



Application	B89/18
Location	Part Lot 304 TOWN OF MINTO (Clifford)
Applicant/Owner	Jordan Taylor & Benjamin Bray

PRELIMINARY PLANNING OPINION: This application would sever a 393 square metre urban residential lot and retain a 404 square metre lot for semi-detached dwelling currently under construction in the Residential Area.

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

- a) That driveway access can be provided to the severed and retained lands to the satisfaction of the of the local municipality; and,
- b) That servicing can be accommodated on the site to the satisfaction of the local municipality.

PLACES TO GROW: No Issues.

PROVINCIAL POLICY STATEMENT (PPS): No Issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTAL and is located within the Urban Centre of Clifford. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available. We are satisfied that a plan of subdivision is not necessary for the creation of the proposed lots.

The matters under section 10.1.3 were also considered including l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding use.

WELL HEAD PROTECTION AREA: The subject property is located within a WHPA B with a Vulnerability Scores of 8.

LOCAL ZONING BY-LAW: The subject property is zoned Low Density Residential (R1B-28). Permitted uses include semi-detached dwellings. The proposed severed and retained lots appear to meet the minimum lot area and frontage requirements.

SITE VISIT INFORMATION: The subject property has not yet been visited.



Michelle Innocente
Senior Planner
September 5, 2018