



Town of Minto

DATE: April 25th, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington Building Inspector
RE: Minor Variance MV-2017-04, McLaughlin
 Part Lot 18 RP 61R6983 Part 1, Part 2 T/W ROW 7 Part 15,
 Con 5, 6178 5th Line, 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 is designated Prime Agriculture, zoned A -Agriculture, and is 1.26 hectares (3.12 acres) in size. The lands are adjacent to a Commercial Agricultural Zoning housing a Grain operation. The other surrounding properties are all zoned agriculture.

The purpose of the application in the notice was to permit the construction of two detached residential accessory structures with a combined ground floor area of 556.2 square metres (5984 sf) whereas as per Section 6.1.4 (below) of the Zoning By-law, a maximum ground floor area of 176.5 square metres (1900 sf) is permitted; and to permit a 2-storey building height of 8.3 metres (27 ft), whereas as per Section 6.1.3 of the Zoning By-law 01-86, permits a single storey accessory structure with a maximum height of 6.7m (22 ft).

- b) Provided the maximum lot coverage is not exceeded for an accessory building or structure, the combined maximum floor area for all accessory buildings or structures not including a hobby barn or home industry in any residential zone and including a lot subject to the reduced lot regulations of Section 8.5 shall not exceed 92.9 m² (1000.0 ft²) ground floor area for any lot 0.4 hectares (1.0 acres) or less in size. For each additional full 0.4 hectares (1.0 acres) of lot area, an additional 41.8 m² (450 ft²) of ground floor area may be added to the accessory building to a maximum ground floor area of 464.5 m² (5000 ft²).

The proposal is to construct a 16' x 24' shed to accommodate on site pool storage. The second accessory structure has a building area of 5600SF, and a building height of 22ft. The purpose of this structure is for storage of recreational vehicles and

equipment related to the residential use. The drawings below are preliminary. The size is based on the submitted application and conversations with the applicant.

Section 5.97 defines:

FLOOR AREA, GROUND, means that area of a lot covered or intended to be covered by the **main building(s)** on the lot, exclusive of porches, decks, accessory buildings, terraces, steps, indoor parking areas and normal building projections.

COMMENTS:

As per the above definition, the proposed 70' X 80' structure has a ground floor area of 3000SF with the remaining building area being a 10' wrap around porch totaling 1600SF. Attached are preliminary drawings for this proposed structure. The decision made should reflect definitions in the zoning by-law. The draft decisions reflect these changes.

The property is adjacent to a Commercial Agricultural Zoning housing a Grain operation. The other surrounding properties are all zoned agriculture.



Staff in Clerk's, Building and Public Works have no concerns with the application.

RECOMMENDATION

THAT the Committee of Adjustment receives the Building Inspectors report regarding proposed MV-2017-04; McLaughlin, Minor Variance application for Part Lot 18 RP 61R6983 Part 1, Part 2 T/W ROW 7 Part 15, Con 5, 6178 5th Line, Town of Minto.

Stacey Pennington, Building Inspector

ATTACHMENTS

Preliminary Sketch for 2 Storey Accessory Structures

County of Wellington Planner comments