



**Town of Minto**

**DATE:** November 8, 2016  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Stacey Pennington Building Inspector  
**RE:** Minor Variance A6-16 Murphy,  
Part Lot 84 and Lot 89 Thompsons Survey, RP 61R20435  
460 Walker Street, Palmerston

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**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 460 Walker Street, Palmerston. The Official Plan designation of the subject property is Residential. The lot is zoned RW-Medium Density Residential. The subject property is 808 sq. m. (0.2 acres) in size.

The purpose of the application is to permit construction of a single family dwelling with an exterior side yard setback of 3.048m (10') where Section 12.2.1.5 of the Town of Minto Zoning By-law 01-86, as amended, requires a minimum exterior side yard setback of 6m (19.7'). Other variances may be considered as required. The applicant is looking to increase the front building width, to have a single detached home, with a double car garage. This would allow a larger rear yard.

Refer to the Map to the right. The property is located on the edge of Palmerston. The lot is on the corner of Walker Street and Lowe Street. Lowe Street is a dead end street. The lot is located only one block from the Town of Minto boundary with the Township of North Perth.

The surrounding uses are mostly residential, shown in yellow. The lots to the rear of the property and across Lowe Street are zoned industrial shown in purple.



**COMMENTS**

Staff in the Building Department and Public Works Department met to review the application, and there are no concerns with the reduction of the exterior side yard setback 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.

The applicant can meet the required setbacks from the existing sewage treatment plant. For further development of the land directly to the rear, rezoning would be required. Development in this area is also limited by the Urban Boundary of Palmerston, Town of Minto and County of Wellington boundary to the south. The reduced exterior side yard setback will have little to no impact on further development or traffic flow in the area.

### **RECOMMENDATION**

THAT the Committee of Adjustment receives the Building Assistants report regarding proposed A6-16; Murphy, Minor Variance application for Part Lot 84 and Lot 89 Thompsons Survey, RP 61R20435, municipally known as 460 Walker Street, Palmerston, Town of Minto.

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Stacey Pennington  
Building Inspector

### **ATTACHMENTS**

County of Wellington Planner comments