



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development
Department

DATE: June 12th, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Jessica Rahim, Senior 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)
Recommendation Report**

Planning Opinion

The purpose of this report is to provide the Town with recommendations regarding the above-noted application to permit an increased lot coverage, reduced exterior side yard and sight triangle setbacks, and allow for a rear yard encroachment for a covered deck.

Planning Staff are of the opinion that the zoning by-law amendment on the property is consistent with Provincial Policy and conforms with the County of Wellington Official Plan.

Planning Staff have also prepared a draft zoning by-law amendment for Council's consideration. A copy of the draft by-law is attached as Schedule 1 to this report.

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.



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. This amendment is to allow for a 55% lot coverage for single and semi-detached dwellings. This amendment is also to permit 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 rear yard encroachment of 3.7 m (12.1 ft) for an unenclosed covered rear yard deck.

Review of Planning Policy

A review of applicable planning policy including the PPS, Growth Plan and County of Wellington Official Plan was provided in the public meeting report.

PUBLIC MEETING COMMENTS

A public meeting was held on June 4th, 2024. There were no residents that spoke at the public meeting and no questions from Council regarding the proposed application.

MINTO ZONING BY-LAW

A draft zoning by-law amendment has been prepared for public review and Council's consideration and attached to this report as **Schedule 1**.

Planning staff note that the street townhouses within the R3 zone do not require relief for lot coverage as the R3 zone does not have a maximum lot coverage requirement in the zoning by-law.

PLANNING OPINION

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 amenity space, appropriate setbacks, proper and adequate drainage, as well as minimizing impacts on neighbouring properties.

Planning staff recognize that the lot coverage for the majority of the single and semi-detached dwellings will be limited based on the permitted setbacks and lot area requirements within the proposed development. The additional lot coverage requested for this application is to accommodate the rear yard covered deck and any proposed accessory structures. Therefore, Planning Staff are satisfied that the main dwellings will be appropriate in size on the lots.

Planning Staff note that the increase in lot coverage does not negatively impact the ability of the lot to accommodate sufficient amenity space. The covered decks are to remain open and unenclosed to ensure they are considered as amenity space on the lots. Staff have also required an encroachment relief as opposed to a rear yard setback relief for the covered deck to ensure the increased lot coverage is to accommodate the covered deck and not the main dwelling size. Therefore, an increased lot coverage at 55% is not anticipated to further generate adverse impacts. Sufficient space will be maintained for outdoor amenity area and the increase is not considered to contribute to an overdeveloped subdivision.

The applicants were made aware that they must verify that the increase lot coverage will conform with the original SWM/grading design for the plan of subdivision. Therefore, the increased lot coverage will not negatively impact the drainage.

Planning Staff is of the opinion that the proposed application is consistent with the Provincial Policy, including the PPS and the Growth Plan (A Place to Grow). The proposed development is consistent with the policies of the County Official Plan which support residential redevelopment and intensification that is compatible with existing neighborhoods.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted,

County of Wellington Planning and Development Department



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
BEING THE ZONING BY-LAW 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 3 to By-law 01-86 is amended by changing the zoning on the lands described as Plan 61M250, Block 48 and 52, and Lots 4-45, Harriston, Town of Minto, as shown on Schedule "A" attached to and forming part of this By-law from:
 - **Residential (R2) to Residential Site Specific (R2-35) Zone; and**
 - **Residential (R3) to Residential Site Specific (R3-52) Zone.**
2. THAT Section 35, Harriston Exception Zone, is hereby amended by adding the following exceptions:

35.35 Bean St, Thackeray Wy	R2-35	Notwithstanding any other section of the by-law to the contrary, for the lands zone R2-35 the following regulations shall apply: <ul style="list-style-type: none">• Minimum Exterior side yard setback of 4.5m (14.8 ft)• Maximum lot coverage of 55%• Maximum rear yard encroachment for a covered unenclosed deck is 3.7 m (12.1 ft)• Minimum Day lighting (sight) triangle of 4.5 m (14.8 ft)
35.52 Anne St W	R3-52	Notwithstanding any other section of the by-law to the contrary, for the lands zone R3-52 the following regulations shall apply: <ul style="list-style-type: none">• Minimum Exterior side yard setback of 4.5m (14.8 ft)• Maximum rear yard encroachment for a covered unenclosed deck is 3.7 m (12.1 ft)• Minimum Day lighting (sight) triangle of 4.5 m (14.8 ft)

3. That except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
4. THAT this By-law shall become effective from the date of passage 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"



This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2024

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT LANDS is legally described as Plan 61M250, Block 48 and 52, and Lots 4-45 and municipally know as 1-17 Anne St W, 30-40 Anne St W, 100-102, 104-106, 108-110, 112-114, 116-118, 119-121 Thackeray Way and 101, 105, 109, 113, 117, 121, 122, 125, 126, 129, 130, 134, 140, 141, 144, ,1,45, 148, 149, 152, 153, 156-158, 161, 165, 169, 173, 177, 181, 185, 189, 193 Bean Street, Harriston, Town of Minto. The subject property is approximately 2.44 ha (6 ac) in size and is currently zoned Residential R2 and Residential R3 zone.

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. This amendment is to allow for a 55% lot coverage for single and semi-detached dwellings. This amendment is also to permit 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 rear yard encroachment of 3.7 m (12.1 ft) for an unenclosed covered rear yard deck.