



<b>Application</b>	B57/18
<b>Location</b>	Part Lots 7 & 8, s/s Victoria St. TOWN OF MINTO
<b>Applicant/Owner</b>	Christopher & Anita Mckay

**PLANNING OPINION:** This application would sever a 416 m<sup>2</sup> (4,477ft<sup>2</sup>) parcel for residential purposes in the Urban Centre of Palmerston. A 392.4 m<sup>2</sup> (4,223 ft<sup>2</sup>) would be retained with an existing dwelling.

The proposal would establish both a severed and retained parcel that is undersized from the lot area provisions of the R2 zone. The lots will be smaller than most lots in the area, however we do note that there is a similar lot configuration to the south of the subject property. The Committee should be satisfied that the proposed lot would represent a compatible form of development in the neighbourhood.

If approved we would request that the following be made conditions of approval:

- a) That servicing is provided to the site to the satisfaction of the local municipality;
- b) That driveway access can be provided to the severed lands to the satisfaction of the Local Municipality; and
- c) That zoning compliance for the severed and retained lands is obtained to the satisfaction of the Local Municipality.

**PLACES TO GROW:** The Growth Plan for the Greater Golden Horseshoe, 2017 was prepared and approved under the Places to Grow Act, 2005 and came into effect on July 1, 2017. The subject property is located within Urban Centre of Palmerston this area is considered a delineated built-up area in the Growth Plan. Section 2.2.1.2 a) states the vast majority of growth will be directed to settlement areas that i) have a delineated built up boundary; ii) have existing or planned municipal water and wastewater systems; and iii) can support the achievement of complete communities.

**PROVINCIAL POLICY STATEMENT (PPS):** The subject property is located within the urban area of Palmerston. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated RESIDENTIAL and is located in the urban centre of Palmerston. Section 10.6.2 States that new lots may be created in urban centres provided that the lands will be 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 development of these lands as the property is already serviced by an existing road and servicing is present to support the development.

The matters under section 10.3.1 were also considered including l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses.

Regarding item l) the Official Plan encourages the development of vacant under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling types, building form, site coverage and setbacks. The lots in the neighbourhood generally exceed the lot area and frontage requirements of the R2 zone and are mostly rectangular in shape. The proposal would establish both a severed and retained parcel that is undersized from the lot area provisions of the R2 zone and smaller than most lots in the area. Front yard and interior side yard setbacks vary across the immediate area; however, rear yard setbacks are generally beyond the by-law requirements. We do note that there is a similar lot configuration to what is being proposed to the south of the subject property. The Committee should be satisfied that the proposed lot would represent a compatible form of development.

**WELL HEAD PROTECTION AREA:** The subject property is located within a WHPA B with a vulnerability score of 6.

**LOCAL ZONING BY-LAW:** The subject property is currently zoned Residential (R2). The applicants are proposing to construct a single detached dwelling on the severed lands. In the R2 zone a new lot for a single detached dwelling requires a minimum lot area of 465 m<sup>2</sup>. Both the



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severed and retained lots will require zoning relief. Additional zoning relief will be required for the rear yard setback of the retained lands as 7.6 m is required and 4.15 m is being provided.

We note that the applicants have identified a proposed "building envelope" on the sketch for the severed parcel. The rear yard setback of 4.6 m does not meet the required rear yard setback of 7.5 m in the R2 zone. Additional zoning relief will be required at the building permit stage should the dwelling be built to these setbacks.

**SITE VISIT INFORMATION:** The subject property has not yet been visited.

A handwritten signature in cursive script that reads "Jameson Pickard".

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Jameson Pickard, Planner  
June 27<sup>th</sup>, 2018