



Town of Minto

DATE: August 2, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: ZBA 2018-07- Mark Wassink
Part Lot 37 Concession 6, 5411 7th Line, 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 to address conditions on a related severance application. Council may recall that the applicant is proposing a surplus farm dwelling severance through application B32/18, to separate the dwelling unit and former dairy barn from the cultivated portion of the property. This application has been granted provisional consent by Wellington County Land Division Committee. The Town of Minto's Council supported the severance application.

The zoning relief that is required to be obtained is to prohibit residential development on the retained agricultural portion of the lot. This is a requirement of the Official Plan for surplus farm dwelling severances. For the severed residential lot, relief is required for insufficient lot frontage (30.5m (100.0 ft) required, whereas 8.0m (26.24 ft.) is proposed) and an increased size of accessory structures (984.77m² (10,600 sq. ft) is proposed, whereas 134.71 m² (1450.0 sq. ft.) is permitted) to allow for the former dairy barn to remain as an accessory structure. Staff recommends that the wording of the by-law allows for the increase in accessory building size until the barn is removed, at which point the normal maximum size of 134.71m² (1450.0 sq. ft.) would be permitted.



Staff is also recommending the decommissioning of the liquid manure tank and a change of use By-law to allow the barn to remain on the severed parcel as a residential accessory use building not permitted for commercial or agricultural uses.

COMMENT

Town reviewed the application and no additional concerns were noted since the rezoning is a condition of the severance. All previous comments, conditions and recommendations apply.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning application ZBA 2018-07- Mark Wassink for, Part Lot 37 Concession 6, 5411 7th Line, Town of Minto for information and considers passing a by-law in open session.

ATTACHMENTS

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

Michelle Brown,
Building Assistant