



Town of Minto

DATE: September 4, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown Building Assistant
RE: Minor Variance 2018-03 Metzger,
SVY MARY CASWELLS LOT 77 CON; 1 PT LOT 22, municipally
known as 411 Jane Street Palmerston, 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.

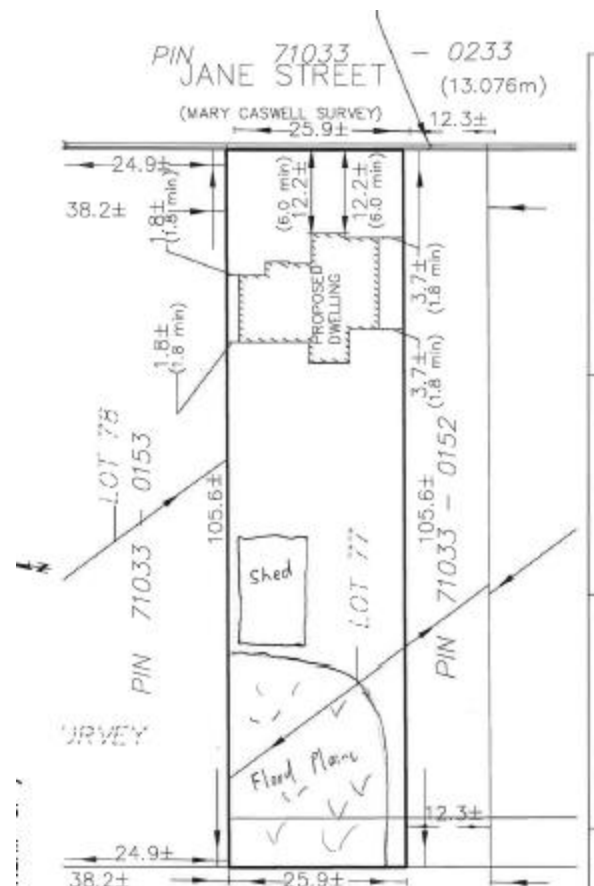
BACKGROUND

The subject land is located at 411 Jane Street Palmerston and contains a single detached dwelling currently under construction. This newly consolidated parcel is proposed to be developed for residential uses in the future. The subject land is approximately 0.28 ha (0.68 acres) in size and 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. The Residential R1C zoning standards apply to the property.

The intent of the application is to permit the construction of a 160.54m² (1536.0 sq. ft.) accessory structure with a maximum height of 5.79m (19'-0"), whereas Sections 6.1.4 b) and 6.1.3 a) of the Corporation of the Town of Minto's Comprehensive Zoning By-law 01-86, as amended, permits a maximum size of 92.9m² (1000.0 sq. ft.) and a maximum height 4.5m (14.8 ft.) for an accessory structure.

The applicant originally proposed a much larger accessory structure than permitted by the Zoning By-law and was not desirable for the future development of the neighborhood. The applicant and Town Building Staff met and the alternative designs is considered to



be more appropriate with adjacent properties and the future development of the neighborhood. Staff are recommending that the applicant provides a grading and drainage plan and that the minimum rear yard setback is 140 feet (42.67m).

Planning Staff have indicated that they are not in favor of the revised design and are recommending that the Committee apply the following conditions if the application is approved:

1. That the accessory structure cannot be used for commercial/industrial business purposes or habitation.
2. That the accessory structure be setback a minimum of 3.0 m (9.8 ft) from the side lot line.

COMMENTS

Staff in the Building Department and Public Works Department met to review the application, and there are no major concerns with the proposed accessory structure. The proposed use 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 Assistants report regarding proposed Minor Variance 2018-03 Metzger, application for SVY MARY CASWELLS LOT 77 CON; 1 PT LOT 22, municipally known as 411 Jane Street Palmerston, Town of Minto; and that the following conditions be considered:

1. THAT the applicant prepares and submit a grading and drainage plan to the satisfaction of the Town of Minto, which requires a plan prepared by a professional engineer or Ontario Land Surveyor and that the owner complete the provisions of the approved grading and drainage plan and storm water management plan pursuant to development of the subject lands.
2. THAT the applicant provides a minimum Rear Yard Setback of 140 ft (42.67m) to the property line.
3. THAT the accessory structure cannot be used for commercial/industrial business purposes or habitation.
4. THAT the accessory structure be setback a minimum of 3.0 m (9.8 ft) from the side lot line.

Michelle Brown,
Building Assistant

ATTACHMENTS

County of Wellington Senior Planner, Curtis Marshall comments