



## PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** May 28<sup>th</sup>, 2024  
**TO:** Annilene McRobb, Clerk  
Town of Minto  
**FROM:** Jessica Rahim, Senior Planner  
Jamie Barnes, Junior Planner  
County of Wellington  
**SUBJECT:** **Finoro Custom Homes Inc. – Plan 61M250 Block 48 & 52, Lots 4-45**  
**Anne St W, Bean St, Thackeray Wy, Harriston, Town of Minto**  
**Zoning By-law Amendment (ZBA 2024-05)**

### Planning Opinion

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential (R2) and Residential (R3) Zone to Site Specific Residential zones (R2-xx and R3-xx). This amendment is to allow for a 55% lot coverage and a reduced rear yard setback to accommodate an unenclosed covered deck. Additional relief is also being requested for a reduced exterior side yard setback and reduced day lighting (sight) triangle.

The purpose of this report is to provide the Town with an overview of the proposed zone amendment application 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 some of the concerns that 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 Councils consideration.

### INTRODUCTION

The property subject to the proposed amendment is described as Plan 61M250, Block 48 and 52, and Lots 4-45, Harriston, Town of Minto. The subject property is approximately 2.44 ha (6 ac) in size and the location is shown in Figure 1.

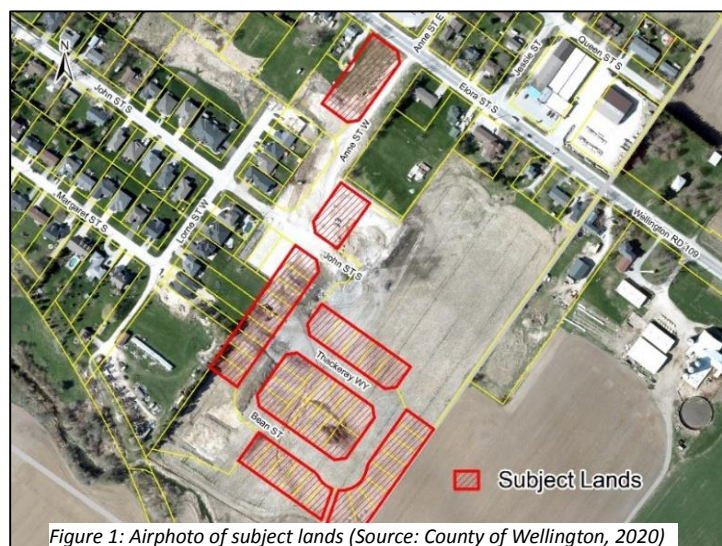


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

## **PROPOSAL**

The purpose and effect of the proposed amendment is to rezone the subject lands from Residential (R2) and Residential (R3) Zone to Site Specific Residential zones (R2-xx and R3-xx). This amendment is to allow for a 55% lot coverage for all residential dwelling types (Single Detached, Semi-Detached and Townhouses). This amendment is also requesting a reduced exterior side yard setback of 4.5 m (14.8 ft), a reduced day lighting (sight) triangle of 4.5 m (14.8 ft), and a reduced rear yard setback of 3.9 m (12.8 ft) to the unenclosed covered rear yard deck. Additional relief may be considered at this meeting.

## **PROVINCIAL POLICY STATEMENT (PPS)**

The subject property is located within the settlement area of Harriston. 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 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 Area of Harriston.

## **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, g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods, and i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy conservation and that protect, enhance and properly manage the natural environment”.

## **MINTO ZONING BY-LAW**

The subject lands are zoned Residential (R2) and (R3). The applicant is seeking to rezone the subject lands from Residential (R2) and Residential (R3) Zone to Site Specific Residential zones (R2-xx and R3-xx). The following relief is be requested:

| <b>Singel Detached Dwelling</b>                                     | <b>Permitted</b> | <b>Proposed</b>    | <b>Difference</b>  |
|---|------------------|--------------------|--------------------|
| Day lighting Sight Triangle<br>Section 6.7 d) i)<br>Section 6.37 e) | 6 m<br>(19.7 ft) | 4.5 m<br>(14.8 ft) | 1.5 m<br>(4.9 ft)  |
| Rear Yard Encroachment<br>Covered Deck<br>6.37 b) ii)               | 0 m<br>(0 ft)    | 3.9 m<br>(12.8 ft) | 3.9 m<br>(12.8 ft) |
| Exterior Side Yard<br>Section 12.2.1.5                              | 6 m<br>(19.7 ft) | 4.5 m<br>(14.8 ft) | 1.5 m<br>(4.9 ft)  |
| Lot Coverage<br>Section 12.2.1.8                                    | 40%              | 55%                | 15%                |

| <b>Semi-Detached Dwellings</b>                                      | <b>Permitted</b> | <b>Proposed</b>    | <b>Difference</b>  |
|---|------------------|--------------------|--------------------|
| Day lighting Sight Triangle<br>Section 6.7 d) i)<br>Section 6.37 e) | 6 m<br>(19.7 ft) | 4.5 m<br>(14.8 ft) | 1.5 m<br>(4.9 ft)  |
| Rear Yard Encroachment<br>Covered Deck<br>6.37 b) ii)               | 0 m<br>(0 ft)    | 3.9 m<br>(12.8 ft) | 3.9 m<br>(12.8 ft) |
| Exterior Side Yard<br>Section 12.2.2.7                              | 6 m<br>(19.7 ft) | 4.5 m<br>(14.8 ft) | 1.5 m<br>(4.9 ft)  |
| Lot Coverage<br>Section 12.2.2.10                                   | 45%              | 55%                | 10%                |

| <b>Townhouse Dwellings</b>  | <b>Permitted</b> | <b>Proposed</b>    | <b>Difference</b>  |
|---|------------------|--------------------|--------------------|
| Day lighting Sight Triangle<br>Section 6.7 d) i)<br>Section 6.37 e) | 6 m<br>(19.7 ft) | 4.5 m<br>(14.8 ft) | 1.5 m<br>(4.9 ft)  |
| Rear Yard Encroachment<br>Covered Deck<br>6.37 b) ii)               | 0 m<br>(0 ft)    | 3.9 m<br>(12.8 ft) | 3.9 m<br>(12.8 ft) |
| Exterior Side Yard<br>Section 13.2.1.5                              | 6 m<br>(19.7 ft) | 4.5 m<br>(14.8 ft) | 1.5 m<br>(4.9 ft)  |

## **Planning Discussion**

### **Covered Deck**

The provisions in the Zoning By-law include covered decks in the total lot coverage calculation on a lot. A covered deck is also required to meet the minimum rear yard setback requirements for the main dwelling. Therefore, the applicants have requested for a rear yard encroachment relief to accommodate the covered deck, and an increased lot coverage to allow for a larger dwelling size in addition to the covered decks. Planning Staff have discussed with the applicant that the covered decks are required to be open and unenclosed and remain part of the amenity space on each lot and not considered enclosed living space.

### **Lot Coverage**

The intent of the maximum lot coverage provision in the Zoning By-law is to ensure that an appropriate scale of development is achieved on the lot. This would include aspects of maintaining appropriate areas of outdoor amenity space, appropriate setbacks, proper and adequate drainage, as well as minimizing impacts on neighbouring properties. Planning Staff note that the applicant has indicated that the minimum rear yard setbacks to the dwelling will be maintained at 7.6m (24.9 ft) for all proposed dwellings. The rear yard encroachment is for the covered deck only which will be unenclosed and remain as amenity space.

The proposed development is also required to meet the minimum interior side yard, rear yard and front yard setbacks for the main dwelling. The applicant has indicated that the setback will

restrict the lot coverage for the development and the additional relief will be to accommodate the covered decks. See Appendix 1 and 2.

Planning Staff note that the lot coverage for all accessory buildings and structures on a lot shall not exceed 10% of the lot area, and this percentage of lot coverage for accessory buildings and structures shall be included in and contribute to the maximum lot coverage permitted in the individual zone regulations.

Planning Staff also note that a grading plan should be required for the dwellings to confirm that adequate drainage can be provided for the proposed building envelope and ensure that the increase lot coverage does not negatively impact the drainage.

#### Exterior side yard setback and Day Lighting Triangle

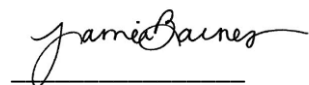
The applicants are requesting for a reduced exterior side yard setback and reduced day lighting sight triangle of 4.5m (14.8 ft). The intent of the required exterior side yard setbacks is to provide an adequate and consistent streetscape, consistent separation between the main dwelling and the street right-of-way and ensure the corner sight line triangle is not obstructed. The intent of the required sight line triangle for corner lots is to ensure adequate visibility for vehicles and pedestrians at the intersection of adjacent streets. The applicants are requesting for a more urban standard setback at 4.5m.

#### **NEXT STEPS**

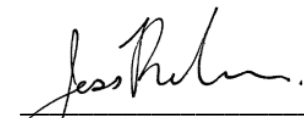
Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final report and By-law for Councils consideration.

Respectfully submitted,

County of Wellington Planning and Development Department

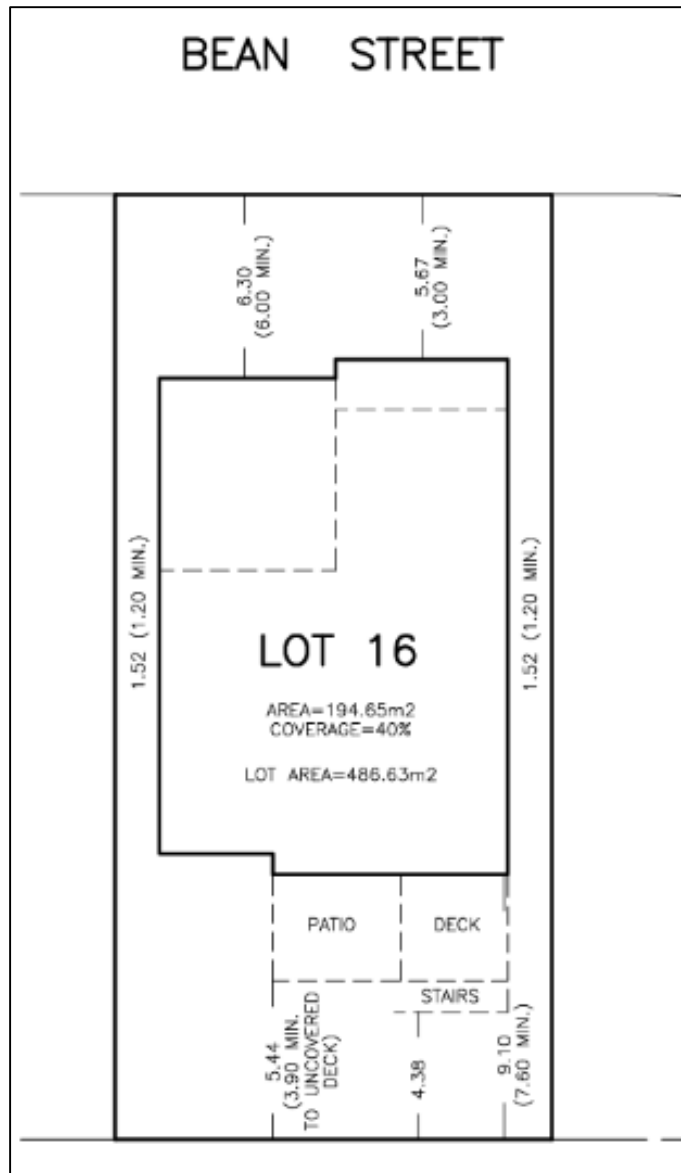


Jamie Barnes  
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Jessica Rahim  
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# Appendix 1



## Appendix 2

