



TOWN OF MINTO

MEETING DATE:

November 19th, 2024

REPORT TO:

Mayor Turton and Members of Council

SERVICE AREA:

Building Department

SUBJECT:

PLN 2024-036 – Zoning By-law Amendment (ZBA 2024-09) – Cachet Homes Inc
41 Park St W, Clifford
PART OF LOT 61, CONESSION D (VILLAGE OF CLIFFORD), TOWN OF MINTO, COUNTY OF WELLINGTON

RECOMMENDATION

THAT the Council of the Town of Minto hereby receives report PLN 2024-033 for the proposed Zoning By-Law Amendment ZBA 2024-09 – Cachet Homes Inc, for lands legally described as PART OF LOT 61, CONESSION D (VILLAGE OF CLIFFORD), TOWN OF MINTO, COUNTY OF WELLINGTON, with municipal addresses of 41 Park St W, Clifford, prepared by the Planning Coordinator, for information purposes;

AND FURTHER THAT the Council of the Town of Minto considers passing a By-law at a subsequent Council Meeting.

BACKGROUND

The subject lands are legally described as Part of Lot 61, Concession D, Clifford, Town of Minto, County of Wellington, with the municipal address of 41 Park St W, Clifford. The total size of the property is approximately 10.65 hectares (26.3 acres).

The subject lands consist of three parcels that will be merged:

Parcel A is an existing lot of record, created by a previous severance (File No. B38-22). It is approximately 4.81 hectares (11.89 acres) in size. **Parcels B** and **C** were recently approved by consent from the County of Wellington Land Division Committee to be added to **Parcel A** (File No. B71-23). **Parcel B** is 4.85 hectares (11.98 acres) and **Parcel C** is 0.99 hectares (2.45 acres). Parcels B and C were also recently incorporated into the Clifford Urban Centre settlement area boundary through the final approval of Wwllington County Official Plan Amendment No. 119.



Figure 1 – Aerial Photo acres), and

Source: Wellington County GIS (2020)
through the final approval of Wwllington County Official Plan Amendment No. 119.

The subject lands are currently used for mixed crop agricultural purposes and feature a partial driveway. There are no buildings or structures on the property. A farm residence, along with related agricultural outbuildings is located directly to the south of the site. The land is zoned for Agricultural Site-Specific and Future Development uses.

PURPOSE

Although this report is specific to the Zoning By-law Amendment application, this Public Meeting is also held for comments pertaining to the Official Plan Amendment and Subdivision applications submitted for the proposed development. Further details of each application are provided below and throughout this report.

1- Official Plan amendment:

An application for an Official Plan Amendment is being submitted to the County of Wellington. The proposed amendment seeks to change the land use designations on the subject lands from the current Prime Agricultural and Future Development designations to Residential to facilitate the development of a residential subdivision and its associated features and uses.

2- Draft Plan of Subdivision:

The proposed development on the subject lands involves a residential subdivision consisting of up to 189 dwelling units. These units will include a combination of single-detached homes and street townhouses, all connected by local roads. With a total site area of 10.65 hectares, the development will achieve a maximum net density of 17.65 units per hectare.

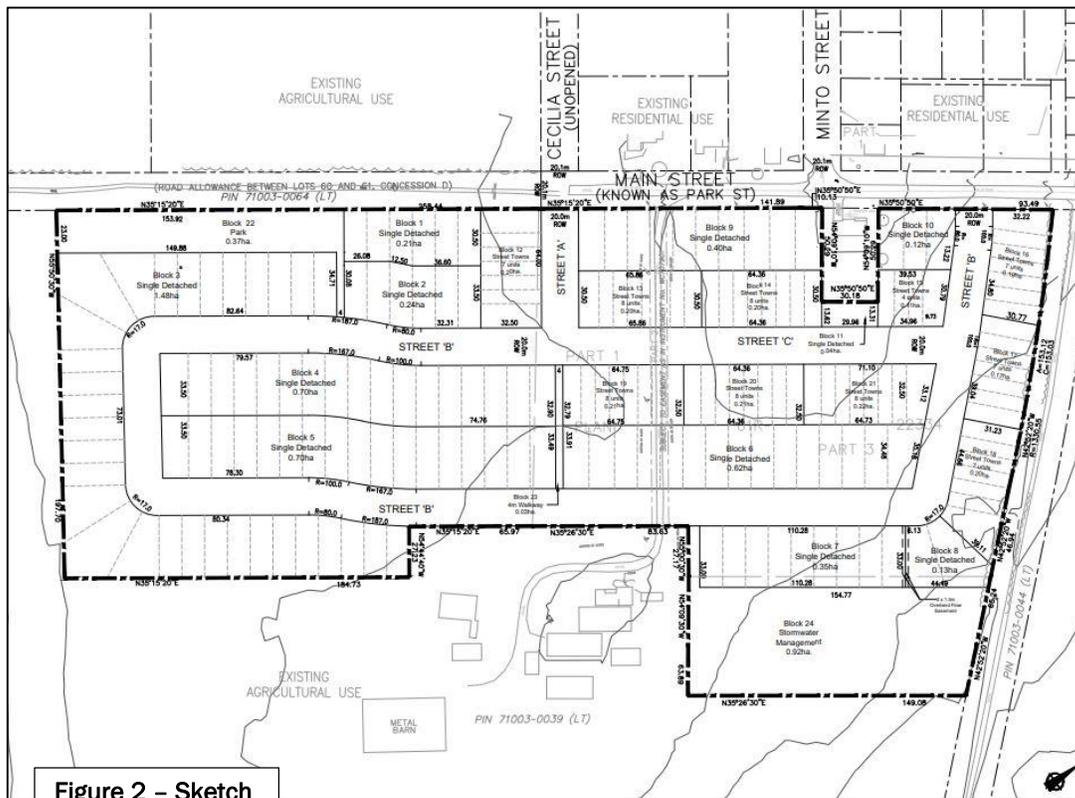


Figure 2 – Sketch

Source: GSP Group, JD Barnes (2024)

COMMENTS

Town Staff, Wellington County's Planning Department, Source Water Protection, Maitland Valley Conservation Authority, property owners with 120m (400 ft) of the subject property as well as other agencies required by the *Planning Act*, have been circulated the application for review and the following comments were received.

Wellington County's Planning Department

Planning Staff at the County have provided a review of applicable planning policies including the PPS, and the County of Wellington Official Plan as it relates to the application. Following the public meeting, Planning Staff will prepare a final recommendation report and by-law for Council's consideration.

Upper Grand District School Board

Planning staff at the Upper Grand District School Board have reviewed the application and provided conditions.

Please refer to the attached report from the Upper Grand District School Board for additional information.

Wellington Source Water Protection

The application was reviewed under the Clean Water Act. Based on the submitted information, no Notice is required for this proposal. However, documents, plans, and reports must be submitted to the satisfaction of the Town Risk Management Official, along with a Risk Management Plan.

Please refer to the attached report from Wellington Source Water Protection for additional information.

Maitland Vally Conservation Area

MVCA has reviewed the application and have no concerns regarding the proposed development.

Town of Minto Staff

Town staff have received and reviewed the County's report and support the comments brought forward within it as it is consistent with the County of Wellington's Official Plan and applicable provincial policies. The following relief is being requested:

R2 Zone Single Detached	Permitted	Proposed	Difference
Minimum Lot Area (12.2.1.1)	371.6 m ² (4,000 ft ²)	332.0 m ² (3573.65 ft ²)	39.6 m ² (426.2 ft ²)
Front Yard, Minimum (12.2.1.3)	6 m (19.7 ft)	6 m (19.7 ft) (to garage) 4 m (13.1 ft) (to front wall)	2.0 m (6.6 ft)
Interior Side Yard, Minimum (12.2.1.4)	1.2 m (3.9 ft)	1.2 m (3.9 ft) and 0.6 m (1.96 ft) (split)	0.6 m (1.96 ft)
Exterior Side Yard, Minimum (12.2.1.5)	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)
Rear Yard, Minimum	7.6 m (24.9 ft)	7 m (22.96 ft)	0.6 m (1.96 ft)

(12.2.1.6)			
Building Height, Maximum (12.2.1.7)	10.5 m (34.5 ft)	11 m (2 storeys) (36 ft) (perimeter units only)	0.5 m (1.6 ft)
Lot Coverage, Maximum (12.2.1.8)	40%	60%	20%
Landscaped Area, Minimum (12.3)	50% of front yard and exterior side yard	35%	15%

R3 Zone Townhouse	Permitted	Proposed	Difference
Lot Frontage, Minimum Corner Lot (13.2.1.2)	14.0 m (46.0 ft)	8.97 m (29.4 ft)	5.03 m (16.5 ft)
Front Yard, Minimum (13.2.1.3)	6 m (19.7 ft)	6 m (19.7ft) (to garage) 4 m (13.1 ft) (to front wall)	2.0 m (6.6 ft)
Exterior Side Yard, Minimum (13.2.1.5)	6 m (19.7 ft)	3 m (9.8 ft)	3 m (9.8 ft)
Rear Yard, Minimum (13.2.1.6)	7.6 m (24.9 ft)	6 m (19.7 ft)	1.6 m (5.2 ft)
Building Height, Maximum (13.2.1.7)	10.5 m (34.5 ft)	11 m (2 storeys) (36 ft) (perimeter units only)	0.5 m (1.6 ft)
Maximum number of units attached in a row (13.2.1.9)	6	8	2

Public Works Department

Public Works has reviewed this planning application and is requesting that the applicant acknowledge that extensive offsite work will be necessary within the Park St West Right-of-Way to extend the street and meet the servicing requirements for the future development.

Neighbouring Landowners/Residents

No written submissions or registrations to attend the Public Meeting were received prior to the submission of this report.

STRATEGIC PLAN

Goal 1: Manage Our Infrastructure Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

PREPARED BY: Sama Haghighi, Planning Coordinator

RECOMMENDED BY: Gregg Furtney, Chief Administrative Officer (CAO)