



Town of Minto

DATE: May 31 2016

TO: Mayor Bridge and Members of Council

FROM: Stacey Pennington, Building Assistant

RE: ZBA-2016-06-Metzger

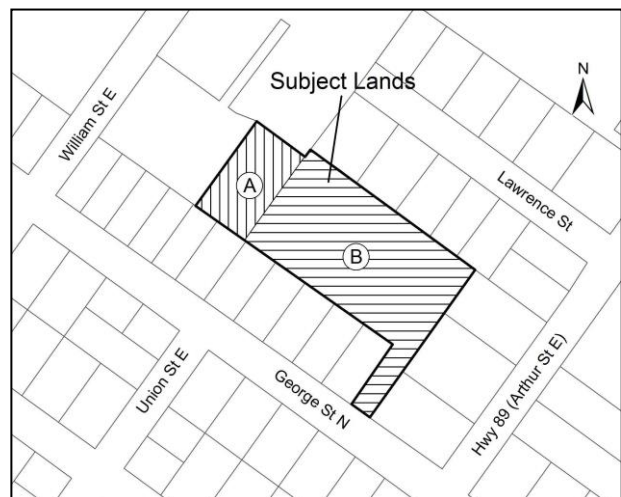
Part Park Lots 4, 5 and 6, RP 61R-20210 Parts 9, 10 and 11
24 George Street North, 100 William Street

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 shown on the map to the right. The Official Plan Designation of the subject lands is Residential; the zoning of the property labeled “A” is Open Space, and “B” is Residential Exception Zone R2-46. Lot A is owned by the Town and is part of a larger parcel zoned Open Space to accommodate a combined park and storm pond for the former Harriston Senior School re-development.



The applicants are proposing to construct a townhouse development consisting of 3 fourplexes, 3 triplexes and one semidetached dwelling, totaling 23 units. These amendments are required in order to facilitate this proposal.

COMMENTS

Staff in Clerks, Public Works, and Building reviewed the application, and the impact of the rezoning. The following information was provided.

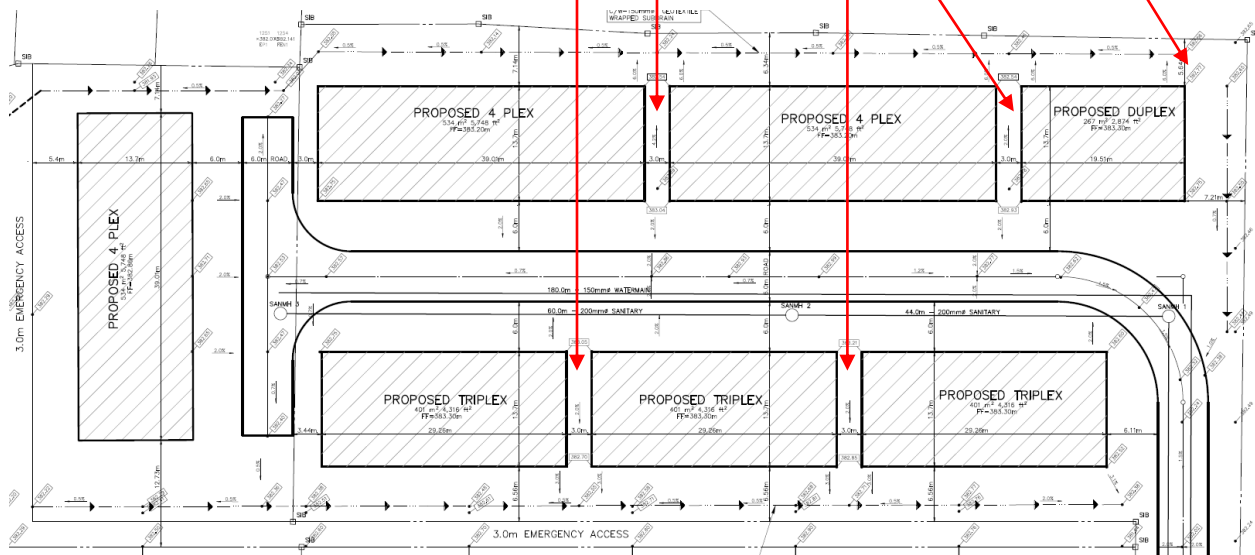
Building Zoning

The proposed Zoning By-law Amendment affects PART A and PART B properties differently. On the lands shown as A, the amendment is to rezone the lands from Open Space (OS) to Residential Exception Zone (R2-46) to allow the development of townhouses. On the lands shown as B, the amendment is to allow relief from the required rear yard setback and distance between buildings as outlined in the table and shown on the plan below. Other zoning relief may be required upon submission of final drawings.

Section	Description	Required	Proposed
13.2.2.4	Rear Yard Setback	7.6m (24.9 ft.)	5.64m (18.51 ft.)
13.2.2.9 (c)	Distance between building sides	9.1m (31.0 ft.)	3.0m (9.84 ft.)

Rear Yard Setback Proposed Minimum

Distance Between Buildings Proposed 3.0m



A stop work order was issued by the Chief Building Official when footings were installed by the developer on Part B without a building permit and site plan agreement. The footings installed do not correspond with any of the building locations shown on the current site plan.

Public Works and C.A.O. Clerks

- There is no verbal or written agreement between the Town and developer to sell Part A.
- Site plan approval issued by Council May 17 was conditional upon final zoning and land ownership being confirmed.
- A final site plan is required once a decision is made on zoning and ownership of Part A.
- The developer will construct and maintain water, sewer, roads and surface water drainage for the townhouse development. A site plan agreement for just the townhouse property will be required regardless of whether Part A is included or not.
- Original site servicing agreement for the former Senior School project requires developer to rough grade, contour, bring to finished grade and seed the pond/park at their cost;
- While grading of the pond has occurred final grades have not been confirmed so the combined park and pond and is unfinished and has not been accepted by the Town.
- Original Park and pond is +-1.3 acres in area including storm pond outlet to future Lawrence St. Approximate area of Part A is +-1,800 square metres or about +-44 acres
- There are over 20 hectares (+50 acres) of Town owned parkland in Harriston; for a population of 2,000 this averages over 0.1 hectares per person which is an above average amount (Community Centre, Pool & Park, Trailer Park & Pavillion, Greenway Trail,

Mill Street & Lawn Bowling, IODE, Margaret St Woodlot, Harriston Seniors, Lion's Playground, Tannery Park, Cenotaph and Current Senior School Park/Pond)

- If Part A is included in the project a registered professional consulting engineer will need to first certify the smaller park/pond is adequate for proper stormwater management

RECOMMENDATION

That Council receives the Building Assistants report ZBA-2016-06-Metzger on the proposed rezoning for Part Park Lots 4, 5 and 6, RP 61R-20210 Parts 9, 10 and 11.

ATTACHMENTS

Planners Comments, Mark Van Patter, Manager of Planning and Environment, County of Wellington, June 1 2016

MVCA Comments, Brandi Walker, Environmental Planner, MVCA, May 27 2016

Letter Dated May 26 2016, Ross Wilke

Letter Dated May 27 2016, Neil Murray

Letter dated May 29, 2016, Peggy Newman

Stacey Pennington,
Building Assistant