



**Town of Minto**

**DATE:** February 28, 2018  
**TO:** Deputy Mayor Faulkner and Members of Council  
**FROM:** Michelle Brown Building Assistant  
**RE:** Minor Variance 2018-02 Bray/Taylor,  
Part Lot 304 RP 61R21110 Part 1  
22 Ann Street South, Clifford, Town of Minto

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**STRATEGIC PLAN**

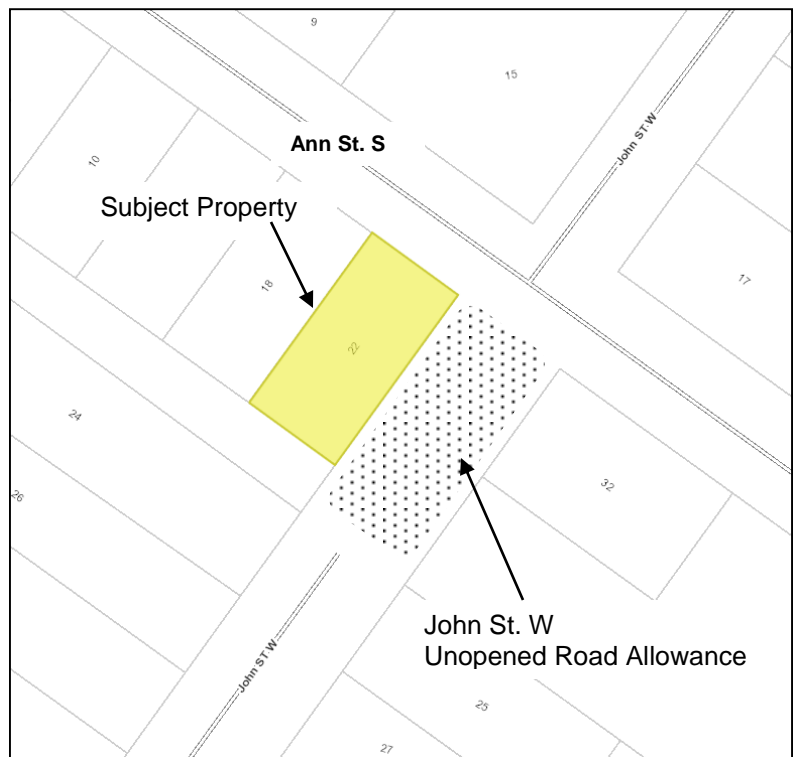
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

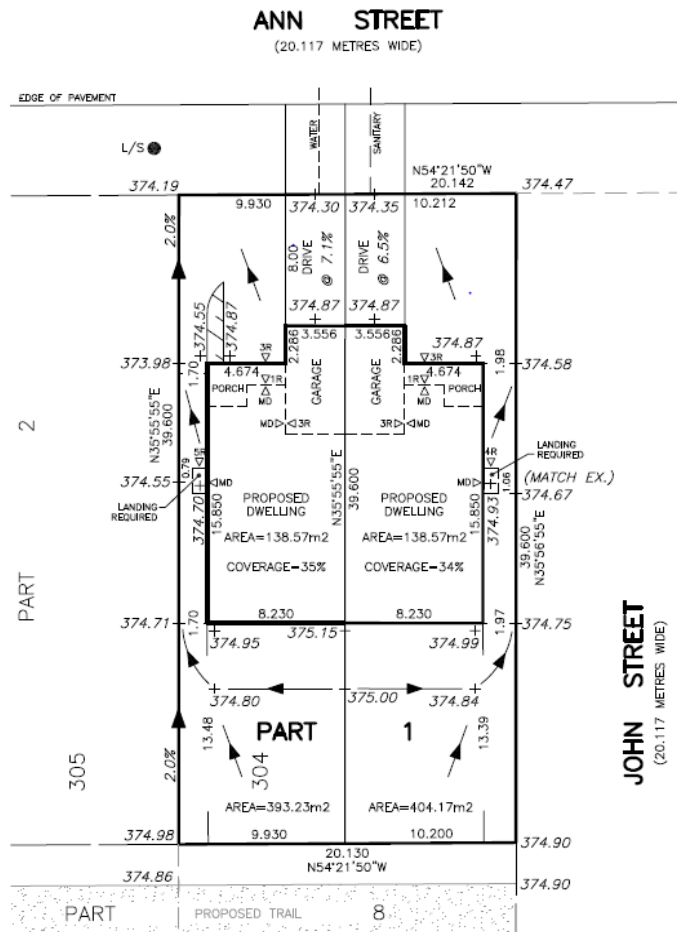
**BACKGROUND**

The subject lands are located at 22 Ann Street South, Clifford. The lot is zoned R1B-28 Low Density Residential Exception. The subject property is approximately 0.08 ha (0.2 acres) in size.

The purpose of the application is to permit the construction of a Semi-Detached Residential Dwelling Unit on the existing lot with an exterior side yard setback of 1.97m (6.5"), whereas Section 12.2.2.7 of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, requires a minimum exterior side yard setback of 6.0m (19.7').

The property is located on the corner of Ann Street South and John Street West. The John Street West portion is currently an unopened road allowance. Staff discussed the viability of extending the road allowance and it was decided that due to grading issues there is no immediate or future benefit to extend the road.





## COMMENTS

Staff in the Building Department and Public Works Department met to review the application, and there are no concerns with the reduction of the exterior side yard setback on the subject property. The proposed use maintains the general intent and purpose of the Official Plan and Zoning By-law are minor and desirable for the development of the lands.

## RECOMMENDATION

THAT the Committee of Adjustment receives the Building Assistants report regarding proposed Minor Variance 2018-02 Bray/Taylor application for Part Lot 304 RP 61R21110 Part 1, municipally known as 22 Ann Street South, Clifford, Town of Minto.

Michelle Brown,  
Building Assistant

## ATTACHMENTS

County of Wellington Junior Planner, Jessica Wilton and Senior Planner, Curtis Marshall comments

Saugeen Valley Conservation Authority Environmental Planning Technician, Michael Oberle comments