



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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March 22, 2016

Bill White, CAO / Clerk
Town of Minto
5941 Highway 89
Harriston, Ontario N0G 1Z0

Dear Mr. White:

**RE: Former Rail Lands / Ann Street - Village of Clifford
Specialized Zoning to Allow Single and Semi-Detached Dwellings
Proposed Zoning By-law Amendment**

PLANNING OPINION

In my opinion, rezoning the former rail lands and properties to the north across Ann Street, to allow semi-detached dwellings in addition to single detached dwellings, makes sense. It will provide for modest intensification, more efficient servicing and more affordable housing. At the present time I do not have any concerns with this proposal. I may have further comments after the public meeting process.

LOCATION

The subject lands are the former rail lands along Ann Street in Clifford, between Queen Street and Park Street. Also being considered are the lands to the north across Ann Street, which include 7 vacant lots / potential severances, based on the 2015 air photos.

PURPOSE

The purpose of the proposed zoning by-law amendment would be to rezone the subject lands as follows:

- Rezone the rail land lots from Residential (R1B) to a specialized zone to permit either single or semi-detached dwellings;
- Rezone a linear strip within the rear portion of the rail land lots to Open Space (OS) for the trail; and,
- Rezone the lots on the north side of Ann Street from Residential (R1B) to a specialized zone to permit either single or semi-detached dwellings.

BACKGROUND

Municipal servicing work on Ann Street is underway and anticipated to be completed this summer. CAO White indicates that *“part of this work involves replacing the ultra-rib sanitary sewer line with a more traditional designed main and providing for connections to vacant and developable lots on both sides of Ann Street. A water main and connections will also be installed. Lateral sizes will be sufficient to allow the services to be split at the lot line to service semi-detached homes if that option is chosen by a builder.”*

Some of the local builders have indicated an interest in semi-detached dwellings.

I provided Council with an overview of the proposal in my letter of September 24, 2015. This earlier information has been updated where necessary in the following comments.

OFFICIAL PLAN

The lands are designated Residential.

ZONING BY-LAW

As noted above, the lands are zoned Residential (R1B).

PLANNING CONSIDERATIONS

Intensification

I would consider the addition of semi-detached dwellings as a permitted use as being intensification. It is also re-development of a brownfield site. This is a good thing and makes more efficient use of municipal services. It is consistent with the Provincial Policy Statement as well as Section 4.4.3 of the Official Plan.

Affordable Housing

The estimated pricing of serviced lots at \$22,500 (CAO White's report – September 9, 2015), would be quite affordable relative to much of Wellington County. Section 4.4.5 of the Official Plan encourages affordable housing, including semi-detached dwellings.

Compatibility with Neighbourhood

It is my opinion that allowing either single detached or semi-detached residential lots would be compatible with the neighbourhood. It represents a relatively modest increase in density.

Stormwater Management

Triton Engineering has recently completed a grading and drainage plan.

Sewage Capacity

B.M. Ross Engineering calculates that there is sufficient sewage capacity for the subject lands.

Rehabilitation of Former Rail Lands

It's my understanding that an environment site report was completed earlier for the former rail lands and the site has been rehabilitated as required.

Trees Along the Trail

There may be some potential for Trees for Minto to plant Green Legacy trees along the trail when timing is appropriate.

DRAFT ZONING AMENDMENT

The subject lands are all currently zoned Residential (R1B). I am suggesting that we simply create an R1B exception zone to allow the additional use of semi-detached dwelling. Please find the draft by-law attached.

Please let me know if you need further assistance on this.

Sincerely,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Mark Van Patter, MCIP, RPP
Manager of Planning and Environment

C: Jared James, Chair of Trees for Minto

THE CORPORATION OF THE TOWN OF MINTO
BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86
FOR THE TOWN OF MINTO

WHEREAS Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule "A" - Map No. 2 (Clifford) of the Town of Minto Zoning By-law 01-86 is amended by rezoning both sides of Ann Street, between Queen Street and Park Street, from **Residential (R1B)** to **Residential Exception (R1B-28)**, as shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 34 – Exception Zone 1 – Clifford, Town of Minto is amended by the inclusion of a new subsection as follows:

"34.28 R1B-28 Uses permitted in the Residential R1B zone shall be permitted on a property, subject to the regulations of Section 10.2. In addition, a second residential unit shall also be permitted in the form of a semi-detached dwelling, subject to the regulations of Sections 12.2.2, 12.3 and 12.4.
3. THAT Schedule "A" - Map No. 2 (Clifford) of the Town of Minto Zoning By-law 01-86 is amended by rezoning the southern portion of the former rail lands between Queen Street and Park Street, from **Residential (R1B)** to **Open Space (OS)**, as shown on Schedule "A" attached to and forming part of this By-law.
4. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.

5. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

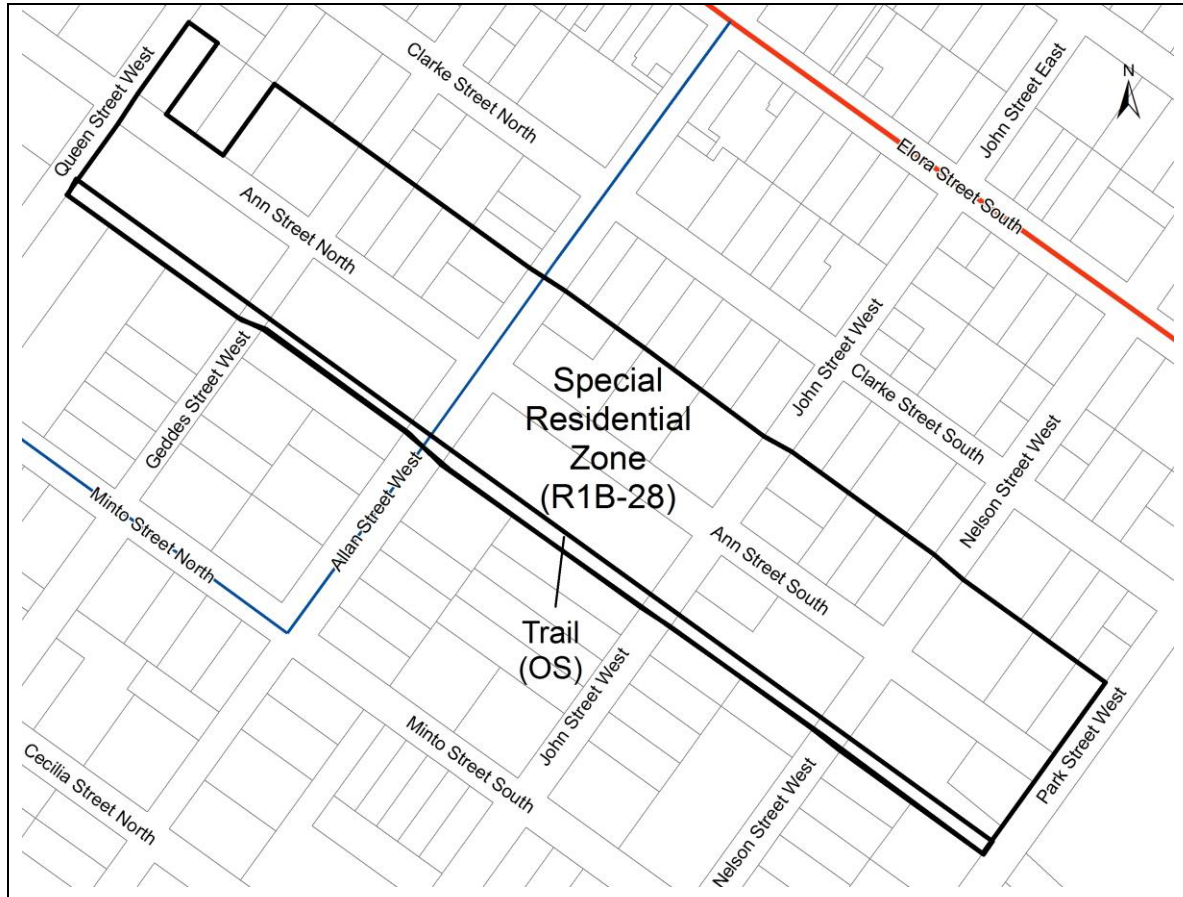
READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME AND PASSED THIS __ DAY OF _____, 2016.

MAYOR

CLERK

THE TOWN OF MINTO
BY-LAW NO _____.
Schedule "A"



Rezone from Residential (R1B) to Residential Exception (R1B-28) and Open Space (OS)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2016.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

LOCATION

The subject lands are the former rail lands along Ann Street in Clifford, between Queen Street and Park Street. Also being considered are the lands to the north across Ann Street, which include 7 vacant lots / potential severances, based on the 2015 air photos.

PURPOSE

The purpose of the proposed zoning by-law amendment would be to rezone the subject lands as follows:

- Rezone most of the rail land lots from Residential (R1B) to a Residential Exception (R1B-28) to permit either single or semi-detached dwellings;
- Rezone a linear strip within the rear portion of the rail land lots to Open Space (OS) for a trail; and,
- Rezone the lots on the north side of Ann Street from Residential (R1B) to Residential Exception (R1B-28) to permit either single or semi-detached dwellings.

Single detached dwellings are subject to the regulations of Section 10.2. Semi-detached dwellings are subject to the regulations of Sections 12.2.2, 12.3 and 12.4.