



Town of Minto

DATE: September 19th, 2017
TO: Deputy Mayor Faulkner and Members of Council
FROM: Michelle Brown Building Assistant
RE: Minor Variance MV-2017-06, David Crispin
 Part Lot 19, Concession 2, municipally known as 6129 3rd 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 property is 1.5 ha (3.75 ac) in size, and houses a single family dwelling and home industry building. The home industry manufactures wood stairs, guards, and railings.



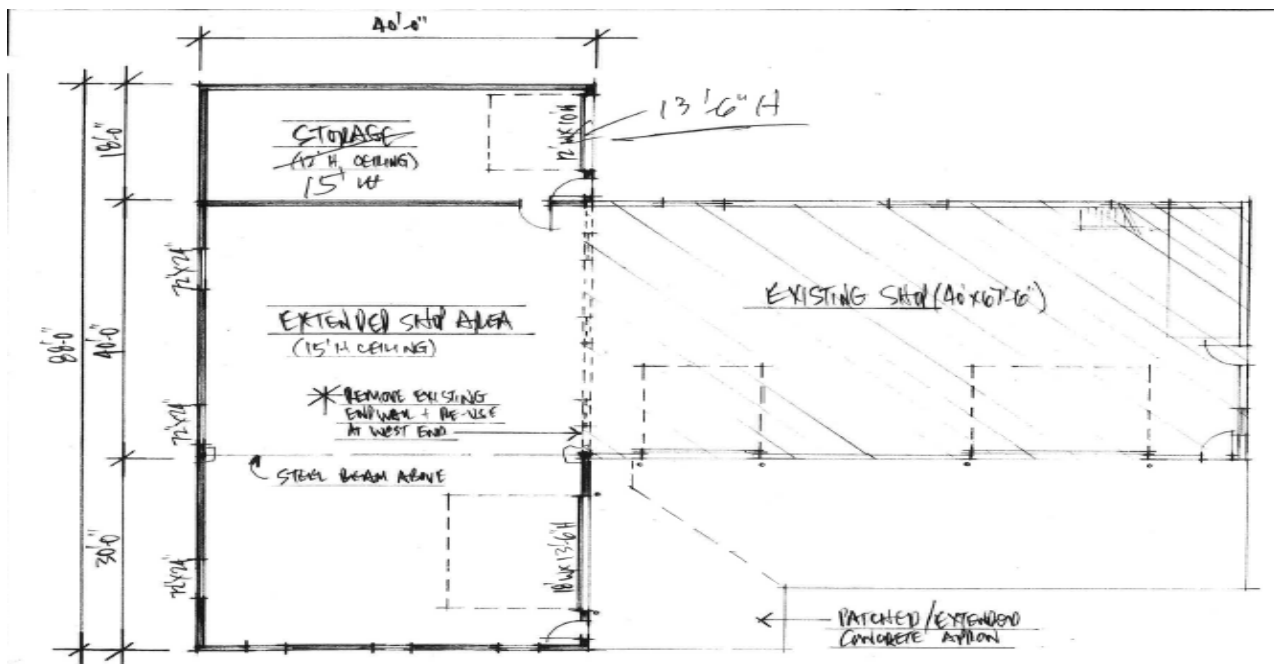
The purpose of the application is to permit construction of an addition to the existing Home Industry building on the subject property with a total floor area of 577.86 m² (6220.0 sq. ft.) and a setback of 106.6m (350 ft.) to a residence. Section 6.14 d) and g) of the Zoning By-law permits a maximum floor area of 232.25 m² (2500 sq. ft.) and requires a minimum

setback of 121.9m (400 ft.) to a residence on a separate lot. The variance is for an increased area of (345.61 m²/3720 ft²) and reduced set back to a dwelling (15.3 m/50 ft).

COMMENTS

The subject property is zoned Agricultural (A). Permitted uses include existing single detached dwellings and home industries (which are accessory to the main use) subject to requirements of section 6.14 of the By-law.

The sketch of the shop submitted with the application is below. Because it is not separated by a solid wall, 66.89 m² (720 ft²) of the addition is included in the home industry floor area even though it will be used as personal storage.



Town of Minto staff met regarding the application and expressed no concerns.

RECOMMENDATION

THAT the Committee of Adjustment receives the Building Assistant's report regarding proposed MV-2017-06; Crispin, Minor Variance application Part Lot 19, Concession 2, municipally known as 6129 3rd Line, Palmerston, Town of Minto.

Michelle Brown, Building Assistant

ATTACHMENTS

County of Wellington Senior Planner, Curtis Marshall comments