



Town of Minto

DATE: September 22 2016
TO: Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2016-08 Thomas/McPhail Lot 21 S/S George St, Harriston

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

BACKGROUND

The subject land fronts on George Street; the lot size is 82.5' x 132'; the lot area is 10890 SF in size. The lands are designated Residential under Section 8.3 of the Wellington County Official Plan. The lands are zoned R1C/FF1 Low Density Residential/Flood Fringe Overlay Zone 1 as per the Town of Minto Zoning By-law 01-86 as amended. The zoning amendment is required for the applicant to construct a Semi-Detached Dwelling on the subject property.

The R2 Zoning also has permitted uses for Duplexes, Triplexes, Fourplexes, and Street Town houses, provided the lot meets the minimum requirements for lot size and dwelling location outlined in the by-law.

COMMENTS

Clerks

This application conforms to provincial planning policy Places to Grow, as well as the County of Wellington Official Plan.

The application is in line with the zoning and development of the surrounding properties. There are several single family dwellings in the immediate vicinity. Across George Street is the new development on the former Harriston Senior School Land. This development consists of single family dwellings, semi-detached dwellings, and the proposed cluster townhouse development. This 23 unit development across the road is subject to appeal to the OMB being resolved and an arrangement on the sale of Town owned lands being concluded.

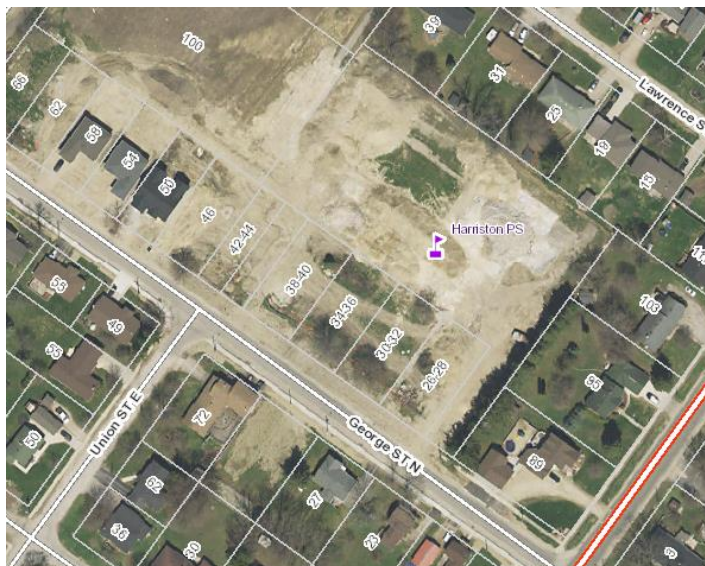


Image Caption: 26-44 George Street are currently zoned for semi detached dwellings. 34-44 are completed or currently being built. Lots 26-34 do not have building permits issued as of yet. The property of the Harriston PS is the proposed 23 unit development, consisting of 5 fourplexes and 1 triplex.

Building

The building parcel complies with the frontage, depth requirements in the R2 Zone for a semi-detached dwelling. The lot area for a Semi-Detached dwelling is required to be 550.0 square meters (5920.3 square feet) per dwelling. The subject property only has an area of 1011.7 square meters (10890 square feet) or 505.85 square meters per dwelling. A Site Plan will have to be submitted at the time of Building Permit Application to ensure all other requirements of the by-law are met. Prior to the issuance of a building permit Maitland Valley Conservation Authority will have to approve the project.

The Town is aware that at certain time surface water may impact the site and nearby properties. The Town's engineering consultant believes a suitable grading and drainage plan can be established to deal with these conditions.

Public Works

This site will need a grading and drainage plan to deal with local storm water management. Entrance Permits will be required.

This site is serviced with a 1" waterline and a 5" Sewer. Public works has approved a duplex with a Y connection and separate water shut offs and sewer cleanouts at the property line because of the newly constructed road and sidewalks.

The County of Wellington has no concerns with the application.

The attached report from Brandi Walter at MVCA outlines concerns:

"The property is located within the "Special Policy Area" of Harriston, which allows for development subject to flood proofing to the 1:100 year storm event. However ...intensifying development...would increase the risk to life and property because the existing municipal road would be flooded in a regulatory flood. Vehicles and people would have no way of safely entering and existing the area during a flood emergency."

The applicant is aware of the comments received from MVCA. They are going to make contact with MVCA to discuss the issuance of a permit through the conservation authority. The Town of Minto supports the rezoning of the subject lands. It is however, recommended to defer the passing of the by-law to allow the applicant to work with MVCA on approval.

RECOMMENDATION

THAT Council of the Town of Minto receives the Building Assistants report on the proposed rezoning for McPhail/Thomas, Lot 21 S/S George Street, Harriston.

ATTACHMENTS

Planners Comments, Elizabeth Martelluzzi, Junior Planner, County of Wellington
Planners Comments and Map, Brandi Walter, Environmental Planner, Maitland Valley

Stacey Pennington,
Building Inspector