



## TOWN OF MINTO

**MEETING DATE:** August 13<sup>th</sup>, 2024  
**REPORT TO:** Mayor Turton and Members of Council  
**SERVICE AREA:** Building Department  
**SUBJECT:** PLN 2024-029- B58/24 – B59/24 - Trustees of Knox Presbyterian Church - Consent (Urban LLA)  
315 Main St W, Palmerston

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### RECOMMENDATION

**THAT** the Council of the Town of Minto hereby receives report PLN 2024-029 – B58/24 – Trustees of Knox Presbyterian Church – Consent (Urban LLA), prepared by the Planning Coordinator, for information purposes;

**AND FURTHER THAT** the Council of the Town of Minto recommends the County of Wellington Land Division Committee approve Consent Application B58/24 – B59/24 - Trustees of Knox Presbyterian Church, for land legally described as PALMERSTON LOT 66 PT LOTS 65;AND 71 BORTHWICK SVY, with a municipal address of 315 Main St W, in the Town of Minto, and that the following conditions be considered:

1. **THAT** the owner/applicant satisfies all the requirements of the Town of Minto, financial and otherwise, which the Town of Minto may deem to be necessary for the proper and orderly development of the subject lands, including but not limited to, the payment of any monies owed to the Town of Minto, and that all accounts are in good standing; and further that the Town of Minto file with the Secretary-Treasurer of the Planning and Land Division Committee a letter of clearance of this condition.

### BACKGROUND

Consent application B58/24 – B59/24 is being considered by the County of Wellington Land Division Committee. The applications propose 2 lot line adjustments. The first application, identified on the survey sketch as Proposed Severance #1, proposes to sever a 102.7 m<sup>2</sup> (1105.5 sq. ft) vacant parcel with a 3.72 m (12.2 ft) frontage along Main St W and a depth of 31.39 m (103.0 ft) and merge it with the abutting urban residential lot addressed as 305 Main St. W. The second application, B59/24 and identified on the survey sketch as Proposed Severance #2, proposes to sever a 342.7 m<sup>2</sup> (3688.8 sq. ft.) vacant parcel with a width of 18.7 m (61.4 ft) and depth of 18.32 m (60.1 ft) and merge it with the abutting urban residential lot addressed as 187 Henry Lane.



Figure 1 – Aerial Photo

Source: County of Wellington GIS (2020)

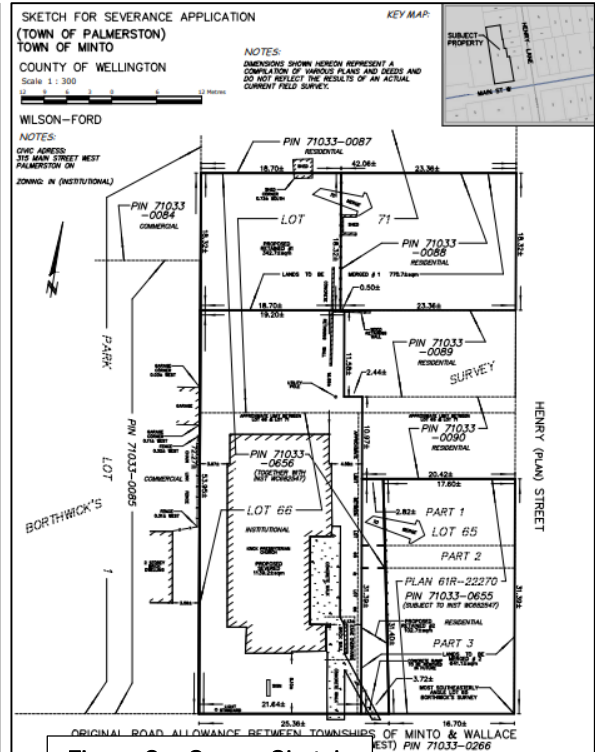


Figure 2 – Survey Sketch

Source: Wilson-Ford Surveying (2024)

County of Wellington Official Plan	
<b>Designation(s):</b>	Residential
<b>Policy Section:</b>	<b>10.6.2 Lot Line Adjustments</b> Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.

Town of Minto Zoning By-law	
<b>Zone(s):</b>	Institutional
<b>Permitted Use(s):</b>	Under <b>Section 27.1</b> include institutional uses such as medical clinics, day nurseries, homes for the aged, rest homes, hospitals, nursing homes, places of worship, schools, public buildings, private clubs, and accessory uses, buildings, and structures including auditoriums and assembly halls.  Both the severed and retained lots propose to meet the minimum lot area and frontage requirements of the Zoning By-law.



**Figure 3 – Zoning**

Source: County of Wellington GIS (2020)



**Figure 4 – Official Plan Designation**

Source: County of Wellington GIS (2020)

**COMMENTS**

Town staff are satisfied that the proposed parcels meet the zoning requirements based on the Severance Sketch provided for review.

**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 Haghghi, Planning Coordinator

**RECOMMENDED BY:**

Gregg Furtney, Chief Administrative Officer