



<b>Application</b>	B87/18 & B88/18
<b>Location</b>	Part Lots 50 & 51, w/s Queen St., Lot 52, e/s Lowe St. TOWN OF MINTO (Palmerston)
<b>Applicant/Owner</b>	William Cherry

**PRELIMINARY PLANNING OPINION:** Application B87/18 would sever a 388.6 square metre urban residential lot with existing garage to be removed in the Residential Area. A 388.6 square metre urban residential lot would be retained with existing dwelling. Application B88/18 would sever an 804.7 square metre urban residential lot with existing shed to be removed for a proposed townhouse development.

Since the time of the filing of the consent applications, the applicant has filed applications to amend the zoning by-law to permit the following:

- to permit max lot coverage of 46.8% on triplex lot
- to permit the severed and retained lot to have a lot area of 388.6 m<sup>2</sup>
- to permit a rear yard setback of 1.25 m to the existing house
- to permit a reduced rear yard setback to proposed Triplex from 7.6 m to 5.4 m
- to permit an interior side yard setback of 1.22 m for a proposed triplex on the severed lot

Note the application to rezone proposes a triplex whereas the consent requests a lot for townhouse development.

Planning staff is recommending the application be deferred. This deferral will allow the applicant to meet with Planning staff to discuss the proposal in detail and staff's concerns related to density, building form, lot layout, and setbacks.

**PLACES TO GROW:** No Issues.

**PROVINCIAL POLICY STATEMENT (PPS):** No Issues.

**WELLINGTON COUNTY OFFICIAL PLAN:** The subject property is designated RESIDENTIAL and is located within the Urban Centre of Palmerston. 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 1) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding use. Planning staff recognize there is development potential on the subject lands for infill development. We recommend deferral of the application at this time to allow the applicant time to consider an alternative configuration that would align more closely with the zoning regulations of the Residential (R2) Zone.

**WELL HEAD PROTECTION AREA:** The subject property is located within a WHPA C with Vulnerability Score of 4.

**LOCAL ZONING BY-LAW:** The subject property is zoned Residential (R2). Permitted uses include single detached dwellings, and townhouse dwellings. A zoning by-law amendment has been submitted that proposes the following changes:

- to permit max lot coverage of 46.8% on triplex lot
- to permit the severed and retained lot to have a lot area of 388.6 m<sup>2</sup>
- to permit a rear yard setback of 1.25 m to the existing house
- to permit a reduced rear yard setback to proposed Triplex from 7.6 m to 5.4 m
- to permit an interior side yard setback of 1.22 m for a proposed triplex on the severed lot



Additional zoning deficiencies may be identified when detailed plans have been reviewed by planning staff.

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

A handwritten signature in blue ink, appearing to read "Michelle Innocente".

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Michelle Innocente  
Senior Planner  
September 12, 2018