



Town of Minto

DATE: August 30th, 2018

TO: Mayor Bridge and Members of Council

FROM: Michelle Brown, Building Assistant

RE: Minor Variance MV-2018-05 Weber

MINTO CON 1 PT LOT 20 RP 61R11191 PT PART 1, 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 lands are located at 5985 14th Line, Town of Minto. The subject land is approximately 39.2 ha (98.2 acres) in size with a residential dwelling, barn and drive shed.

The property is zoned Agricultural (A) and Natural Environment (NE).

The purpose of the application is to permit the construction of a 394.66m² (4248.0 sq. ft) Home Industry Building attached to an Agricultural Shed with a setback to the Natural Environment zone boundary of 6m (19.68 ft). The boundary of the NE zone was revised based on a site visit to the property by Saugeen Valley Conservation Authority (SVCA).

Section 6.14 (d) permits a maximum size of 232.25m² (2500.0 sq. ft) for a Home Industry use and Section 6.20.1 (a) requires a minimum setback of 30.0m (98.4 ft) to an NE zone Boundary. SVCA have indicated that they are supportive of the proposed application.

The Aerial photo to the right provided by Wellington County outlines the proposed Workshop and shed.



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 setback to the Natural Environment zone boundary. The proposed use of the Home Industry Building 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 Assistant's report regarding proposed MV-2018-06 Weber, Minor Variance application for MINTO CON 1 PT LOT 20 RP 61R11191 PT PART 1, Town of Minto

ATTACHMENTS

County of Wellington SR. Planner Curtis Marshall comments

Michelle Brown
Building Assistant