



Town of Minto

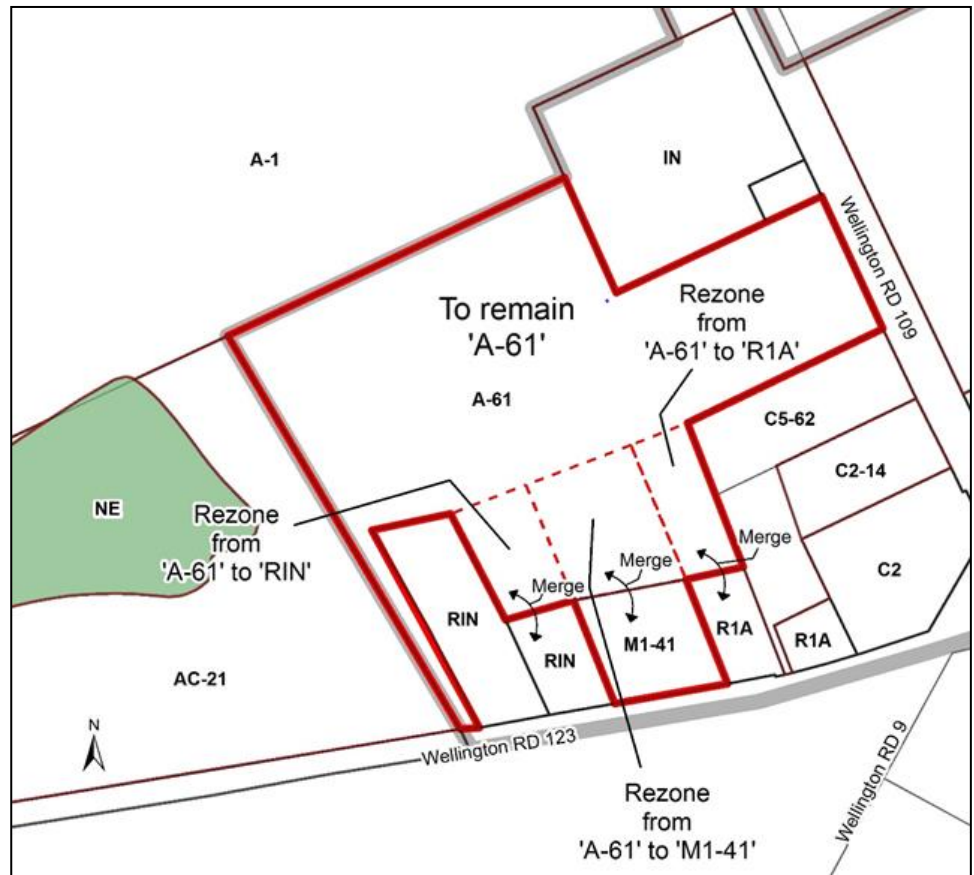
DATE: June 28, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: ZBA 2018-04- 6739 Wellington RD 109 & 6630 Wellington RD 123, Teviotdale, Town of Minto

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 rezone three severed properties and to permit a reduced lot area of approximately 8.29 ha (20.5 ac) for the retained parcel currently zoned Agricultural Exception (A-61). This rezoning has been filed in conjunction with severance applications B52/18, B53/18 and B54/18, that are currently before the Wellington County Land Division Committee. The application serves to rezone the severed parcels to the same zone as the existing lots that are being merged with. The severance applications B52/18, B53/18 and B54/18, will add additional land to the three properties municipally known as, 6624, 6630, and 6634 Wellington Road 123. This will allow the purchasers to take title to the severed lands in the same manner as they hold their abutting land as follows:



- Agricultural Exception (A-61) to Light Industrial M1-41 and to allow the fueling and parking of school buses – 6630 Wellington Road 123

- Agricultural Exception (A-61) to Unserviced Residential Zone (R1A) – 6634 Wellington Road 123
- Agricultural Exception (A-61) to Rural Industrial (RIN) – 6624 Wellington Road 123

COMMENT

Town reviewed the application and no additional concerns were noted. The rezoning of the properties will be a condition of the severance applications B52/18, B53/18 and B54/18, currently before the Wellington County Land Division Committee. The County of Wellington has requested that the attached By-Law be for consideration only. Alternatively Council may choose to complete the first and second reading only, to be read and passed once the severance applications have been considered and a final decision presented by the Wellington County Land Division Committee.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning application ZBA 2018-04- 6739 Wellington RD 109 & 6630 Wellington RD 123, Teviotdale, Town of Minto and considers passing a by-law in open session once the severance applications have been considered by the Wellington County Land Division Committee.

ATTACHMENTS

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

Michelle Brown,
Building Assistant