



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: March 27th, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Jessica Rahim, Senior Planner
Jamie Barnes, Junior Planner
County of Wellington
SUBJECT: **Paul & Ella Mae Martin**
69 Allan Street W, Clifford
Zoning By-law Amendment (ZBA2024-04)

Planning Opinion

The purpose of this zoning amendment is to rezone a portion of the subject lands from Future Development (FD) zone to Medium Density Residential (R2) zone in order to permit two semi-detached dwellings and a three unit street townhouse dwelling on the severed parcels.

This rezoning is a condition of severance applications B44/23 to B48-23, that was granted provisional consent by the Wellington County Land Division Committee. The consents will sever four lots for residential use in the Primary Urban Centre of Clifford. A 14.2 ha (35 ac) vacant agriculture parcel located outside the urban boundary would be retained.

Planning Staff have no objections to the zoning amendment. The proposal is consistent with Provincial Policy and generally conforms to the County Official Plan policies. A draft Zoning By-law has been prepared and is attached to this report for public viewing and Councils consideration.

INTRODUCTION

The property subject to the proposed amendment is described as CON D PARK LOT 18 PARK LOT;19 PARK LOT 20 PARK LOT 21;PT PARK LOT 17 PT PARK LOT;22, municipally known as 69 Allan Street W, Clifford. The subject lands are approximately 15.2 ha (37.5 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) zone to Medium Density Residential (R2) zone to

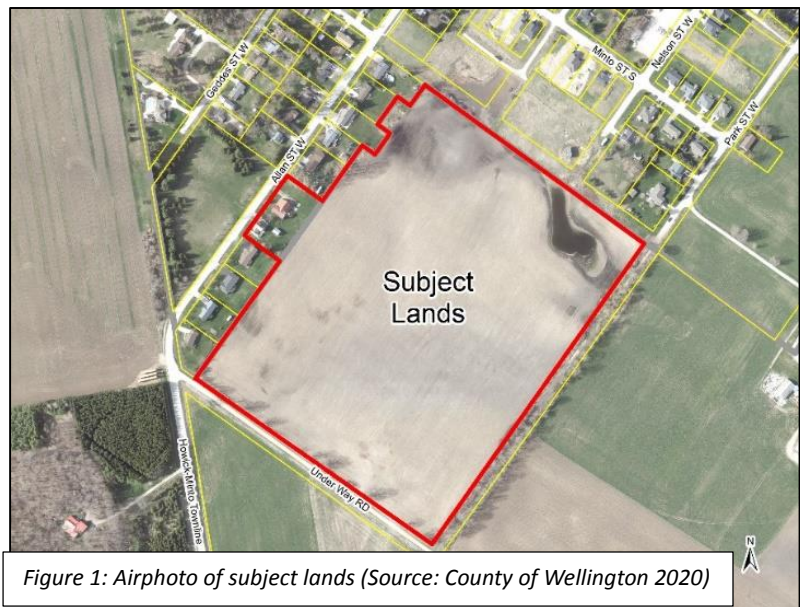


Figure 1: Airphoto of subject lands (Source: County of Wellington 2020)

permit two semi-detached dwellings and a 3-unit street townhouse dwelling on the severed parcels. (see figure 2 below)

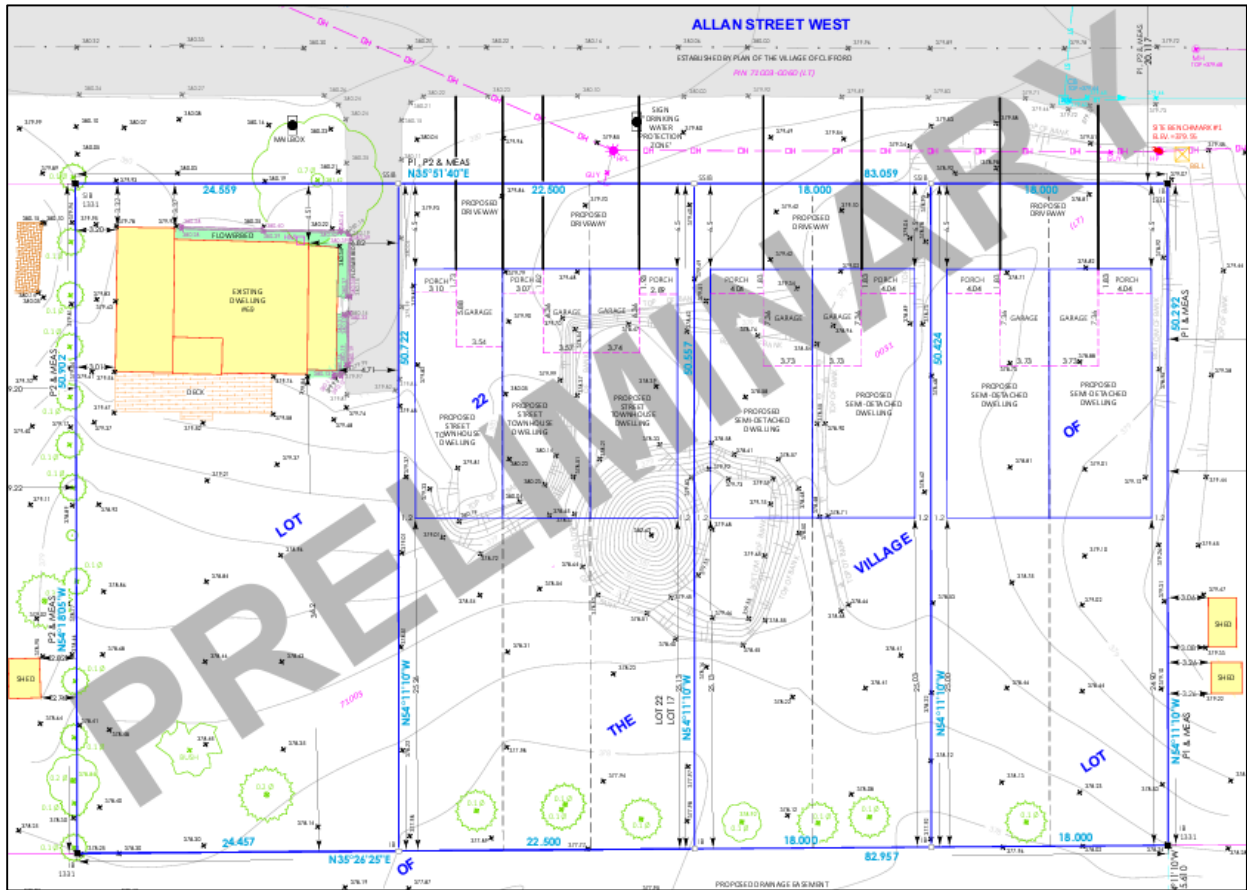


Figure 2: Site Plan submitted by Van Harten Surveying Inc. February 2024

PROVINCIAL POLICY STATEMENT (PPS)

The lands subject to the rezoning are located within the settlement area of Clifford. Section 1.1.3.1 of the Provincial Policy Statement 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 Growth Plan for the Greater Golden Horseshoe, 2020, came into effect on August 28, 2020.

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.

Section 2.2.1.4 of the Plan seeks to achieve a complete community including a diverse mix of lands uses and provide for a more compact built form and 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 and PRIMARY AGRICULTURAL. The lands subject to the amendment are designated RESIDENTIAL in the Primary Urban Centre of Clifford and located within a greenfield area of Clifford.

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.

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, g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods”.

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 property is currently zoned Agricultural Exception (A-1) and Future Development (FD). The A-1 zone represents an area of approximately 1 km around urban boundaries to regulate MDS setbacks and the FD zone permits existing uses. These zone boundaries reflect the Official Plan designations on the subject lands as well as the urban boundary distinction on the subject property. The applicant is seeking to rezone the Future Development (FD) portion of the lands to Medium Density Residential (R2) zone to facilitate the proposed residential uses. The development is proposed to include two semi-detached

dwellings and a 3-unit street townhouse development on separate lots. The single detached dwelling is to remain on a separate lot.

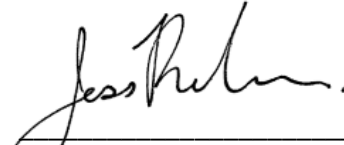
Draft Zoning By-law Amendment

A draft Zoning By-law amendment has been prepared for public review and Council's consideration and is attached to this report.

Respectfully submitted,
County of Wellington Planning and Development Department



Jamie Barnes,
Junior Planner



Jessica Rahim
Senior Planner

**THE CORPORATION OF THE TOWN OF MINTO
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86
FOR THE TOWN OF MINTO**

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86; as amended pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule "A" - Map 2 of the Town of Minto Zoning By-law 01-86 is amended by changing the zoning on a portion of the lands 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, municipally known as 69 Allan Street W, Clifford as shown on Schedule "A" attached to and forming part of this By-law, from: **Future Development (FD) Zone to Medium Density Residential (R2) Zone.**
2. THAT except as amended by this By-law, the land shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
3. THAT this By-law shall come into effect from the date of passing by Council and come into force in accordance with the requirements of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS _____ DAY OF _____, 2024

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2024

_____.

MAYOR

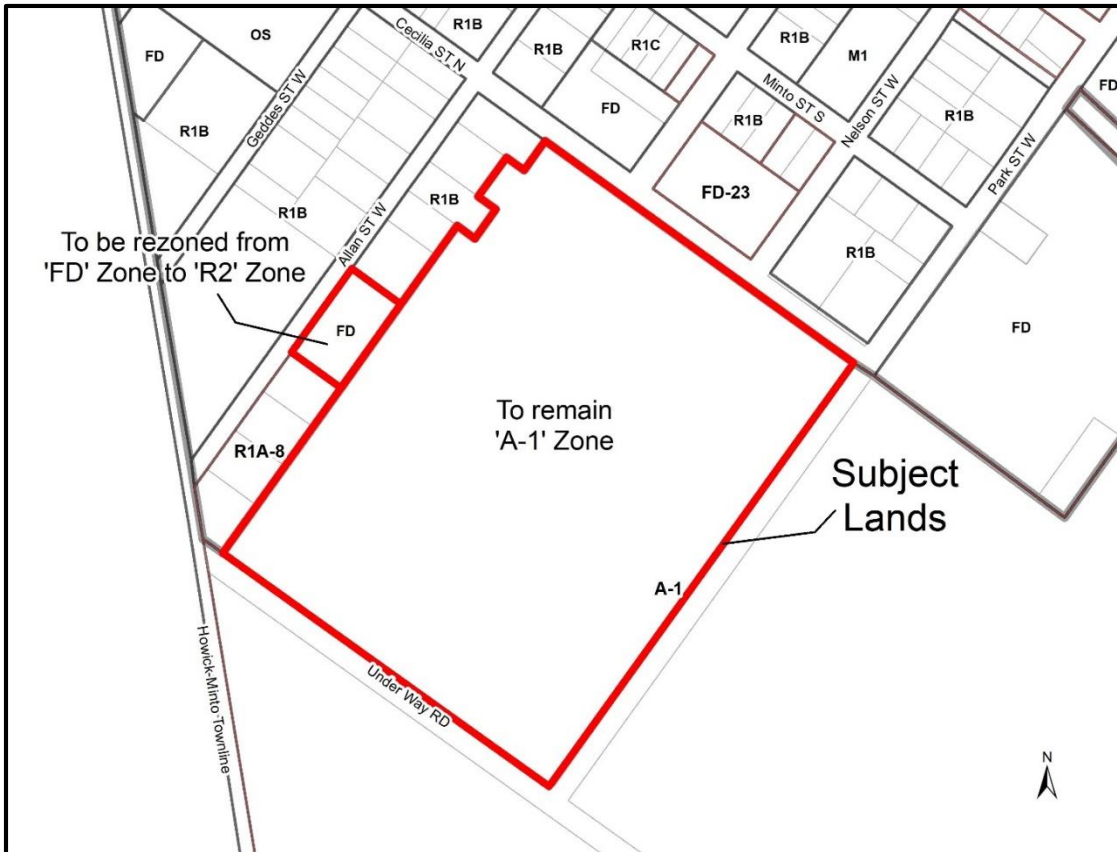
_____.

CLERK

THE TOWN OF MINTO

BY-LAW NO _____.

Schedule "A"



Passed this ___ day of _____ 2024.

MAYOR

CLERK

EXPLANATORY NOTE
BY-LAW NUMBER _____.

THE SUBJECT LAND is located at CON D PARK LOT 18 PARK LOT;19 PARK LOT 20 PARK LOT 21; PT PARK LOT 17 PT PARK LOT;22, municipally known as 69 Allan Street W, Clifford. The subject property is approximately 15.2 ha (37.5 ac) in size and is currently zoned Future Development (FD) and Agricultural Exception (A-1).

THE PURPOSE AND EFFECT of the proposed amendment is to rezone a portion of the subject lands from Future Development (FD) to Medium Density Residential (R2) Zone to facilitate the construction of two semi-detached dwellings and a 3 unit street townhouse development.