



Town of Minto

DATE: August 28, 2017
REPORT TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2017-07 John Winger– 9042 Wellington Road 5

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 21, Con 5 (Minto), with a municipal address of 9042 Wellington Road 5. The proposed retained agricultural parcel is 40.4 ha (99.83 acres) and contains an existing shed. The proposed severed parcel is 0.34 ha (0.8 acres) in size and contains an existing single detached dwelling.

The intent of this application is rezone the subject lands to restrict future residential development on the proposed retained agricultural portion of property. In addition the rezoning application will allow a reduced minimum lot area of 0.34 ha (0.8 acres) for the severed parcel which contains an existing single detached dwelling. The minimum lot area in the Agricultural (A) zone for a residential lot is 0.4 ha (1.0 acres).

Rezoning is a condition of severance application B40/17, granted provisional consent by County Land Division Committee.



COMMENTS

All other conditions recommended by the Town were cleared in relation to the severance. Public Works has no concerns and the Building Department supports the application.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for John Winger, 9042 Wellington Road 5, Town of Minto and considers passing a by-law in open session.

Stacey Pennington, Building Inspector