



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
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September 24, 2015

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**

I have received your September 9 report to Council on the former Clifford rail lands and provide the following comments.

**PLANNING OPINION**

In my opinion, rezoning the former rail lands to allow semi-detached dwellings in addition to single detached dwellings makes sense. It will provide for intensification, more efficient servicing and more affordable housing. This same zoning probably makes sense on the other side of Ann Street as well, where 7 vacant lots are present. I would suggest that the Town reach out to these owners and to gauge their support / concerns.

**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 2010 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 some or all of 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**

Work on Ann Street is to start this fall. Should the number of laterals be increased to provide for semi-detached lots (i.e. 2 laterals per lot)? It is my understanding that the cost for laterals later will be considerable, given the depth of the sewer. On the other hand, if a lateral is put in now and not used later, the cost will be comparatively, negligible.

Triton Engineering has recently completed a grading and drainage plan. B.M. Ross calculates that there is sufficient sewage capacity for the subject 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.

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

## **OFFICIAL PLAN**

The lands are designated Residential.

## **ZONING BY-LAW**

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

## **PLANNING CONSIDERATION**

### 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 the County Official Plan.

### Affordable Housing

The estimated pricing of serviced lots, at \$22,500, would be quite affordable relative to much of Wellington County.

### Compatibility with Neighbourhood

It is my opinion that allowing either single detached or semi-detached residential lots would be compatible with the neighbourhood. There should be no concerns with the former rail lands.

The Town may wish to check with the neighbours across Ann Street to see if they want this specialize zoning, or to remain as Residential (R1B) which only permits a single detached dwelling. By my count there are 7 vacant or potential lots here, as of 2010 air photos. This could be discussed at the public meeting during the rezoning process.

Trees Along the Trail

Trees for Minto with the Green Legacy could take this on as a planting project when the timing is appropriate.

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

Sincerely,

A handwritten signature in black ink that reads "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