



**Town of Minto**

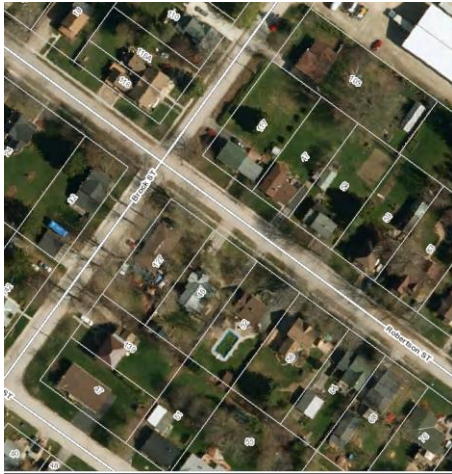
**DATE:** March 8<sup>th</sup>, 2016  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Stacey Pennington, Building Assistant  
**RE:** Rezoning Harper – 46 Robertson Street, Harriston

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**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 land is located at 46 Robertson Street, Harriston. The lands are currently zoned R1B-Low Density Residential. This permits single family dwellings.

The existing residential dwelling was a former legal non-conforming duplex. In recent years, a door was put in between the 2 units, and the house used as a single detached dwelling.

The purpose of the application is to allow the applicant to convert the single family dwelling back into a legal duplex. A building permit will be required to construct a proper fire separation between the two units. The building permit cannot be issued unless it complies with the zoning for the subject property.

Public Works Building and Clerks staff met to review the application. There were no concerns expressed with the proposed application.

**COMMENTS**

With the passing of Bill 140, changes to the *Planning Act* permit accessory apartments within the majority of dwelling units. Municipalities have some discretion to determine where these units are deemed appropriate. County of Wellington Official Plan supports affordable housing.

Section 4.4.5 states;

“In Wellington, accessory residences, semidetached , duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.”

The County is drafting Official Plan policies to establish framework for these second units. Following the official plan amendment, the Town of Minto’s Zoning By-law will be updated.

**RECOMMENDATION**

THAT Council of the Town of Minto receives the Building Assistants report on the proposed rezoning for Harper, 46 Robertson Street, Harriston, and considers passing a by-law in open session.

**ATTACHMENTS**

Planners Comments, Mark Van Patter, Manager of Planning, County of Wellington

Stacey Pennington,  
Building Assistant