



Town of Minto

DATE: June 7, 2017
Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2017-06 Levi Martin- 9304 Road 3 North Harriston

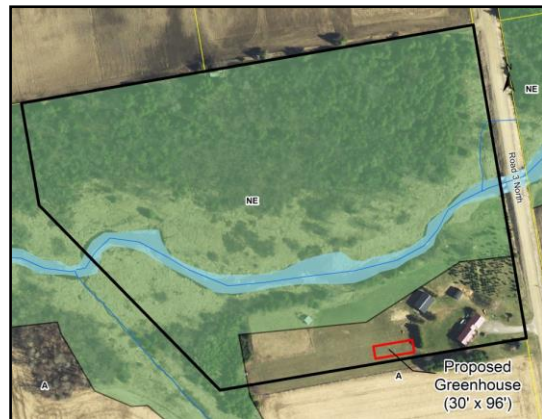
STRATEGIC PLAN

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 on Part Lot 16, Concession 9, RP 60R-2212, part 1, municipally known as 9304 Road 3 N. The property is 7.16 ha (17.7 ac) in size and houses and existing single family detached dwelling and accessory buildings.

The intent of this application is to rezone the subject lands allow for the construction of a commercial greenhouse, with the intension of plant sales on the property. The applicant is proposing to move the greenhouse from his current location at 6425 8th Line. The greenhouse is 267.6 m² (2880 ft²). The proposal is to locate the greenhouse to the rear of the existing dwelling, 3.04m (10 ft) from the southern lot line; and 47.9m (157 ft) from the Natural Environment Zone, as shown to the right.



COMMENTS

Public Works

There are no concerns with the application.

Building

The building department supports the application. The current zoning of the property is Agricultural and Natural Environment. The property falls under the agricultural reduced lot regulations outlined in Section 8.5.2 of the Town of Minto Zoning By-law 01-86, as amended. Although the growth of plants is considered an agricultural use; and a small scale retail outlet is permitted in the agricultural zone; a commercial greenhouse is not permitted. The building department supports this site specific rezoning permitting a commercial greenhouse.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Levi Martin, 6304 Road 3 N, Town of Minto for information and considers passing a by-law in open session.

ATTACHMENTS

Planners Comments, Linda Redmond, Senior Planner, County of Wellington

Stacey Pennington,
Building Inspector