

**NOTICE OF DECISION OF
COMMITTEE OF ADJUSTMENT
WITH REASONS RE APPLICATION FOR
File No. MV-2018-04 Minor Variance – s.45(1)**

NAME OF COMMITTEE: The Town of Minto Committee of Adjustment
RE AN APPLICATION BY: WrightHaven Homes
PROPERTY ADDRESS: Main Street East Palmerston
LOCATION OF PROPERTY: MINTO CON 1 PT LOT 20 RP 61R11191, Palmerston, Town of Minto

THE PURPOSE AND EFFECT 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"), whereas 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.

WE, the undersigned, in making the decision upon this application, have considered whether or not the variance requested was minor and desirable for the appropriate development or use of the land, building or structure, and that the general intent and purpose of the zoning by-law and the official plan will be maintained or, in the case of a change in the use of property which is lawfully non-conforming under the by-law, as to whether or not this application has met the requirements of subsection 45(2) of *The Planning Act*, concur in the following decision and reasons for decision made on the 20th day of February, 2018.

DECISION: Denies the application by WrightHaven Homes In. C/O Steven Wright, for property legally described as MINTO CON 1 PT LOT 20 RP 61R11191 PT PART 1, municipally known as Main Street East Palmerston, Town of Minto. To allow 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").

CONDITIONS: n/a

REASONS FOR DECISION: The Committee **not** believing the request to be minor **nor** desirable for the appropriate development of the lands and to maintain the intent and purpose of the official plan and zoning by-law approves the application.

A brief explanation of the effect, if any that the written and oral submissions had on the decision:
County of Wellington Planner comments.
Town of Minto Staff comments outlining impact on adjacent occupied lands and future development.

Signature of member

Signature of member

Signature of member

Signature of member

Signature of member

Signature of member

Chair

Appeal – The last date for filing a notice of appeal of this decision is July 24th, 2018. Any such appeal must be filed with the secretary-treasurer of the committee and must set out the objection to the decision and the reasons in support of the objection and must be accompanied by the fee required by the Local Planning Appeal Tribunal.

Amount of Fee payable on appeal is \$300.00

Other applications – If known, indicate if the subject land is the subject of an application under the Act for:

- Approval of a plan of subdivision (under section 51) File # Status
- Consent (under section 53) File# Status:
- Previous application (under section 45) File# Status

CERTIFICATION

I, Bill White, certify that the information included herein is a true copy of the decision of the Committee with respect to the application recorded therein.

Dated this 3rd day of July 2018.

Signature of Secretary-Treasurer

Personal information contained on this form, collected pursuant to the *Planning Act*, will be used for the purposes of that Act. Questions should be directed to the Freedom of Information and Privacy Coordinator at the institution conducting the procedures under the Act.