



Town of Minto

DATE: October 24, 2016
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington Building Inspector
RE: Minor Variance A5-16 Gingerich, Part Lot 36 Parts 5 & 6
Concession RP 61R8396
municipally known as 5461 Highway 87, 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 5461 Highway 87. The Official Plan designation of the subject property is Agriculture. The lot is zoned Agriculture. The subject property is 23.21 acres in size.



The lot is subject to the agriculture reduced lot regulations in Section 8.5 of the Town of Minto Zoning By-law. The reduced lot provisions do not allow for a secondary residential dwelling. However, the property has a legal non-conforming mobile home as a secondary residential dwelling, (shown below left) that has been on the subject property prior to 1988. The applicant would like to replace the existing mobile home with a newer modular home (shown below right).



Section 6.21 c) permits the replacement of the legal non-conforming secondary dwelling as long as the height, area, size or volume of the structure is not altered.

The purpose of the application is to permit the reconstruction of a Second Dwelling Unit on the subject parcel, with a lot size of 9.39ha (23.21ac) and a setback of 91.44m (300.0') from the main dwelling unit, whereas sections 8.5.1, 8.4.1, and 8.4.3 of the Corporation of the Town of Minto's Comprehensive Zoning By-Law 01-86, as amended, does not permit the establishment of a Second Dwelling Unit on a lot subject to the Reduced Lot Regulations, requires a minimum lot size of 35ha (86.0ac), and requires the second dwelling unit to be within 61.0m (200.0') of the main dwelling unit respectively.

COMMENTS

Staff in the Building Department and Public Works Department met to review the application, and there are no concerns with the replacement of the mobile home on the subject property. The updating of the building maintains 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 Building Assistants report regarding proposed A5-16; Gingerich, Minor Variance application for Part Lot 36 Parts 5 & 6 Concession RP 61R8396, municipally known as 5461 Highway 87, Town of Minto.

Stacey Pennington
Building Inspector

ATTACHMENTS

Site Sketch
County of Wellington Planner comments

