

TOWN OF MINTO MEETING DATE: REPORT TO: SERVICE AREA: SUBJECT:

April 2<sup>nd</sup>, 2024

Mayor Turton and Members of Council

**Building Department** 

PLN 2024-017 - Zoning By-law Amendment (ZBA

2024-04) - Paul Martin

69 Allan Street W

CON D PARK LOT 18 PARK LOT 19 PARK LOT 20 PARK

LOT 21 PT PARK LOT 17 PT PARK LOT 22

#### RECOMMENDATION

THAT the Council of the Town of Minto receives report PLN 2024-017 for the proposed Zoning By-Law Amendment ZBA 2024-04 – Paul Martin, for lands legally described as CON D PARK LOT 18 PARK LOT19 PARK LOT 20 PARK LOT 21 PT PARK LOT 17 PT PARK LOT 22, with a municipal address of 69 Allan Street W, for information.

### **BACKGROUND**

The subject lands are legally described as CON D PARK LOT 18 PARK LOT 19 PARK LOT 20 PARK LOT 21 PT PARK LOT 17 PT PARK LOT 22 with a municipal address of 69 Allan Street W. The subject property is approximately 14.2 ha (30.65 ac) in size. The property currently has a 1.5 storey dwelling building with approximately 171 m2 ground floor area.

### **PURPOSE**

The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) to Residential (R2) Zone to facilitate the construction of two semi-detached residential buildings and a 3-unit street townhouse development. This rezoning is a condition of severance applications B44/23 to B48/23, which has been granted

Figure 1 – Aerial

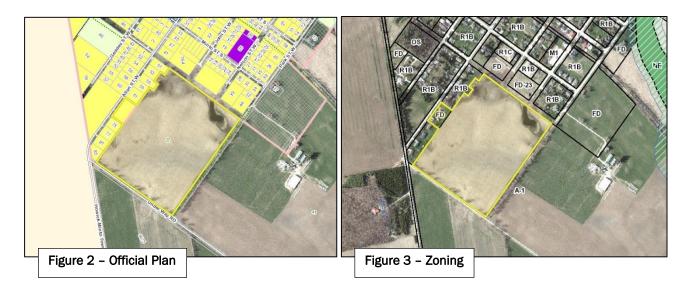
Source: Wellington County GIS (2020)

provisional consent by the Wellington County Land Division Committee.

ZBA 2024-04 - Paul Martin

## **Wellington County Official Plan**

The severed portion of the subject land currently is designated as Residential, while the retained portion is designated for Prime Agricultural use.



### Town of Minto Zoning By-law

The subject property is currently zoned Future Development – FD (severed parcel) and Site Specific Agricultural Zone - A-1 (retained parcel). The purpose and effect of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) to Residential (R2) Zone to facilitate the construction of two semi-detached residential buildings and a 3-unit street townhouse development.

## **Wellington Source Water Protection**

Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act.

### COMMENTS

Town Staff, Wellington County's Planning Department, as well as other agencies required by the *Planning Act* have been circulated the application for review and the following comments were received.

# **Wellington County's Planning Department**

Planning Staff at the County have reviewed the application and are in support as it is consistent with the Provincial Policy Statement and the County of Wellington's Official Plan.

## **Town of Minto Staff**

The applicant has placed a deposit with the Town's Public Works department to cover the costs for engineering and tendering of the required Right-of-Way works to provide municipal services to this development. Once the design and tendering is complete, the applicant will post a security to cover the cost of the servicing works. The Town will then use this security

to pay to construct the servicing infrastructure as per the engineering and tender documents, at the sole expense of the applicant. This servicing works is required in order for a building permit to be issued on these lands.

A Draft By-law has been included in the County's report, and after considering any information presented at the Public Meeting, Town Staff will bring a By-law to Council for consideration at a subsequent Council Meeting.

## Saugeen Vally Conservation Area

The property falls within the SVCA and partly within the MVCA watersheds but lacks significant natural hazard features or environmental concerns. SVCA staff believe the application complies with the Natural Hazard Policies of the PPS, 2020, and the County of Wellington Official Plan. Furthermore, the property isn't currently subject to Ontario Regulation 169/06 or SVCA policies, so development doesn't require SVCA permission.

# Neighbouring Landowners/Residents

No written submissions or registrations to attend the Public Meeting were received prior to the submission of this report.

### STRATEGIC PLAN

# Goal 1: Manage Our Infrastructure

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

**PREPARED BY:** Sama Haghighi, Planning Coordinator

**RECOMMENDED BY:** Chris Harrow. Interim Chief Administrative Officer

Mark Potter, Interim Chief Administrative Officer