



Town of Minto

DATE: August 28, 2017
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: OPA/ZBA-2017-04 Will
245 James Street Palmerston

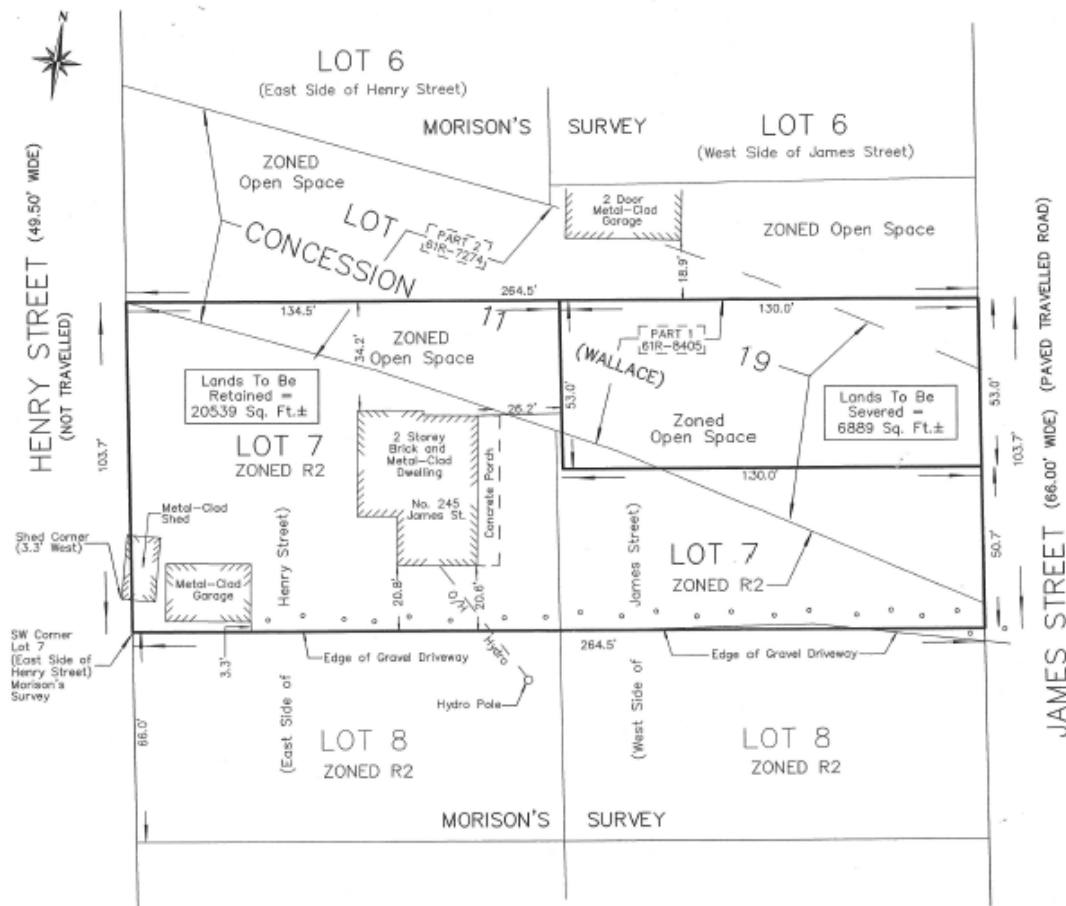
STRATEGIC PLAN

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

These applications are conditions of a Severance application B70/16 to County Land Division is to sever a 53' x 130' lot and retain a larger parcel at 245 James Street in Palmerston, shown below. A large portion of the severed parcel, labeled Lot 19 Concession 11 (Wallace) is on a former rail land property. This portion of the property is currently zoned Open Space, with a Recreational Official Plan designation. The applications are amend the Official Plan to Residential, and to rezone for the construction of the proposed residential dwelling.

If approved, the by-law to amend the Zoning will come back to council for consideration after the Official Plan Amendment has passed.



COMMENT

The intention of the land severance is to create an additional lot, permitting the construction of a single family dwelling. The existing zoning is a result of previous rail road lands sold to the applicant in previous years. The surrounding lands are Zoned R2 – Medium Density Residential, with a Residential Official Plan Designation.

The rezoning is suitable for the future development of the lands, and compatible with the surrounding land uses.

RECOMMENDATION

THAT the Council of the Town of Minto receives the report from the Town of Minto Building Inspector and the report from the County of Wellington Manager of Planning, and the and that the County of Wellington be advised that the Town of Minto supports the Official Plan Amendment for 245 James Street, Palmerston and

THAT the County Planning staff, the Applicant and Town Staff bring back a proposed zoning by-law amendment for Council consideration permitting Residential Development, when the Official Plan permits.

ATTACHMENTS

County of Wellington, Linda Redmond, Manager of Planning