



## Town of Minto

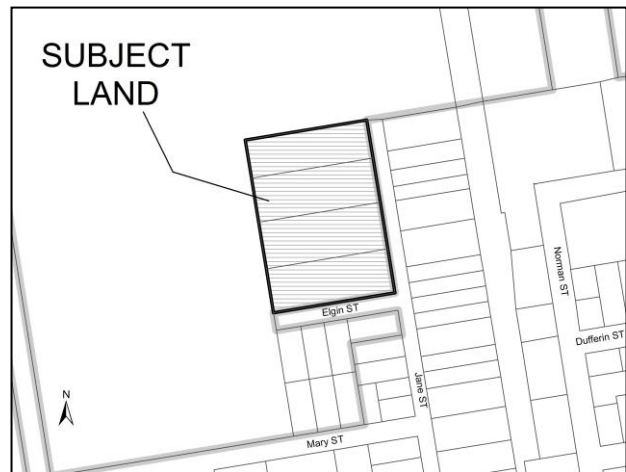
**DATE:** May 31 2016  
**TO:** Mayor Bridge and Members of Council  
**FROM:** Stacey Pennington, Building Assistant  
**RE:** ZBA-2016-07-Jeff Metzger, Robinson Jane Street Lots

### **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**

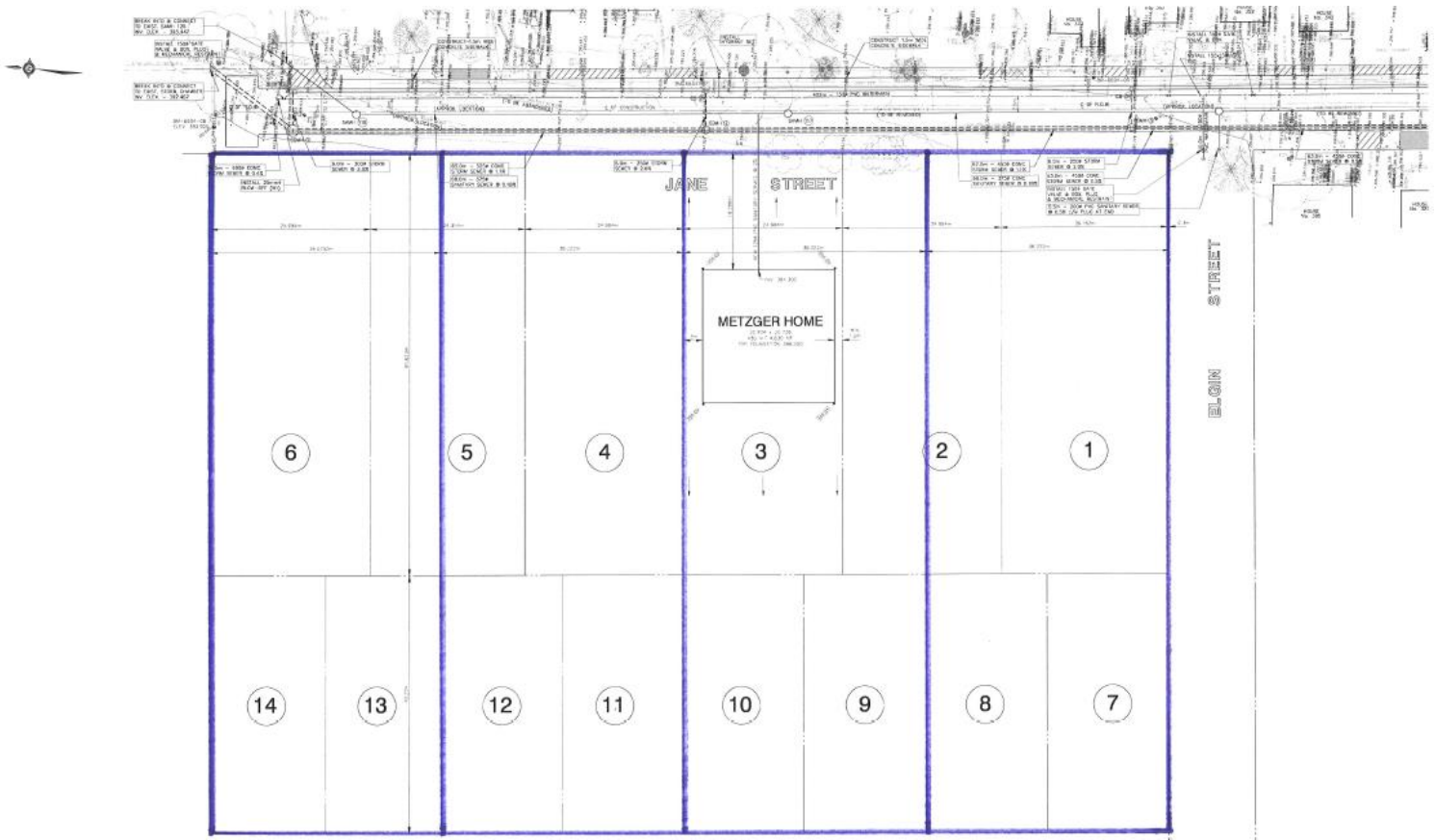
The subject lands for the proposed amendment is located on Part Lot 22, Concession 1. Four existing parcels (401, 411, 417 and 423 Jane Street) make up the subject lands. The property is approximately 1.56 hectares (3.85 acres) in size as shown in the map to the right. The Official Plan designation of the property is Prime Agriculture. The current zoning of the subject property is also A - Agricultural. The lands are located outside the current urban boundary of Palmerston.



The purpose of the application is to amend the current A zoning to permit residential construction with reduced setbacks complying to an urban standard. The proposed setbacks would comply with R1B – Low Density Residential Zoning as per our current Zoning By-law. The existing Agricultural Setbacks for reduce lots and R1B Setbacks are outlined in the table below.

Zoning	Section	Title	Setback	
Agricultural (reduced lot provisions)	8.5.2.3	Front Yard (minimum)	18.3 m (60.0 ft)	
	8.5.2.5	Interior Side Yard (minimum)	3.0 m (9.8 ft)	
	8.5.2.4	Rear Yard (minimum)	7.6 m (24.9 ft)	
R1B-Residential	10.2.3	Front Yard (minimum)	6.0 m (19.7 ft)	
	10.2.4	Interior Side Yard (minimum)	One Storey	1.2 m (3.9 ft)
			More than One Storey	1.8 m (5.9 ft)
			No Attached Garage	3.7 m (12.1 ft) one side only
	10.2.6	Rear Yard (minimum)	7.6 m (24.9 ft)	

The applicant has submitted a preliminary site plan with proposed lot layouts for intensification through future planning applications, shown below. The configuration shows six potential lots fronting on Jane Street to be created from the original four lots (shown outlined in blue). Another eight potential lots might be considered if a roadway could be created and services provided at the back of the lots.



The applicant would like to build a home on Lot 3 that allows for future severance of urban lots to use servicing on Jane Street being reconstructed by the Town. The idea is to allow one home without compromising a more urban development.

The proposed setbacks are outlined below.

	Minimum		Maximum
Front Yard	6 m (19.7')		18.3 m (60 ft)
Rear Yard	46.8 m (160 ft)		
Interior Side Yard	One Storey	1.2 m (3.9 ft)	
	More than One Storey	1.8 m (5.9 ft)	
	No Attached Garage	3.7 m (12.1 ft) one side only	

These setbacks will allow the houses to be located in such a manner to allow for protection of the possibility of the future lot creations (Lots 7-14) shown on the proposed site plan. If there were severance applications in the future, the lots would have to be rezoned to permit buildings in line with the current urban standard.

## **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 applicant has submitted a preliminary site plan and servicing layout for a proposed build on lot 3 of the site plan. This site plan conforms to the current Agricultural setbacks. On the current lot located at 411 Jane Street. It would also conform to the proposed setbacks outlined in the proposed zoning bylaw amendment for both the existing lot, and the proposed Lot 3.

### *Public Works*

The applicant will have to pay frontage fees for the entire 38.222m frontage on the existing lot located at 411 Jane Street prior to the issuance of a building permit.

### *Clerks*

As reported to Council, April 27, the Town controls access to the lands due to a one foot reserve along Jane Street and another easement that crosses the lot. The rezoning allows an agreement to be reached with Jeff Metzger so that the home built does not compromise development in an urban form.

Maitland Valley Conservation Authority comments identify a natural flooding hazard impacting the lands. This hazard has never been shown in the County Official Plan or the Town zoning by-law, but appears to be a regulated area for which a permit from the Authority will be required. It was first identified to Council in 2015 when floodplain mapping was updated in rural areas. County staff is discussing with the Authority how to implement the regulated area in the context of this application, but recommends proceeding with rezoning.

## **RECOMMENDATION**

THAT Council of the Town of Minto receives the Building Assistants report on the proposed rezoning for Part Lot 22, Concession 1, and following the public meeting and agency comments consider passing the rezoning by-law in open session.

## **ATTACHMENTS**

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

Environmental Planners Comments, Brandi Walters, Maitland Valley Conservation Authority, June 1, 2016

Stacey Pennington,  
Building Assistant