



Town of Minto

DATE: October 30, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: ZBA-2018-03 Metzger

Lots 76-79 with a municipal address of 401, 411, 417, and 423 Jane 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 properties subject to the proposed amendment are located on Lots 76-79 with a municipal address of 401, 411, 417 and 423 Jane Street. Together, the four existing lots, making up the subject lands, are approximately 3.85 acres in total. Rezoning is a required condition of severance for the altered lot area and abutting lands of application B76/18 and B77/18 which has been granted conditional consent by the Wellington County Land Division Committee. The air photo to the right shows the original lot layout.



The intent of the retained and newly consolidated parcels are to be developed for residential uses in the future, and also to allow for the new larger lots to be severed at a later date. The end result will create a total of 6 building lots.

The subject property is currently zoned Agricultural Exception (A-113). Permitted uses include single detached dwellings. The site specific exception was approved in 2016, and establishes minimum and maximum building setbacks to ensure that the construction of single detached dwellings on the existing lots does not compromise the future development potential of the properties.

A holding provision is to be applied to a portion of the lands to make more efficient use of the existing lots, and restrict the location of future dwelling units as shown in Figure 1. Until the “H” symbol is removed no buildings or structures, are permitted within the lands zoned A-113(H).



Figure 1: Air Photo

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.

Clerks

Standard financial conditions are recommended.

Public Works

The subject lots butt up to the urban boundary of Palmerston and are serviced with both Municipal Water and Sewer.

Standard conditions in relation to servicing and frontage fees are recommended. An entrance permit must be obtained prior to construction.

Building

Standard building permit fees and development charges will be required prior to the issuance of a building permit. The requirement of an engineered grading plan is also recommended for the severed and retained portion, to the satisfaction of the Town's engineer.

Council may also recall that a 0.30m (1'-0") reserve is located along the frontage of all of these lots (excluding the entrance to the house under construction), which will need to be lifted prior to the issuance of future Building Permits.

All of the above issues can be address through the Town's standard conditions for consent applications.

RECOMMENDATION

THAT Council receives the Building Assistant's report on the proposed rezoning for Lots 76-79 Jane Street, municipally known as, 401, 411, 417, and 423 Jane Street, Town of Minto for information and considers passing a by-law in open session to rezone the subject parcels to permit development generally in the form outlined in the report.

ATTACHMENTS

Curtis Marshall Senior Planner, and Jessica Rahim Junior Planner, County of Wellington
Brandi Walter, Environmental Planner / Regulations Officer Maitland Valley Conservation Authority

Michelle Brown
Building Assistant