



Town of Minto

DATE: June 14th, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington Building Inspector
RE: Minor Variance MV-2017-05, DeBoer
 Part Park Lot 21 RP 60R2582 Part 1; Western Canada Load & Savings Co Plan, 558 Main Street E, Former Town of Palmerston; Town of Minto.

STRATEGIC PLAN

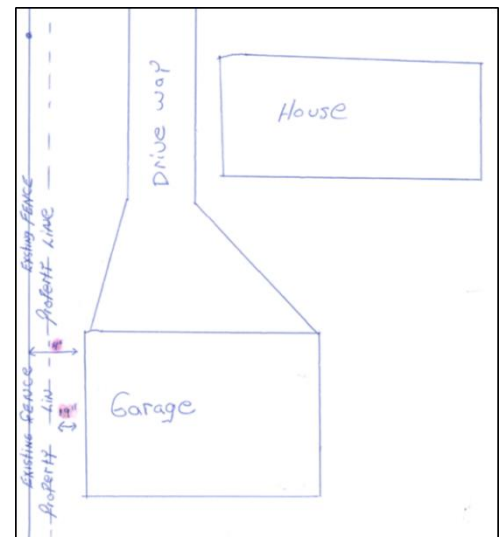
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The subject lands are legally described as Part Park Lot 21 RP 60R2582 Part 1; Western Canada Load & Savings Co Plan, with a civic address of 558 Main Street E, Former Town of Palmerston; Town of Minto. The subject property is 0.10 ha (0.25 ac) in size, and houses a single family dwelling and accessory structure.

The purpose of the application in the notice was to provide relief from the minimum side yard setback for a residential accessory structure. Please see the sketch to the right submitted by the applicant.

The subject property is zoned Main Street Mixed Use (MU2). Permitted uses include existing the single family dwelling and accessory structure. In The Town of Minto Zoning By-law 01-86, Section 6.1 Accessory Uses regulates the Use, Location, Height and Lot Coverage requirements for accessory structures. As a result of a neighbouring survey, it was determined that the accessory structure is located closer to the property line than the Zoning By-law permits. The relief requested is outlined in the table below:



Existing Accessory Structure	Permitted	As Constructed	Relief Sought
Min Side Yard Section 6.1.2 b)	1.0 m (3.3 ft)	0.51 m (1.7 ft)	0.49 m (1.6ft)

RECOMMENDATION

THAT the Committee of Adjustment receives the Building Inspectors report regarding proposed MV-2017-05; DeBoer, Minor Variance application for Part Park Lot 21 RP 60R2582 Part 1; Western Canada Load & Savings Co Plan, 558 Main Street E, Former Town of Palmerston, Town of Minto.

Stacey Pennington, Building Inspector

ATTACHMENTS

County of Wellington Planner comments