



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: September 27, 2016
TO: Bill White, C.A.O.
Town of Minto
FROM: Elizabeth Martelluzzi, Junior Planner
County of Wellington
SUBJECT: **Thomas**
Lot 21, George Street North
Zoning By-law Amendment

PLANNING OPINION

The proposed amendment is to rezone the subject lands from Low Density Residential (R1C) to Medium Density Residential (R2) to permit a semi-detached dwelling. Currently, the lot is vacant and the adjacent lots are occupied by single detached dwellings.

The applicants have provided the proposed setbacks, frontage and lot coverage which currently comply with the regulations of the R2 zone. Further relief may be required through minor variance should the applicants not meet the minimum standards of the R2 zone at time of building permit.

The subject lands are also within the Floor Fringe Overlay Zone (FF1). Provided the conservation authority has no objections to the proposal, staff has no concerns with the rezoning application.

LOCATION

The property subject to the proposed amendment is located on Lot 21, with frontage on George Street North. The property is 0.10 ha (0.24 acres) and is currently vacant. Surrounding land uses include single detached houses and the lands across the road are also zoned R2.

PURPOSE

The proposed amendment will rezone the subject lands from Low Density Residential (R1C) zoning to Medium Density Residential (R2). The purpose is to permit a semi-detached dwelling, which is currently not a listed use in the R1C zone.

COUNTY OFFICIAL PLAN

The subject property is designated RESIDENTIAL and is located within the Harriston Urban Centre. 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 an adequate level of municipal services will be available to all residential area's and "g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods."*

Further, Section 8.3.11 of the Official Plan provides direction on compatibility of new development. The Plan attempts to preserve the charm and integrity of neighbourhoods such as Harriston, and will make efforts to ensure that future development is sensitive to and compatible with existing residential development. The official plan encourages development of vacant properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks.

Intensification within residential land use designations shall be evaluated in accordance with the policies of Section 8.3.12.



Figure 1: Subject lands

DRAFT ZONING BY-LAW

The subject lands are currently zoned Low Density Residential (R1C) with a Flood Fringe Overlay Zone One. The proposed zone is Medium Density Residential (R2), which permits a semi-detached dwelling, which is stated as the intended use by the applicant. The lot area and frontage meet the requirements of the R2 zone but the lot may require additional relief at time of building permit.

With respect to the Flood Fringe Overlay Zone One (FF1), there is criteria related to the 100 year flood elevation of the lands and the type of development and openings within buildings that can occur. In addition to comments received for this rezoning application, the applicants should consult with the Maitland Valley Conservation Authority to adequately address the existing flood elevation on the lands prior to a building permit application.

PLANNING DISCUSSION

The Official Plan anticipates that more semi-detached, townhouse and apartment dwellings will be developed to respond to the need for a greater variety of residential accommodation, and that these units may eventually account for at least one quarter of all housing units in most urban centres. The Plan further encourages that development is to be compatible with established neighbourhoods.

The proposed zone change would permit a variety of residential dwellings as listed in the current Medium Density Residential zone (R2). The applicants have indicated that a semi-detached residential dwelling would be proposed for the lot and have provided lot area and frontage, of which currently comply with the R2 zone. Additional zoning relief may be applied for at time of building permit stage (such as a Minor Variance).

Respectfully submitted
County of Wellington Planning and Development Department



Elizabeth Martelluzzi, Junior Planner