



Town of Minto

DATE: April 5, 2018

TO: Mayor Bridge and Members of Council

FROM: Michelle Brown, Building Assistant

RE: ZBA 2018-02- Frank Andrade Part Lot 79 Concession C, 5892 Highway 9, Harriston, Town of Minto

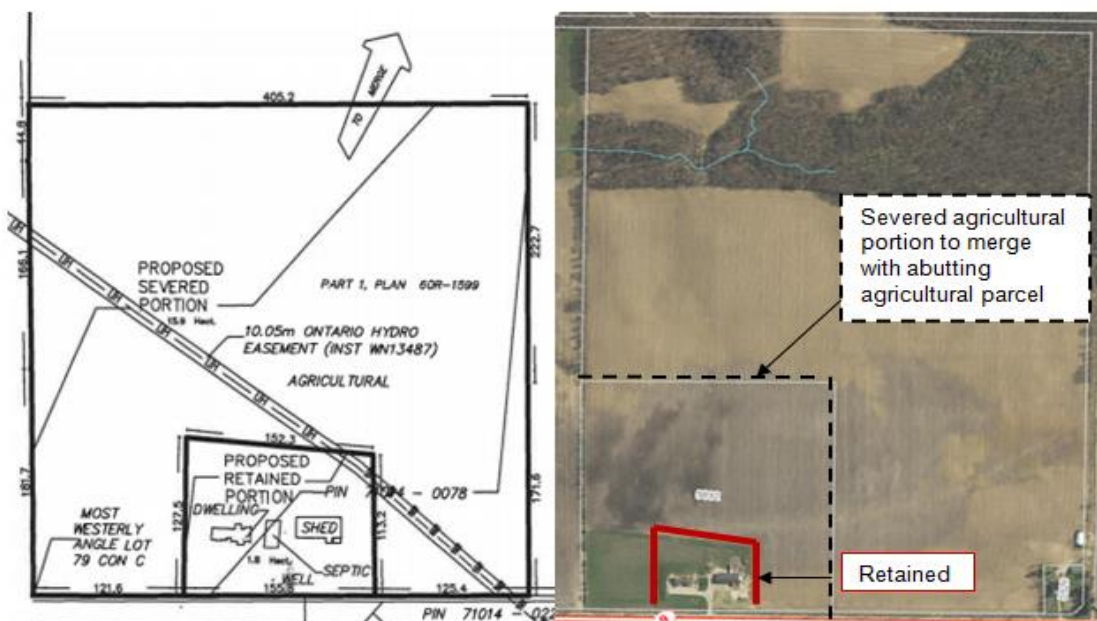
STRATEGIC PLAN

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 intent of this application is to rezone the subject lands to restrict future residential development on the proposed severed agricultural portion of the property, and to rezone the retained rural residential portion to permit an increased ground floor area for the existing accessory building. This rezoning is a condition of severance application B161/17, that has been granted provisional consent by the Wellington County Land Division Committee. Council had previously supported this application

The severance will join 15.9 hectares (39.3 acres) of vacant land with an abutting agricultural parcel. The proposed severed parcel Part Lot 79, Concession C is to merge with is Part Lot 80, Concession C, which is to be zoned to prohibit residential development. The retained 1.8 ha (4.4 ac) rural residential parcel contains an existing detached dwelling and accessory building that requires zoning relief to increase the floor area of the existing shed. The shed is currently 5120 ft² and the zoning for the retained lot permits 2350 ft².



COMMENT

Town reviewed the application and no additional concerns were noted since the rezoning implements one of the conditions of the severance. All previous comments, conditions and recommendations apply.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning application ZBA 2018-02- Frank Andrade for, Part Lot 79 Concession C, 5892 Highway 9, Harriston, Town of Minto for information and considers passing a by-law in open session.

Michelle Brown,
Building Assistant