



Town of Minto

DATE: June 28, 2018
TO: Deputy Mayor Faulkner and Members of Council
FROM: Michelle Brown Building Assistant
RE: Minor Variance 2018-04 WrightHaven Homes
MINTO CON 1 PT LOT 20 RP 61R11191 PT PART 1,
municipally known as Main Street East Palmerston, Town of Minto.

STRATEGIC PLAN

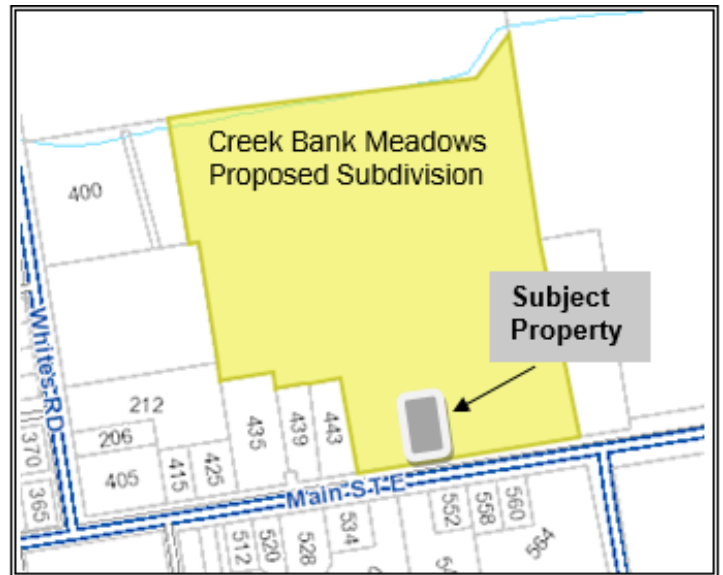
Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial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

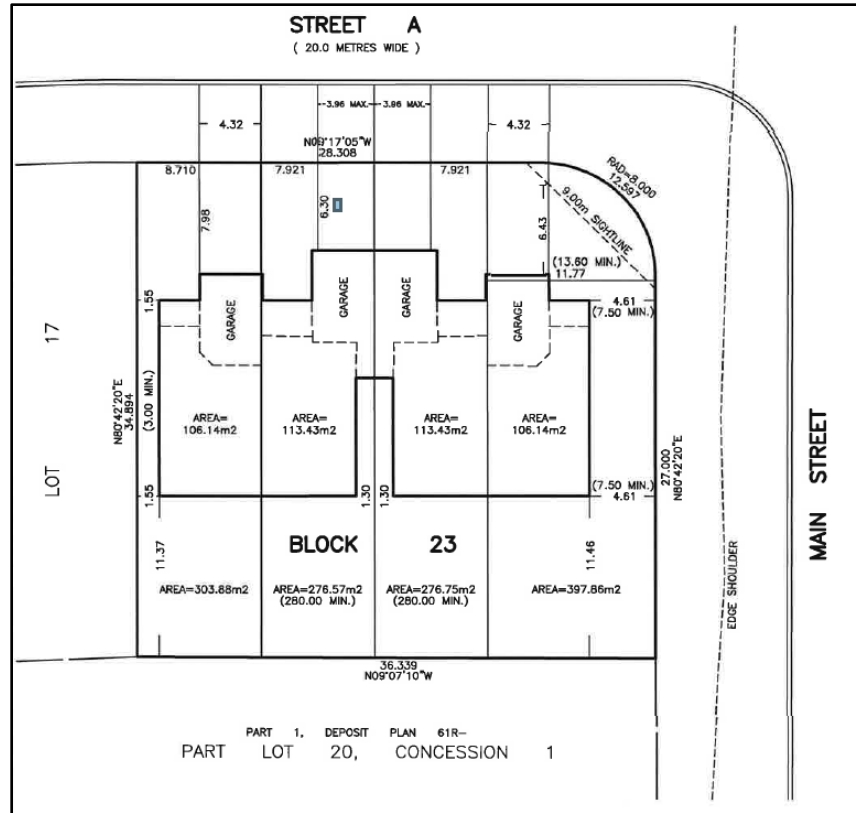
BACKGROUND

The subject property has an area of approximately 1268 m² (0.313 ac) and is currently vacant. The location of the property is shown on the map below and is zoned MU2-40, Mixed Use Zone with a site-specific provision to prohibit a retail property. Townhouses are a permitted use on the subject property.

The purpose of the application is to permit the construction of a Four Unit Street Townhouse with an exterior side yard setback of 4.61m (15'-2"), an interior side yard setback of 1.55m (5'-1"), unit lot area of 276.0 m² (2970.8 sq. ft.) and a corner lot frontage of 11.77m (38'-7").

Section 12.2.6 of the Corporation 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'-8"), a minimum interior setback of 3.0m (9'-10"), a minimum lot area of 280.0 m² (3013.89 sq. ft.) and a minimum corner lot frontage of 13.6m (44'-7") for a Street Townhouse.





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 setbacks proposed lot area of 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 2018-04 WrightHaven Homes MINTO CON 1 PT LOT 20 RP 61R11191 PT PART 1, municipally known as Main Street East Palmerston, Town of Minto.

ATTACHMENTS

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

Michelle Brown,
Building Assistant