



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: January 31st, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Concession D, Part Park Lot 2**
24 Minto Street North, Clifford
Zoning By-law Amendment ZBA 09/23

Planning Opinion

The purpose of this zoning amendment is to rezone the subject lands from Low Density Residential (R1B) to site specific Medium Density Residential with a Holding Provision(R2-xx(H)) to facilitate the proposed development of 16 street townhouse units on 4 lots. A reduced lot area and an increased lot coverage is also being proposed for the townhouse units.

The purpose of this report is to provide the Town with an overview of the proposed zone amendment and facilitate the public meeting. Further, this statutory public meeting will provide the opportunity for the community and area residents to ask questions and seek more information from the applicant. It will also provide an opportunity for the applicant to address any concerns that may have been raised through the notification process.

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Council's consideration.

INTRODUCTION

The property subject to the proposed amendment is described as Concession D, Part Park Lot 2 RP;61R7235 Part 1 and municipally known as 24 Minto Street N, Clifford, Town of Minto. The subject property is approximately 0.40 ha (0.98 ac) in size and is currently vacant. The location of the property is shown on Figure 1.

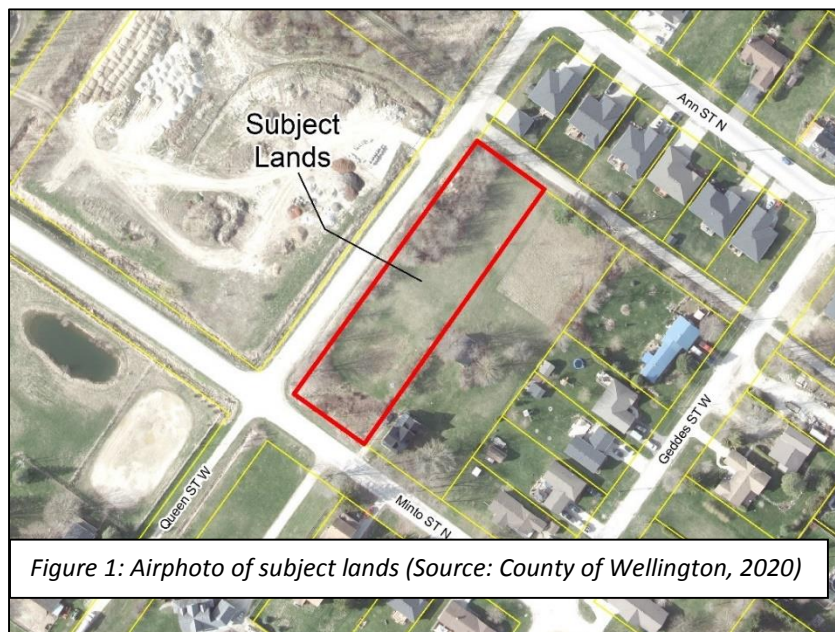


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

PROPOSAL

The purpose of this zoning amendment is to rezone the subject lands from Low Density Residential (R1B) to site specific Medium Density Residential with a Holding Provision(R2-xx(H)) to facilitate the proposed development of 16 street townhouse units on 4 lots. A reduced lot area and an increased lot coverage is also being proposed for the townhouse units.

A copy of the proposed site plan is shown on Figure 2 below. The applicant has indicated that future consent applications are planned to create 4 separate lots (see figure 3 below).



Figure 2: Site plan submitted by Triton Engineering Services Limited, December 2023

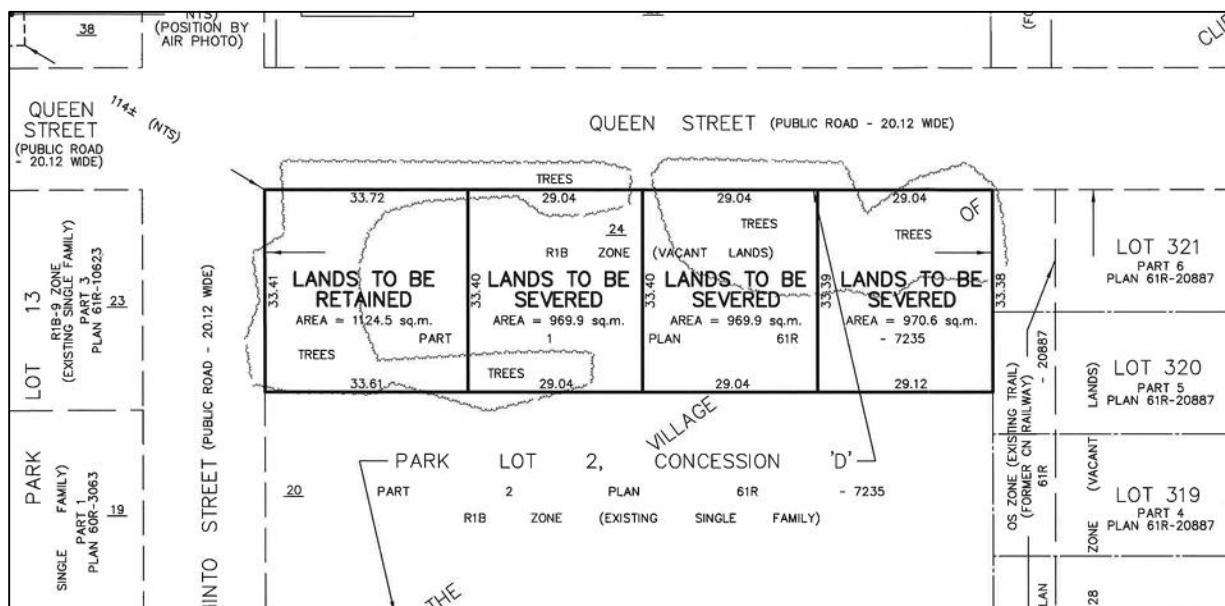


Figure 3: Survey sketch of proposed future consent applications prepared by J.D. Barnes, December 2023

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the application:

- A Planning Justification Report prepared by Triton Engineering Services Limited

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Clifford. Section 1.1.3.1 of the PPS states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

Section 1.1.3.2 states “Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3, where this can be accommodated”.

Section 1.1.3.4 states “Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding and mitigating risks to public health and safety”.

Settlement areas are encouraged to include a mix of housing types and densities to meet the needs of current and future residents.

A PLACE TO GROW

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

A guiding principle of the Provincial Growth Plan is to support a range of mix and housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.

Section 2.2.1.4 states that the policies of the Plan support the achievement of a complete community which include a diverse mix of land uses, a more compact built form, and a vibrant public realm.

Under Section 2.2.7 of the Growth Plan, new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities.

WELLINGTON COUNTY OFFICIAL PLAN

The subject lands are designated RESIDENTIAL in the Primary Urban Centre of Clifford. The property is located within the designated “greenfield area”.

Intensification

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection a) that the plan supports increased densities in newly developing greenfield areas with a broad mix of housing types.

Urban Centres

Section 7.5.1 of the County Official Plan provides details on land use compatibility in Urban Centres “Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.”

Residential Designation

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that adequate infrastructure will be available to all residential areas”, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

The policies of Section 8.3.11 of the Official Plan encourage development of “vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks”.

MINTO ZONING BY-LAW

The subject lands are zoned Low Density Residential (R1B). The applicant is seeking to rezone to site specific Medium Density Residential with a Holding (R2-xx(H)) to facilitate the construction of 16 street townhouses. The following site-specific relief is being requested:

R2 (Section 12.2.6)	Minimum Required	Proposed	Difference
Lot Area Minimum (Section 12.2.6.1)	280.0 m ² (3,014.0 ft ²)	240.0 m ² (2583.34 ft ²)	40 m ² (430.56 ft ²)
Maximum Lot Coverage (Section 12.2.6.10)	45%	55%	10%

PLANNING DISCUSSION

Medium Density Development - Compatibility

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be allowed in areas designated RESIDENTIAL subject to the requirements of the zoning by-law and further provided that the following criteria are satisfactorily met:

Policy Requirement:	Response:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses or rowhouses (although it may not always be possible to achieve these densities on smaller sites)	<p>The proposed townhouse development is to be built with a total of 16 units on 0.4 ha (0.98 ac).</p> <p>The proposed density is 40 units per hectare (16 units per acre).</p>
b) The design is compatible with existing or future development on adjacent properties	<p>The surrounding properties include low density residential (single detached dwellings) with an adjacent trail to the northeast of the subject lands.</p> <p>Planning Staff note that there are various larger vacant lots designated residential in the immediate area that have potential to be developed on in the future. The proposed townhouses are compatible with existing and future development in the area.</p>
c) The site has a suitable size and shape to accommodate the development and required infrastructure	<p>The subject lands are 0.4 ha (0.98 ac) in size with approximately 120m (394 ft) frontage on Queen St W, which is suitable in size and shape for a townhouse development.</p> <p>The applicant is requesting relief for a reduced lot area however, all building setbacks are being met. Therefore, Staff have no concerns and consider the lot suitable in size and shape for the proposed townhouse development.</p>
d) Adequate services are available	<p>Town staff have confirmed that there are currently no available municipal water and sewer services along Queen St W.</p> <p>A holding provision is being recommended to ensure there is no development on these lands until services are available.</p>

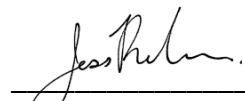
e) That in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;	<p>The property is located on the corner of Minto Street N and Queen Street W in Clifford. Minto St N is considered a collector road and Queen St W is considered a local road.</p> <p>The applicants are proposing to sever the lot at a later date. All lots are proposed to have driveway access off Queen St W.</p>
f) Appropriate zoning is provided	The property is proposed to be zoned Site Specific Residential (R2-xx). The R2 zoning provides standards for cluster and street townhouses. Site specific standards have been proposed and are being reviewed by Planning Staff.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including seeking council endorsement on a draft zoning by-law amendment for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner