



## Town of Minto

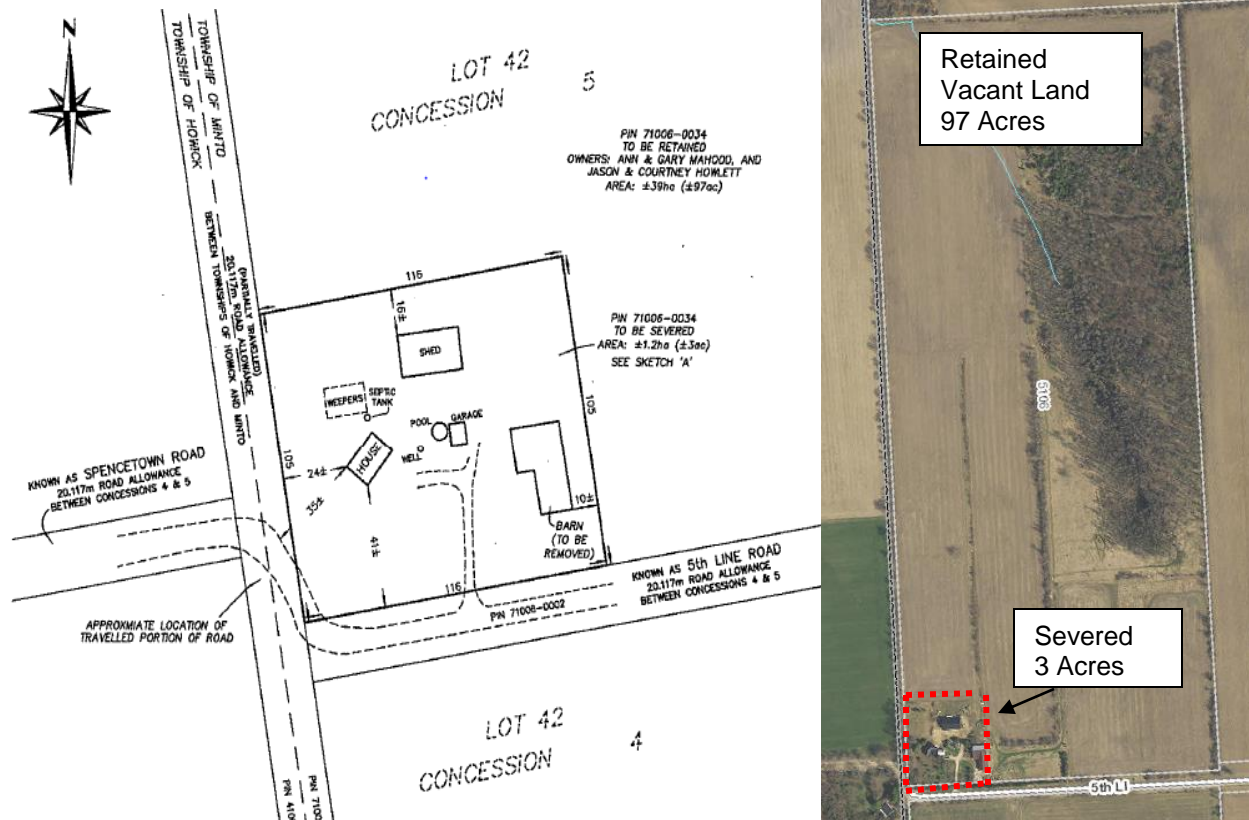
DATE: November 1, 2018  
 TO: Mayor Bridge and Members of Council  
 FROM: Michelle Brown, Building Assistant  
 RE: ZBA-2018-13- Mahood  
 Lot 42, Concession 5, 5106 5<sup>TH</sup> Line Town of Minto

### 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 intent of this application is to rezone the subject lands to restrict future residential development on the retained agricultural portion of property and permit an increased ground floor area for existing accessory buildings (drive shed and garage) on the severed lands. The land is currently zoned A – Agricultural.



This Surplus Farm Dwelling will sever 1.2 hectares (3 acres) of existing and proposed residential use with existing house, shed, garage, and pool. The Retained portion is 39 hectares (97 acres) of vacant land that will continue to remain for agricultural use. This

rezoning is a condition of severance application B55/18, which has been granted provisional consent by the Wellington County Land Division Committee.

Section 6.1.4 b) of the By-law permits a total ground floor area of 176.5 m<sup>2</sup> (1900.0 ft<sup>2</sup>) for all accessory building on a lot less than 1.2 ha (3 ac). The combined gross floor area for the drive shed and garage is 424.8 m<sup>2</sup> (4572 ft<sup>2</sup>). The existing 371.6 m<sup>2</sup> (4000 ft<sup>2</sup>) drive shed has a height of 9 m (30 ft) where Section 6.1.3 b) of the By-law permits a maximum height of 6.7 m (22 ft).

The County is in support of the zoning amendment request and has provided a draft zoning by-law amendment to create a site specific exception which prohibits the construction of a dwelling on the retained parcel while allowing the increased ground floor area for the existing accessory buildings and an increased height for the existing drive shed on the severed parcel.

#### **COMMENT**

Town of Minto staff reviewed the application and no additional concerns were noted since the rezoning implements one of the conditions of the severance. All previous comments, conditions and recommendations apply.

#### **RECOMMENDATION**

THA Council receives the Building Assistant's report on the proposed rezoning for Mahood, Lot 42, Concession 5, 5106 5<sup>TH</sup> Line Town of Minto, for information and considers passing a by-law in open session.

#### **ATTACHMENTS**

Jessica Rahim, Junior Planner County of Wellington

Michelle Brown  
Building Assistant