



## Town of Minto

DATE: March 17 2016  
TO: Mayor Bridge and Members of Council  
FROM: Stacey Pennington, Building Assistant  
RE: Rezoning Town of Minto – Ann Street Clifford

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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 lands for the proposed amendment are on both sides of Ann Street, between Queen Street and Park Street. This includes existing lots on the north side of Ann Street as well as the former rail lands to the south. The Official Plan Designation of the property is Residential. The lands are currently zoned R1B – Low Density Residential.



The proposed amendment is to rezone the subject property from R1B to a site specific Residential Zoning permit either, single detached or semi-detached residential dwellings on lots within this area. The area will be placed into a Special Residential Zone to limit development to the above density. At the same time the rear of properties on the West side of Ann Street will be rezoned to permit the Greenway trial.

## **COMMENTS**

Staff in Clerks, Public Works, and Building met to review the application, and the impact of the rezoning.

### **Clerks**

If lots on Ann Street are developed for semi-detached the density increases, but would still be considered low density residential. Semi-detached housing is an accepted form of low density residential and compatible with a one family home. The increased density would provide for more affordable homes.

### **Public Works**

BM Ross calculated that there was sufficient capacity in the Clifford Waste Water Treatment facility to accommodate the increased density. Servicing of the lands within three blocks of Ann Street is underway (Queen to Geddes, Geddes to Allan, Nelson to Park). This work includes replacing the old and very deep sanitary sewer, proving five inch lateral sewer connections to each vacant lot, and 1" and 1.5" water laterals as needed.

Where required, proposed semi-detached developments will have to use Y connections with proper clean outs for sewer laterals and shut offs for waterlines. Although, this servicing to accommodate will increase servicing costs, the additional residential units per hectare will help to offset those servicing costs with a more efficient use of municipal services. The Town may wish to increase the cost to sell the proposed lots.

Preliminary grading has been prepared by Triton Engineering to confirm surface water can be addressed for each lot. Builders will be required to provide more specific site grading and drainage plans based on the home design they select.

### **Building**

Most residential areas in Clifford are zoned R1B or R1C – Low Density Residential Zones, restricting development to only Single Family Dwellings. The proposed lot sizes are large enough to meet the minimum semi-detached rules set out in the R2 –Medium Density Residential Zone regulations.

## **RECOMMENDATION**

THAT Council of the Town of Minto receives the Building Assistants report on the proposed rezoning for Ann Street Clifford and considers passing a by-law in open session.

## **ATTACHMENTS**

Planners Comments, dated September 24, 2015

Planners Comments, dated March 22, 2016

Mark Van Patter, Manager of Planning and Environment

Council Report: Molenaar request Ann St., Pt Lots 316-321, Clifford, September 9, 2015

Bill White C.A.O. Clerk

Stacey Pennington,  
Building Assistant