Minto Where Your Family Belongs

Town of Minto

DATE: November1, 2018

TO: Mayor Bridge and Members of Council

FROM: Michelle Brown, Building Assistant RE: ZBA-2018-15 Diocese of Huron

Part Lot 14 South West Side of Webb St. 31 & 35 Young St. Town of Minto

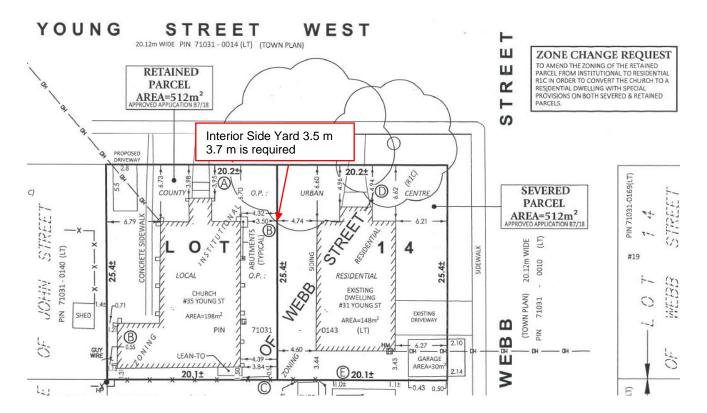
STRATEGIC PLAN

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 14 South West Side of Webb St. 31 & 35 Young St. The retained 512 square meter property is currently zoned IN - Institutional while the severed 512 square meter parcel is currently zoned R1C – Low Density Residential Zone. The Residential (R1C) zone permits single detached dwellings and accessory uses, buildings and structures.

Rezoning is a condition of severance application B7/18 which has been granted provisional consent by the Wellington County Land Division Committee. The proposed amendment is to rezone the retained parcel to R1C to permit the Church to be converted to a residential dwelling and accommodate the proposed interior side yard setback. The current setback is 3.5 m where 3.7m is required.



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. Town of Minto staff reviewed the application and no serious concerns were noted.

Clerks

Standard financial and access conditions recommended. The existing garage on the severed parcel is encroaching into the right-of-way. An encroachment agreement has been prepared and approved by council.

Public Works

Currently both parcels have access to water and sewer. The severed parcel has existing water and sewer connections. The water line for the severed parcel is currently providing service to the retained parcel. This line will need to be tied off and the retained parcel will need a separate service line for water as well as sewer.

Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained for the retained parcel.

Building

The proposed retained lot will require a zoning amendment to accommodate the intention to allow the Church to be converted to a residential dwelling and accommodate the proposed interior side yard setback.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Part Lot 14 South West Side of Webb St. 31 & 35 Young St. 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

Jessica Rahim, Junior Planner, County of Wellington Upper Grand District School Board

Michelle Brown Building Assistant