



Application	B76/18
Location	Lots 78-79, Caswell Clements Survey, Palmerston
Applicant/Owner	TOWN OF MINTO Cathryn Robinson

**PRELIMINARY PLANNING OPINION:** The purpose of this lot line adjustment application is to sever 1404.2 m<sup>2</sup> (15114.7 ft<sup>2</sup>) of vacant land and merge it with an adjacent vacant residential parcel. The retained 2631.5 m<sup>2</sup> (28325.2 ft<sup>2</sup>) parcel is vacant. The retained and newly consolidated parcels are proposed to be developed for residential uses in the future.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We have no concerns provided the following matter is addressed as condition of approval:

- a) That the owner submit and obtain approval of a zoning by-law amendment to revise the site specific exception to further address phasing and the orderly future development of the properties to the satisfaction of the Town of Minto.

**PLACES TO GROW:** No Issues.

**PROVINCIAL POLICY STATEMENT (PPS):** No Issues.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is located within the PRIME AGRICULTURAL AREA. The property is located adjacent to the Palmerston Urban Centre. Permitted uses include single detached dwellings on existing lots.

According to section 10.3.5 lot line adjustments may be permitted for legal or technical reasons, such as easements, correction of deeds, quit claims, and minor boundary adjustments in the Prime Agricultural Area.

Lot line adjustments are deemed not to create new lots for the purpose of this plan.


The matters under Section 10.1.3 were also considered.

**WELL HEAD PROTECTION AREA:** The subject property is located within a WHPA C & D with Vulnerability Scores of 2, 4 & 6.

**LOCAL ZONING BY-LAW:** The subject property is zoned Agricultural Exception (A-113). Permitted uses include single detached dwellings. The site specific exception was approved in 2016, and establishes minimum and maximum building setbacks to ensure that the construction of single detached dwellings on the existing lots does not compromise the future development potential of the properties (with a higher residential density) if the properties were ever brought into the Palmerston Urban Area.

A condition is being recommend that a further zoning amendment be required to revise the site specific exception to further address phasing, and the orderly future development of the properties.

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

  
Curtis Marshall, MCIP, RPP  
Senior Planner  
July 30, 2018