



## COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT  
GARY A. COUSINS, M.C.I.P., DIRECTOR  
TEL: (519) 837-2600  
FAX: (519) 823-1694  
1-800-663-0750

ADMINISTRATION CENTRE  
74 WOOLWICH STREET  
GUELPH, ONTARIO  
N1H 3T9

June 1, 2016

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

Dear Mr. White:

**Re: Metzger Multi-Residentials  
George Street and William Streets – Harriston  
Zoning By-law Amendment**

### **PRELIMINARY PLANNING OPINION**

In my opinion, further work is required prior to supporting this rezoning. The Town needs to determine whether to sell the portion of the open space lands to the Metzger's. Further stormwater work is required. A more detailed site plan is required; then we will know what zoning relief is required. I do not have any other concerns with the overall concept at present. The redevelopment of these lands with 1 storey, fourplexes and triplexes seems compatible with existing development and a good effort at intensification. I will draft a zoning by-law amendment once the above matters are sorted out.

### **SUBJECT LAND**

The properties subject to the proposed amendment are located on Part Park Lots 4, 5 and 6, RP 61R-20210 Parts 9, 10 and 11, with municipal addresses of 24 George Street N and 100 William St E, Harriston. The area to be rezoned is 1.31 ha (3.23 acres) in size and shown in red on the air photo next page.

**PURPOSE** The purpose and effect of the proposed amendment affects PART A and PART B properties differently (see notice map). 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. The applicants are proposing to construct a 23 unit, single storey townhouse development on the subject lands and these amendments are required in order to comply with the zoning by-law.

## BACKGROUND

The lands were rezoned in 2013 to allow for redevelopment of the former school lands. The Metzger's proposal is to develop 3 fourplexes, 3 triplexes and 1 semi-detached buildings, for a total of 23 units. The westernmost fourplex is proposed to be on land currently owned by the Town of Minto. It is zoned open space and would have to be rezoned to a residential category, if the Town were to support the proposal. Most of the other Town land, shown in heavy white line and fronting onto William Street, is to be used for a stormwater management area.



## PROVINCIAL POLICY STATEMENT (PPS)

Section 1.1.3.3 of the 2014 PPS states that *“planning authorities shall identify appropriate locations and promote opportunities for intensification”*. Section 1.4.3 encourages Planning Authorities to provide an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents.

## **WELLINGTON COUNTY OFFICIAL PLAN**

The property is located within the Harriston Urban Centre and is designated Residential. The policies of Section 8.3.2 of the Official Plan set out a number of objectives for residential development including, *“g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods.”*

## **ZONING BY-LAW**

The western quarter, approximately, of the lands is currently zoned Open Space (OS) and is to be part of a stormwater management area. The eastern three-quarters of the land is currently zoned Residential Exception (R2-46). The special regulation read as follows:

*“Notwithstanding section 12.1 of this by-law to the contrary, a cluster townhouse development may be permitted on the lands within the R2-46 zone. The cluster townhouse use shall meet all of the regulations of Sections 13.2.2 of the Residential R3 Zone.”*

## **PLANNING CONSIDERATIONS**

### Neighbouring Properties

The lots immediately south fronting on George Street are currently being developed as semi-detached homes. Immediately west, the Open Space zoned lands are for stormwater management. To the north and east, existing homes are zoned Residential (R1C) and front onto, respectively, Lawrence Street and Arthur Street East.

### Intensification

Both the Provincial Policy Statement and the Official Plan encourage intensification. Section 8.3.12 of the Official Plan contains criteria for evaluating intensification proposals.

- a) Compatibility of proposed in terms of built form ... may not be the same as existing adjacent development but which can co-exist ... while not creating unacceptable adverse impacts.

*Comment: The only existing development is along Lawrence and Arthur Streets. The proposed development will be to the rear of the properties and unlikely to have any significant impacts.*

- b) Building height and massing

*Comment: All of the townhouses are to be single story. Therefore, should be no issue.*

c) Maintenance of lotting pattern

*Comment: This is somewhat of a unique situation. The block is wider than most and there is a larger interior area. Given the intensification goal and the size, the design seems reasonable.*

d) Ability of infrastructure to accommodate the proposal

Comment: I understand that full municipal servicing is available.

e) Impact on streetscape and protection of municipal trees

Comment: Interior of block, shouldn't be any impacts.

f) Impact on adjacent properties ... In relation to grading, drainage, access, parking, privacy, views, outdoor amenities and shadowing.

*Comment: At one storey in height, I don't see many impacts on neighbouring properties.*

g) Conservation of cultural heritage resources

*Comment: I am not aware of any cultural heritage resources. This is a redevelopment site and we are basically starting from scratch.*

Some of the above criteria can be considered at the time of site plan control and the issuance of building permits. Some criteria are addressed by zoning by-law standards for the R3 zone.

### Stormwater Management

It is my understanding that the stormwater management work for the proposal is still at a preliminary stage. The grading and drainage plan have only recently been received by the Town. Detailed calculations are still required. Stormwater management is being reviewed by Triton Engineering on behalf of Minto.

### Zoning Deficiencies

Originally, there were 3 zoning deficiencies discussed:

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Rear Yard Setback	7.6 m	5.64 m
Distance Building Faces	18.3 m	18.0 m
Distance Building Sides	9.1 m	3.0 m

I understand now that the design might be able to meet the required 18.3 metres separation between building faces?

There are a few other requirements that do not seem to be complied with:

<u>Description</u>	<u>Required</u>	<u>Proposed</u>
Front Yard	20.1 m	not specified, but looks small
Side Yard	6.0 m	5.4 m at west end, also not specified for NW corner of middle 4-plex, but looks small
Rear Yard	7.6 m	5.6 m

#### Status of Site Plan

It is my understanding that the site plan is in a state of flux and more discussion is required before it is finalized. I would suggest that a draft amending by-law not be prepared until the site plan is finalized and the zoning deficiencies known.

Sincerely,



Mark Van Patter, RPP, MCIP  
Manager of Planning and Environment  
519.837.2600 Ext. 2080

C: Jeremy and Jeff Metzger, applicants  
Stacey Pennington, Building Official