



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

PLANNING OPINION: Applications B87/18 and B88/18 would sever two 285.1 square metre urban residential lots for a semi detached dwelling in the Residential Area. A 1,011.6 square metre urban residential lot would be retained with existing dwelling and garage.

These applications are 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 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 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 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. The proposed severed and retained lots appear to meet the minimum lot area and frontage requirements. Lot coverage should be confirmed during building permit review.

SITE VISIT INFORMATION: The subject property was visited and photographed on September 14, 2018. Notice Cards were posted and the survey sketch appears to meet the application requirements.



Michelle Innocente
Senior Planner
October 4, 2018