



TOWN OF MINTO

MEETING DATE: February 6th, 2024
REPORT TO: Mayor Turton and Members of Council
SERVICE AREA: Building Department
SUBJECT: PLN 2024-003 – Zoning By-law Amendment (ZBA 2023-09) – Josh, David & Alfred Theissen
24 Minto St N, Clifford
CON D PT PARK LOT 2 RP 61R7235 PART 1

RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-003 for the proposed Zoning By-law Amendment (ZBA 2023-09) – Theissen, for lands legally described as CON D PT PARK LOT 2 RP 61R7235 PART 1, with a municipal address of 24 Minto St N, Clifford, for information.

BACKGROUND

The subject lands are located in the urban boundary of Clifford and are legally described as CON D PT PARK LOT 2 RP 61R7235 PART 1, with a municipal address of 24 Minto St N, Clifford. The lands are approximately 0.98 ac (0.40 ha) in size and currently vacant.

The purpose of this Public Meeting is to give the public an opportunity to ask questions and seek additional information, as well as provide feedback. Town staff will bring a recommendation back to Council at a later date. The purpose of this report is to provide an overview of the proposed development.

PURPOSE

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1B) Zone to Site-Specific Holding Residential (R2-XX(H)). The amendment is required in order to facilitate the construction 4 - 4 unit street townhomes with a reduced lot area of 240 m² (2,583 ft²) per dwelling unit and an increased lot coverage of 55%. A Hold is proposed to be added to the property until servicing is provided to the Town's satisfaction. To remove the Hold, a report will come back before Council at a later date.

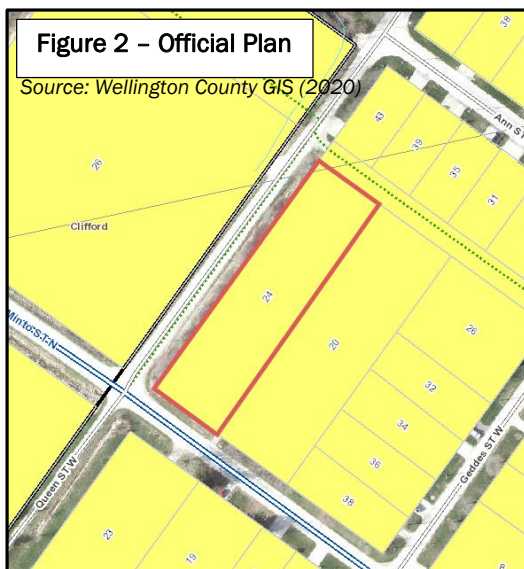
Wellington County Official Plan

The subject lands are currently designated as Residential. Please refer to the attached report by the County of Wellington for additional information pertaining to conformity with the County of Wellington's Official Plan.



Town of Minto Zoning By-law

The subject property is currently zoned Residential (R1B). The existing zoning permits for single-detached dwellings and accessory structures.



COMMENTS

As mentioned above, the purpose of this report is to provide information for the Public Meeting where members of the community can ask questions, seek more information and voice comments and concerns. A recommendation will be brought back before Council with a By-law for their consideration at a later date.

Town staff have received and reviewed the County's report and support the comments brought forward within it. In addition to the comments contained in the County's report, Town staff would like to offer the following additional comments.

Servicing

Town staff are recommending that a Hold be applied with the proposed ZBA until municipal services are available to the property. Servicing currently does not extend down Queen St and a preliminary cost estimate completed by Triton Engineering totals \$657,746.35. This is a high-level estimate and actual costs will not be known until the tender is awarded. Town staffs position remains that this development is not currently budgeted for, and at this point in time the Town does not have funds to contribute for the development. This has been communicated to the developer and their consultant. A Servicing Agreement that outlines the details and obligations of the developer will be brought back before Council at a later date, as will the Hold removal request when the time comes.

Town staff want to add that the Planning Justification Report refers to the 1 ac parcel of Town owned property at the end of Ann St that could benefit from this servicing work. However, the Town does not currently intend to develop this parcel due to the costs associated with doing so, and that this option has been previously explored by Town staff. Municipal Drain #93 dissects the property and in addition to the minimum 30 m setback from this drain for development, any development on the property would require both a

Flood Plain Study and EIS completed to the satisfaction of SVCA. Simply put, the costs incurred are anticipated to be high and it is therefore not currently in the Town's best interest to develop the property.

In addition to the above, each dwelling unit will require individual servicing stubs (no Y connections). Individual and an overall Grading, Drainage & Servicing Plan is also required to be approved by the Town prior to Building Permit issuance.

Neighbouring Landowners/Residents

To date one neighbouring resident has submitted written comments expressing concerns related to:

- Density of the Development
- Lot Coverage
- Parking
- Traffic
- Land Use Compatibility
- Road Drainage
- Responsibility of costs of road/infrastructure

No additional written submissions were received prior to the submission of this report.

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.

PREPARED BY: Terry Kuipers, Director of Building and Planning Services

RECOMMENDED BY: Chris Harrow, Interim Chief Administrative Officer
Mark Potter, Interim Chief Administrative Officer