



**DATE:** September 13, 2018  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Michelle Brown, Building Assistant  
**RE:** Zoning Amendment Application - Sinclair  
310 Queen Street Palmerston

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## 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 property is legally described as Part Lot 7 Part Lot 8, South Side of Victoria St., Morison's Survey, with legal frontage on Queen Street South. The property is currently zoned R2 – Medium Density Residential, with an official plan designation of Residential. The parcel is approximately 809.3 m<sup>2</sup> (8,711 ft<sup>2</sup>) in size. Aerial photo provided by the County of Wellington.

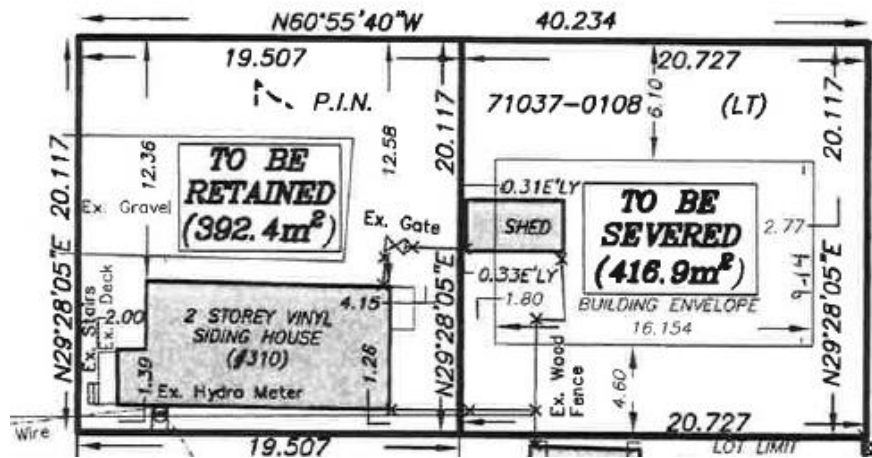


Rezoning is a condition of severance for application B57/18 that has been granted provisional approval by the Wellington County Land Division Committee. The proposed retained is 392.4 m<sup>2</sup> (4,223 ft<sup>2</sup>) with existing and proposed residential use with an existing dwelling. The severed parcel is 416 m<sup>2</sup> (4,477 ft<sup>2</sup>) for existing and proposed residential use. The parcel has an existing shed that is to be removed.

The proposed amendment is to alter site and building regulations in the current R2 zoning of the subject lands to permit a reduced minimum lot area and rear yard setbacks.

## COMMENT

Council supported the severance application subject to certain standard conditions addressing servicing, access, cash-in-lieu of parkland and rezoning being met. The following comments were obtained regarding rezoning of the entire parcel.



#### Public Works:

Currently both parcels will require lateral connections to have access to water and sewer. Standard conditions in relation to servicing and frontage fees are recommended. Satisfactory access arrangements must be provided for the severed parcels.

#### Building Department:

The proposed lots will require a zoning amendment to accommodate the lot area and proposed setbacks. Standard building permit fees and development charges will be required prior to the issuance of a building permit.

The existing parcels meets Zoning By-law requirements except the rear yard and lot area of the R2 Zone. Minimum Lot area required is 465.0 m<sup>2</sup>, whereas 416.9 m<sup>2</sup> is proposed for the Severed and 392.4 m<sup>2</sup> for the retained parcel. The minimum rear yard set back required is 7.6 m whereas 4.6 m is proposed for the severed and 4.15 m.

Severed Parcel	Required	Proposed
Rear Yard	7.6 m	4.6 m
Lot Area	465.0 m <sup>2</sup>	416.9 m <sup>2</sup>
Retained Parcel	Required	Proposed
Rear Yard	7.6 m	4.15 m
Lot Area	465.0 m <sup>2</sup>	392.4 m <sup>2</sup>

#### RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for 310 Queen Street, Palmerston, Town of Minto for information and considers passing a by-law in open session to rezone both the severed and retained parcels to permit development generally in the form outlined in the report.

#### ATTACHMENTS:

Planners Comments, Curtis Marshall, Senior Planner, County of Wellington

Michelle Brown, Building Assistant