



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: August 5th, 2024
TO: Annilene McRobb, Clerk
Town of Minto
FROM: Jessica Rahim, Senior Planner
County of Wellington
SUBJECT: **Larry Frederick Stever**
Concession D, Part Park Lot 6 E/S Minto St, Parts 5, 6 and 7
33 and 37 Nelson St W and 26 Park St W, Clifford
Zoning By-law Amendment (ZBA 2024-07)

Planning Summary

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands being Parts 5 and 6 on Nelson Street West from Residential (R1B) to a site specific Residential (R1B-17) Zone to permit a reduced minimum lot frontage of 14.6 m (47.9 ft) whereas 15 m (49.2 ft) is required for the proposed lots to permit single detached dwellings. This rezoning is a condition of consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. The proposed consolidated severed lot and the two (2) retained lots will each consist of approximately 238 m² (0.18 ac).

The Zoning By-law Amendment is also to rezone the subject lands being Part 7 on Park Street West which consists of 2,201.59 m² (approximately 0.54 ac) from Residential (R1B) to a Holding Residential (R2(H)) Zone for future residential development when municipal services are available. The Hold provisions may be lifted once the municipal services are extended to the property.

The purpose of this report is to provide the Town with an overview of the proposed zone amendment 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 any concerns that may 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 located at Concession D Part Park LOT 6 E/S Minto Street, RP;61R10860 Parts 5, 6 and 7 and municipally known as 33 and 37 Nelson Street West and 26 Park Street West, Clifford. The subject property is approximately 0.44 ha (1.09 ac) in size. The location of the property is shown on Figure 1.

PROPOSAL

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands being Parts 5 and 6

on Nelson Street West from Residential (R1B) to a site specific Residential (R1B-17) Zone to permit a reduced minimum lot frontage of 14.6 m (47.9 ft) whereas 15 m (49.2 ft) is required for the proposed lots to permit single detached dwellings. This rezoning is a condition of consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. The proposed consolidated severed lot and the two (2) retained lots will each consists of approximately 238 m² (0.18 ac).

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The applicant has indicated that future consent applications are planned to create three (3) lots on subject lands being Part 7 on Park Street West of similar shape and size to conditional consent applications B105/23 and B106/23 upon the availability of municipal services. See Figure 2 below.

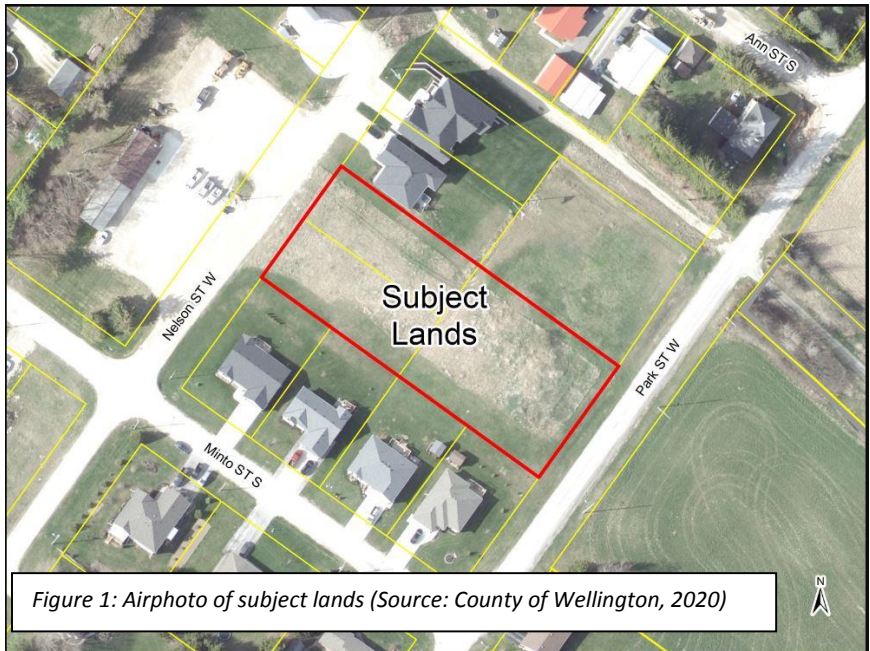


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

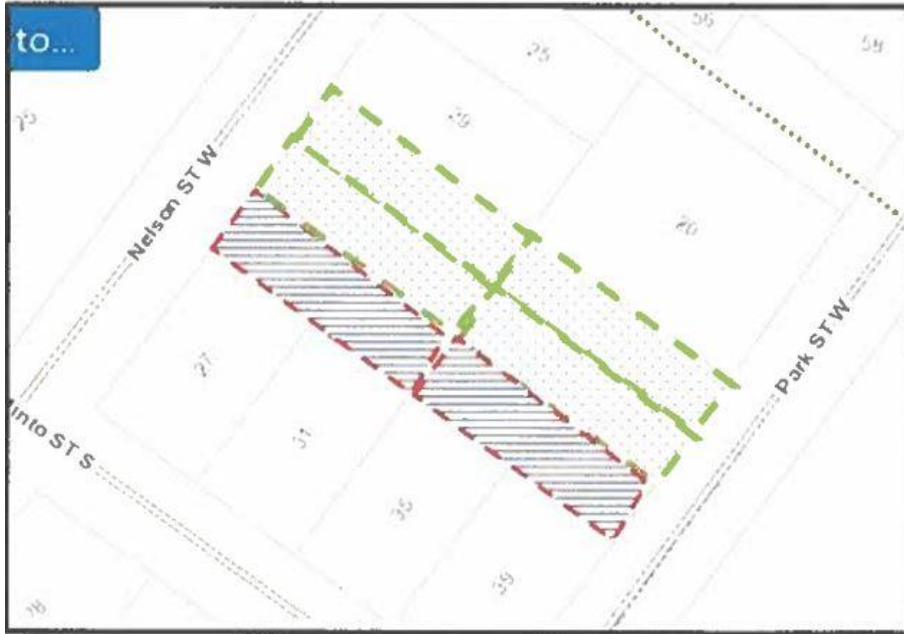


Figure 2: Sketch of proposed future consent applications prepared by Marie Leroux Land Use Planner, June 2024

CONSENT APPLICATION

This rezoning is a condition of consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. The proposed consolidated severed lot and the two (2) retained lots will each consist of approximately 238 m² (0.18 ac). A sketch of the proposed consent prepared by Marie Leroux Land Use Planner is shown in Attachment 1.

SUPPORTING STUDIES

The applicant has completed the following technical reports and studies in support of the application:

- A Planning Justification Report prepared by Marie Leroux Land Use Planner

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Clifford. Section 1.1.3.1 of the PPS 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 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. The vast majority of growth will be directed to settlement areas that have a delineated built boundary.

A guiding principle of the Provincial Growth Plan is to support a range of mix and housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.

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 Centre 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.

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 set 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, e) to ensure that adequate infrastructure will be available to all residential areas, and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.

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”.

Holding By-Laws

The policies of Section 13.5 of the Official Plan identify that where the use of land for a particular purpose has been established but details related to matters such as servicing have not been completely resolved, a local council may use holding provisions in accordance with the Planning Act. In order to remove a holding provision, conditions shall be satisfied, including b) indication from the municipal engineer that water and sewer services are available.

MINTO ZONING BY-LAW

The subject lands being Parts 5 and 6 on Nelson Street West are zoned Low Density Residential (R1B). The applicant is requesting to rezone these subject lands to a Site Specific Residential (R1B-17) Zone to permit a reduced minimum lot frontage. The following relief is being requested:

R1B (Section 10.2)	Minimum Required	Proposed	Difference
Lot Frontage, Minimum (Section 10.2.2)	15 m (49.2 ft)	14.6 m (47.9 ft)	0.4 m (1.3 ft)

The subject lands being Part 7 on Park Street West is zoned Low Density Residential (R1B). The applicant is requesting to rezone these lands to a Holding Residential (R2(H)) Zone for future residential development when municipal services are available. The R2 zone permits a range of uses including single, semi, duplex, triplex, fourplex, and three or four unit street or cluster townhouses. The Hold provisions may be lifted once the municipal services are extended to the property and as per Section 7.3, the By-law shall be amended to remove the relevant **H** symbol. The Medium Density Residential (R2) zone is proposed with the intent of capturing expected zoning relief from the planned consents.

PLANNING DISCUSSION

Low Density Development – Compatibility

Planning staff note that the applicant has indicated that future plans of development for the subject lands being Parts 5, 6 and 7 are for a single detached dwelling on each lot, with dwellings on Part 7 resulting from a planned consent application (six dwellings total).

Section 8.3.4 of the County Official Plan identifies that single-detached, semi-detached and duplex dwellings are considered low-density development. “The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged”.

No development proposals have been submitted by the applicant at this time and as a result, the rezoning to a R2 Zone on Part 7 and the current lot frontage of 49.8 m (163 ft) would permit a number of uses, including a semi-detached, duplex, triplex, fourplex, and three or four unit street or cluster townhouse.

Medium Density Development

Section 8.3.5 of the County Official Plan identifies that medium density development such as townhouses may be permitted in RESIDENTIAL designated areas provided that specific criteria are addressed.

The specific criteria are addressed as follows:

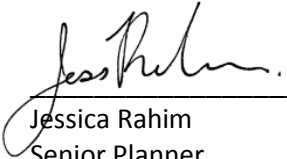
Policy Requirement:	Response for 26 Park Street W:
a) Development should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses.	The current lot area is approximately 0.21 ha (0.52 ac) in size which could potentially accommodate a 4-unit cluster townhouse development. Density requirements would be met.
b) The design of the proposed height, setbacks, landscaping, and vehicular circulation, is compatible with existing or future development on adjacent properties;	<p>The applicants are proising to go to an R2 zone therefore any proposed development would be required to meet the regulations of the R2 zone including height, setbacks and landscaped area.</p> <p>Planning Staff note that there are various larger vacant lots designated residential in the immediate area that have potential to be developed on in the future. A three or four unit street or cluster townhouse would be compatible with existing and future development in the area.</p>
c) The site has a suitable size and shape to accommodate the development and required infrastructure	<p>The subject lands are 0.21 ha (0.52 ac) in size with approximately 44 m (144 ft) frontage on Park Street W.</p> <p>The subject property appears to be suitable in size and shape to accommodate a three or four unit townhouse development.</p>
d) Adequate services are available	<p>The Town has confirmed that there are currently no available municipal water and sewer services along Park St W.</p> <p>A holding provision is being recommended to ensure there is no development on these lands until services are available.</p>
e) In built boundary, medium density is encouraged to be located on major roadways and arterial roads.	The subject property is not within a built boundary area.
f) In greenfield areas, medium density is encouraged to located on major roads.	The subject property has frontage on Park St W. in Clifford. Although Park St. W is not considered an arterial road, it does have direct access to Elora St S.
g) That a separate zone(s) is established for multiple residential development.	The property is proposed to be zoned Residential (R2). The R2 zoning provides for three or four unit street or cluster townhouses. There are no site specific standards being applied for. Any new development would be required to meet the R2 regulations.

NEXT STEPS

Following the public meeting, Planning Staff will consider any comments that are received and will prepare a final recommendation report including seeking council endorsement on a draft zoning by-law amendment for Council's consideration.

Respectfully submitted

County of Wellington Planning and Development Department



Jessica Rahim
Senior Planner

Attachment 1 – Severance Sketch for Parts 5 and 6

