND**

The subject lands are legally described as CON D PARK LOT 18 PARK LOT 19 PARK LOT 20 PARK LOT 21 PT PARK LOT 17 PT PARK LOT 22 with a municipal address of 69 Allan Street W. The subject property is approximately 14.2 ha (30.65 ac) in size. The property currently has a 1.5 storey dwelling building with approximately 171 m<sup>2</sup> ground floor area.

**PURPOSE**

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) to Residential (R2) Zone to facilitate the construction of two semi-detached residential buildings and a 3-unit street townhouse development. This rezoning is a condition of severance applications B44/23 to B48/23, which has been granted provisional consent by the Wellington County Land Division Committee.



**Figure 1 – Aerial**

Source: Wellington County GIS (2020)



to pay to construct the servicing infrastructure as per the engineering and tender documents, at the sole expense of the applicant. This servicing works is required in order for a building permit to be issued on these lands.

A Draft By-law has been included in the County's report, and after considering any information presented at the Public Meeting, Town Staff will bring a By-law to Council for consideration at a subsequent Council Meeting.

### **Saugeen Vally Conservation Area**

The property falls within the SVCA and partly within the MVCA watersheds but lacks significant natural hazard features or environmental concerns. SVCA staff believe the application complies with the Natural Hazard Policies of the PPS, 2020, and the County of Wellington Official Plan. Furthermore, the property isn't currently subject to Ontario Regulation 169/06 or SVCA policies, so development doesn't require SVCA permission.

### **Neighbouring Landowners/Residents**

No written submissions or registrations to attend the Public Meeting were received prior to the submission of this report.

## **STRATEGIC PLAN**

### **Goal 1: Manage Our Infrastructure**

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

**PREPARED BY:** Sama Haghighi, Planning Coordinator

**RECOMMENDED BY:** Chris Harrow, Interim Chief Administrative Officer  
Mark Potter, Interim Chief Administrative Officer