



## PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 23<sup>rd</sup>, 2024  
**TO:** Annilene McRobb, Clerk  
Town of Minto  
**FROM:** Jessica Rahim, Senior Planner  
County of Wellington  
**SUBJECT:** **Larry Frederick Stever Recommendation Report**  
**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 Opinion

The purpose of this report is to provide the Town with recommendations regarding the above-noted application. The purpose and effect of the application is to permit a reduced minimum lot frontage for the proposed new lots along Nelson Street W to satisfy the conditions on consent applications B105/23 and B106/23 that were granted provisional approval by the Wellington County Land Division Committee. This application is also requesting to permit future residential development for the lot on Park Street W when services are available.

Planning Staff are of the opinion that the application is consistent with the Provincial Policy Statement, the Growth Plan and meet the criteria of the County Official Plan. The proposed development is compatible with the adjacent land uses and provides appropriate long-term use of the lands.

Planning Staff have prepared draft zoning by-law amendments 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 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.

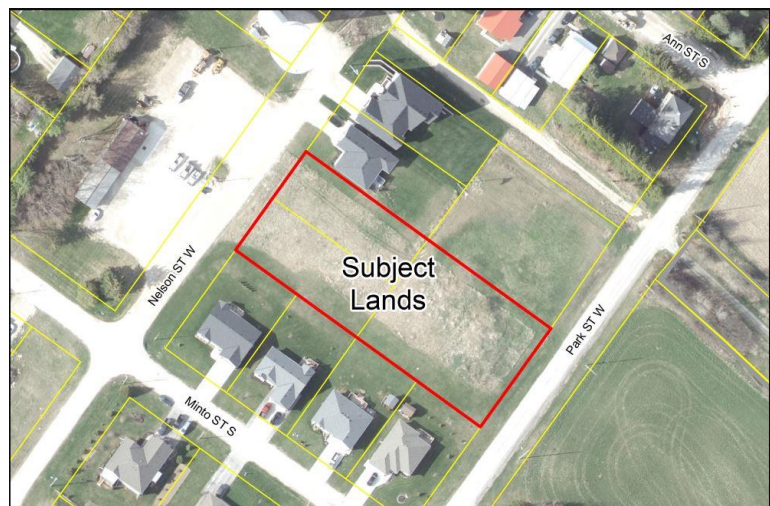


Figure 1: Airphoto of subject lands (Source: County of Wellington, 2020)

## **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 728 m<sup>2</sup> (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 m<sup>2</sup> (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 and any stowmwater management issues are adequately addressed.

## **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 August 13<sup>th</sup>, 2024. One neighbouring resident spoke at the public meeting and written comments were also received from the public and are available for review in the file. The concerns raised by the public related to:

- Increased traffic
- Increasing density on smaller lots
- Drainage concerns

## **AGENCY COMMENTS**

The application was circulated to commenting agencies in accordance with the Planning Act. No objections or concerns were received.

## **Draft Zoning By-law Amendment**

A draft zoning by-law amendment has been prepared and attached to this report for Council's consideration.

## **PLANNING OPINION**

With regards to the concerns raised at the public meeting, Planning Staff have provided a by-law for Council's consideration with provisions to further address these concerns. Planning Staff are recommending that the lots on Nelson Street W (Parts 5 and 6) remain as an R1B site specific zone to ensure this area remains as low-density development (Singel detached dwelling). Planning Staff are also recommending a holding provision be placed on the lot fronting Park Street W (Part 7). This holding provision is to ensure any future development will adequately address any stormwater management concerns on the lot.

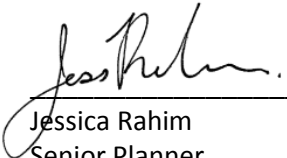
Planning Staff is of the opinion that the proposed amendment is consistent with Provincial Policy, including the PPS and the Growth Plan (A Place to Grow). The proposed residential development is

consistent with the policies of the County Official Plan which support residential redevelopment and intensification that is compatible with existing neighbourhoods.

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



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Jessica Rahim  
Senior Planner

**Schedule 1: Draft Zoning By-law Amendment**

**THE CORPORATIONS OF THE TOWN OF MINTO  
BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW 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 01-86; as amended pursuant to the Sections 34 and Section 36 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 By-law 01-86 is amended by changing the zoning on lands described as Concession D Part of Park Lot 6 E/S Minto Street, RP;61R10860 Parts 5, 6 and 7 municipally known as 33 and 37 Nelson Steet West and 26 Park Street West, Clifford, Town of Minto, County of Wellington, as shown on Schedule “A” and attached to and forming part of this By-law from:

- **Low Density Residential (R1B) to Low Density Residential Site Specific (R1B-17); and**
- **Low Density Residential (R1B) to Medium Density Residential Holding (R2(H)).**

2. THAT Section 34 - Exception Zone 1 – Clifford Village, is hereby amended by adding the following new exception:

<b>34.17</b> Nelson St W	<b>R1B-17</b>	Notwithstanding any other section of this by-law to the contrary, for the lands zoned R1B-17 the following regulations shall apply: - Minimum lot frontage of 14.6 m (47.9 ft)
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3. THAT Section 12.5, Holding Provisions, is amended by adding the following:

12.5.3 Park Street West, Lot 6, RP 61R10860, Part 7 – Map 2 – Clifford

Council may pass a by-law removing the holding symbol once it is satisfied that the following matter has been adequately addressed:

- Adequate municipal services are available to the lands; and
- Any stormwater management issues have been adequately addressed.

4. THAT except as amended by this by-law, the land shown on the attached Schedule “A” shall be subject to all applicable regulations of the Zoning By-law 01-86, as amended.

5. 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

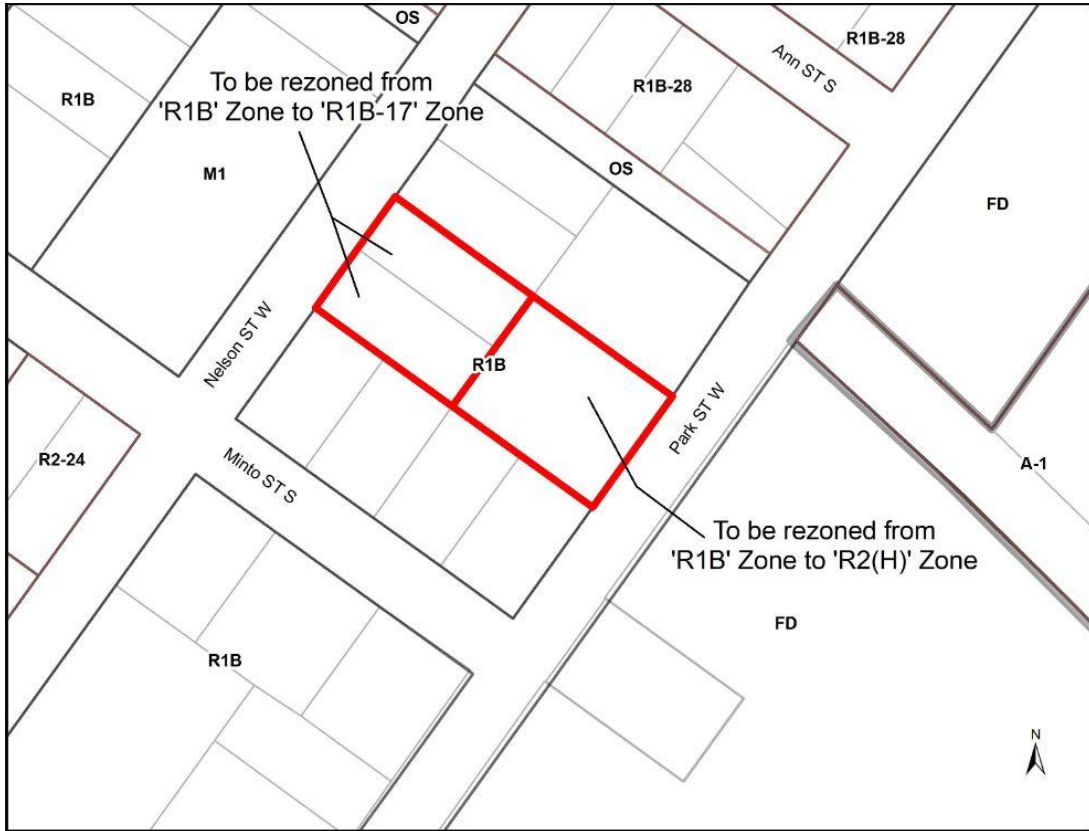
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

THE TOWN OF MINTO

BY-LAW NO \_\_\_\_\_.

Schedule "A"



Passed this \_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**  
**BY-LAW NUMBER \_\_\_\_\_.**

**THE SUBJECT LAND** 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 Steet West and 26 Park Street West, Clifford. The subject property is approximately 0.44 ha (1.09 ac) in size.

**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 728 m<sup>2</sup> (0.18 ac).

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