



<b>Application</b>	PLBB118007
<b>Location</b>	Part Lot 14, S/W of Webb Street TOWN OF MINTO (HARRISTON)
<b>Applicant/Owner</b>	The Incorporated Synod of the Diocese of Huron c/o Paul Rathbone

**PRELIMINARY PLANNING OPINION:** This application would sever a 512 m<sup>2</sup> urban residential parcel in the Residential Area with an existing dwelling and detached garage. A 512m<sup>2</sup> parcel would be retained with an existing church.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided the following can be addressed as conditions of approval:

- a) That any concerns of the Conservation Authority can be addressed; and
- b) That the existing garage on the severed parcel be recognised to the satisfaction of the local municipality.

**PLACES TO GROW:** No Issue.

**PROVINCIAL POLICY STATEMENT (PPS):** No Issue.

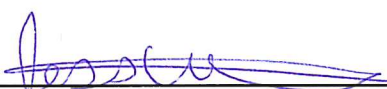
**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated RESIDENTIAL and is located within the Urban Centre of Harriston. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available. We are satisfied that a plan of subdivision is not necessary for the creation of the proposed lots.

The matters under section 10.1.3 were also considered including I) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding use.

**WELL HEAD PROTECTION AREA:** The subject property is located within a WHPA B, with a vulnerability score of 8.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Institutional (IN) zone and Low Density Residential (R1C) zone. It appears that the new lot line will not create any additional zoning deficiencies. The existing detached garage on the severed parcel is identified on the survey sketch to have an encroachment on the road allowance. This will need to be recognized by the local municipality through a condition of encroachment or to be removed as a condition of severance.

**SITE VISIT INFORMATION:** The subject property has not been photographed and a site visit has not been done. The survey sketch appears to meet the application requirements.

  
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Jessica Wilton, Junior Planner  
January 17th, 2018

  
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Michelle Innocente, Senior Planner