



Application	B102/18
Location	Part Lot 17, Concession 10 TOWN OF MINTO
Applicant/Owner	Candace Lyles, Robert Clark, Anna Clark

PLANNING OPINION: This application would sever a 655.4 m² (7,054 ft²) lot for residential use in the Urban Centre of Palmerston. A 644.1 m² (6,933ft) parcel with an existing single detached dwelling would be retained.

This application is consistent with Provincial Policy and generally conforms to the Official Plan, staff would have no concerns with the application provided:

- a) That servicing can be provided to the site to the satisfaction of the Local Municipality;
- b) That safe driveway access can be provided to the site to the satisfaction of the local municipality;
- c) That the bisected deck and two remaining sheds on the property are removed to the satisfaction of the local municipality; and
- d) That zoning compliance can be achieved for the retained lands to the satisfaction of the local municipality.

PLACES TO GROW: No issues.

PROVINCIAL POLICY STATEMENT (PPS): The subject property is located within the urban area of Palmerston. Section 1.1.3.1 states that settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDNETIAL and located in the urban centre of Palmerston according to schedule A5-3 of the Official Plan. Section 10.6.2 states that new lots may be created in Urban Centres provided that the land will be appropriately zoned.

The subject property is currently zoned Medium Density Residential (R2) and would meet the minimum lot area and frontage requirements. The proposed lot is generally consistent in size, shape and frontage of lots in the area and has sufficient area to accommodate a single detached or semi-detached use as permitted by the zoning.

The matters under section 10.1.3 were also considered.


WELL HEAD PROTECTION AREA: The subject property is not located within a WHPA.

LOCAL ZONING BY-LAW: The subject property is zoned Medium Density Residential (R2). It appears that both the severed and retained lands can meet the minimum lot area and frontage requirements of the zoning by-law for a single detached dwelling. The following zoning relief is necessary as a result of the consent:

- Relief for a reduced rear yard setback to the house on the retained parcel; where as a setback of 7.6 m is required;

In addition to the zoning relief above the existing sheds on the severed parcel and the deck which is bisected by the new property lot line need to be removed.

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


Jameson Pickard, Planner
October 3rd, 2018