



## TOWN OF MINTO

DATE: September 9, 2015

REPORT TO: Mayor and Council

FROM: Bill White, CAO/Clerk

SUBJECT: Rick Molenaar's request Ann St., Pt Lots 316-321, Clifford

### **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**

At the February 3, 2015 meeting the following resolution was adopted:

**That Council receives the report from the CAO/Clerk January 28<sup>th</sup>, 2015 regarding the Agreements of Purchase Sale Rick Molenaar Ann Street Lots 267, 268, Part Lots 316 to 321, Clifford and that the aforementioned lots be declared surplus to the needs of the Town of Minto, And further**

**That a By-law authorizing the Mayor and CAO/Clerk to execute all documents necessary to close the transaction be considered upon completing of the required notice the conditional agreement of purchase and sale.**

After proper notice, Council passed a by-law to authorize the Mayor and C.A.O. Clerk to sign transfer documents March 3. Lot 267 on Ann Street closed first and a four unit dwelling is underway on-site. Lot 268 will close this fall and is proposed to contain a second 4-plex.

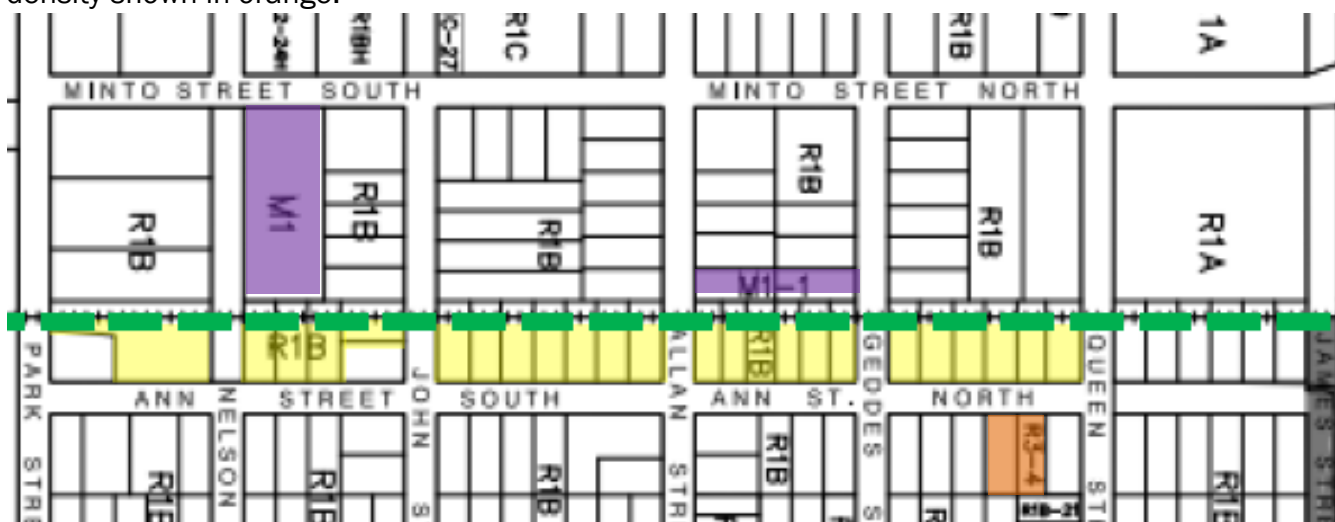


Mr. Molenaar determined he may have a market for semi-detached dwellings on the lots he intends to close on next year. His letter asks the Town initiate a zoning amendment for lots 316 to 321 to permit semi-detached dwellings. If rezoning is not initiated by the Town, Mr. Molenaar could submit an application with the fee.

#### **COMMENTS:**

If Council considers starting a zoning amendment for Block A, it is suggested rezoning of remaining Blocks B through E to permit semi-detached dwellings at the same time. Similar zoning might also be considered for lots on the other side of Ann Street. Current zoning is highlighted on the map below.

Both sides of Ann Street are zoned R1B permitting single family only; the rail trail behind the lots should be zoned open space in the future. There are two lots zoned industrial and a large block zoned R1A which is un-serviced residential. The Town's "serviceable" lots on Ann Street are shown in yellow. The two lots being developed by Mr. Molenaar are medium density shown in orange.



Most residential areas in Clifford are zoned R1B or R1C both of which basically permit one family dwellings. The old ballfield is zoned R2 permitting the street townhouses and other medium density residential uses. Most of Clifford does not allow semi-detached dwellings.

The lots sizes on Ann Street are large enough to meet minimum semi-detached rules set out in the R2 zone as follows:

	<b>Required in R2</b>	<b>Town Ann Street Lots</b>
Lot Area per dwelling	550 sq. m	827 sq. m
Lot Frontage per dwelling	18.3 m	20.1m
Lot Area per dwelling unit	275 sq m	413.5 sq. m
Lot Frontage per dwelling unit	9 m	10.05 m

If all lots on Ann Street were developed for semi-detached the density on the land would increase from 12 units per hectare to about 24 units per hectare (density is net of roads and parkland). This is still within the limits of what is considered low density residential. Semi-detached housing is an accepted form of low density residential and fully compatible with a one family home. The additional units per hectare help offset servicing costs and provides for more affordable homes.

According to calculations by B.M. Ross for the County there are 161 units of reserved capacity in the Clifford Wastewater Treatment facility, which should not be an issue as a result of rezoning. At a growth rate of 8 new homes per year in Clifford alone there is 20 years of capacity remaining in the lagoon system. Water meters help reduce flow to the lagoons. Sewage capacity does not appear to be a significant restriction to rezoning to allow semi-detached dwellings.

Rezoning to allow semi-detached on Ann Street increases servicing costs as additional lateral services are required. Work on Ann Street is scheduled to start in October which means decisions on whether the number of laterals should be increased should be made this year. The depth of the sanitary sewer on Ann Street makes re-excavating to connect a second lateral at a later date very costly.

Triton Engineering has nearly completed a grading and drainage plan for the length of the Town lots along Ann Street. This will ensure surface water is properly controlled and managed between the future rail trail and homes. This information should be available if a public meeting is scheduled for rezoning.

This is not a complete planning analysis, but there are enough supporting factors to suggest the matter could be referred to County Planning for a full report. A public meeting would be scheduled if they found merit in rezoning and the Planners identify extent of the lands where semi-detached might be allowed.

#### **FINANCIAL CONSIDERATIONS:**

Council needs to be aware of the implications of rezoning on financial considerations for other developments in Clifford. Semi-detached housing can be competitive with street townhouse developments such as Field of Dreams. There are private developments in Clifford investing funds to develop their lands.

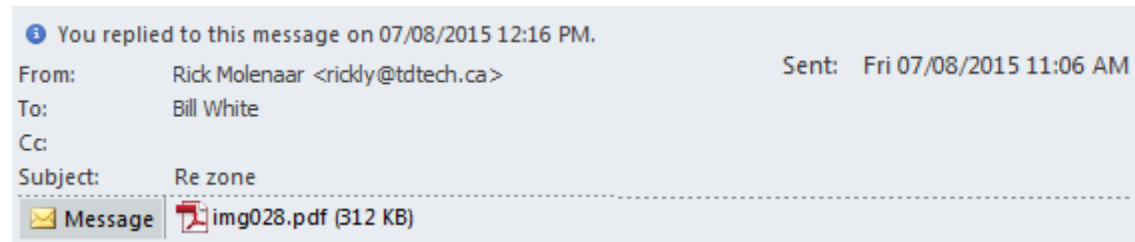
The Town has been careful to position its land costs with market values in Clifford (\$22,500 for a serviced lot). If semi-detached homes proceed on Ann Street, developers who purchase these lots should be responsible for paying additional servicing costs.

#### **RECOMMENDATION:**

That Council receives the report from the C.A.O. Clerk's September 9, 2015 report regarding Rick Molenaar's request that the Town initiate rezoning on Ann Street Part Lots 316-321, Clifford, and further that Council pursue rezoning of lots on both sides of Ann Street from Queen to Park street to add semi-detached dwellings as a permitted use subject to a full planning report being received from the County of Wellington, and a public meeting being scheduled once the extent of rezoned lands has been identified by the County.

Bill White, C.A.O. Clerk

Email Received from Rick Molenaar



To Bill White: Regarding lots 316-321 Ann St.  
Clifford

In Consideration of my purchasing this property  
will Council agree to rezone to allow the  
construction  
of semi detached homes?