

Clifford Park Subdivision

Statutory Public Meeting

Official Plan Amendment
Zoning By-law Amendment
Draft Plan of Subdivision

November 19, 2024



Site Location & Context

The Site is municipally addressed as **41 Park Street West, Clifford** (Town of Minto).

The Site is in the Southwest part of the Clifford urban area, south of Park Street West and west of Elora Street South.

The parcel is 10.65 ha (26.32 acres)

Surrounding land uses include:

- Residential and agricultural to the north
- Public trail, agricultural fields, residential, Raccoon Creek and Clifford Rotary Park to the east
- Agricultural, including the Chauvalley farmstead to the south
- Agricultural to the west



Site Location & Context

The Subject Property is:

- Designated “**Designated Greenfield Area,**” “**Primary Urban Centre,**” **Future Development,**” and part “**Prime Agricultural**” in the County of Wellington Official Plan
 - **OPA 123**, recently adopted by County Council, proposes to redesignate entirely to “**Residential**”
- The Site is zoned “**Future Development**” and part “**Agricultural**” in the Town of Minto Zoning By-law 01-86



CACHET



Proposed Development

Cachet is proposing the development of:

- Up to **189 dwelling units**, including
 - Single-detached dwellings (117 maximum)
 - Townhouse dwellings (72 maximum)
- 0.37-hectare park block
- 0.03-hectare walkway
- 0.92-hectare stormwater management facility
- 0.04-hectare residential reserve (future development)
- 2.33-hectares of public roads to be conveyed to the Town of Minto



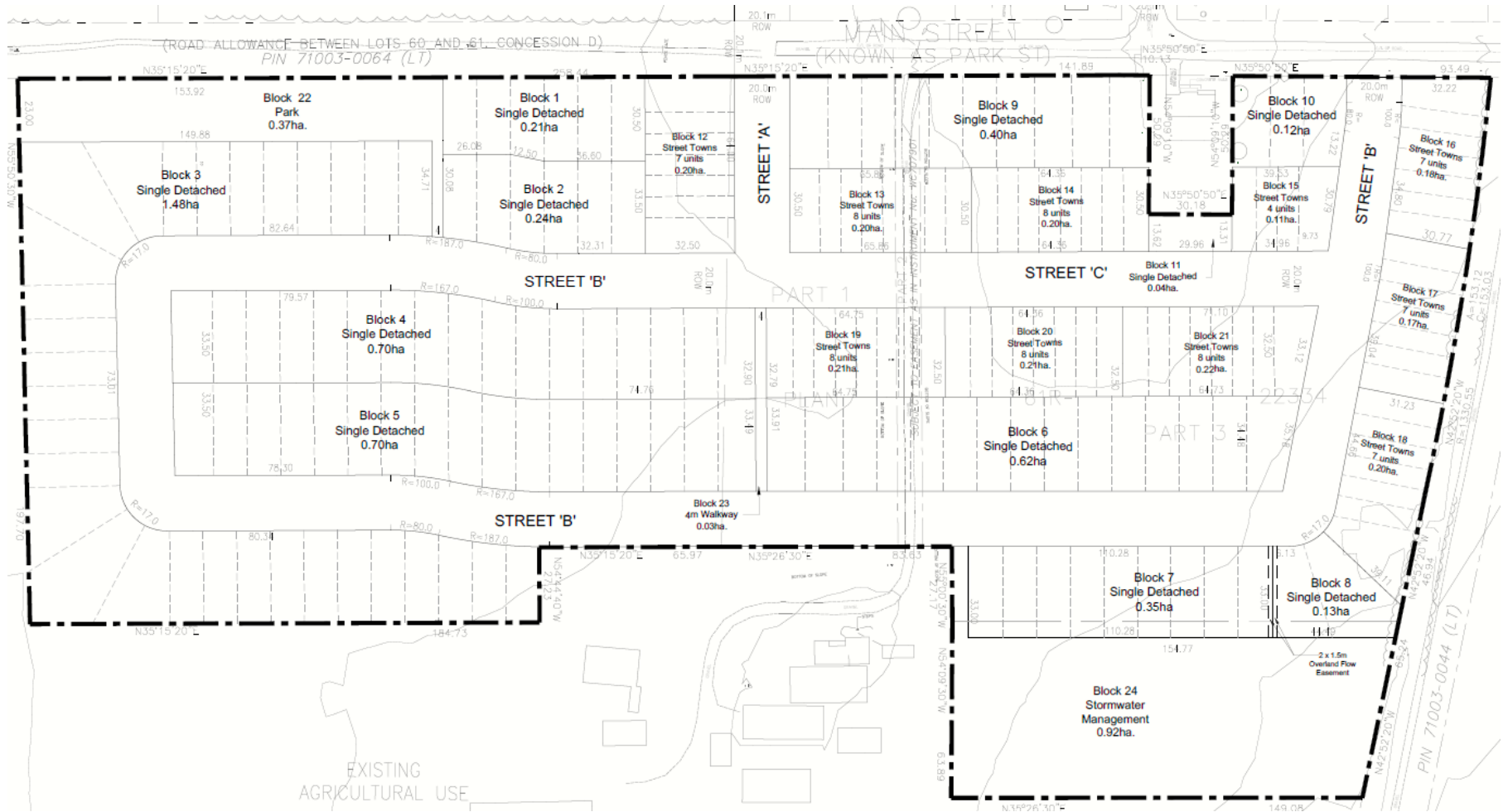
Proposed Draft Plan of Subdivision

The proposed draft plan shows the creation of a total of 24 un-lotted blocks. Three new public roadways will be conveyed to the Town of Minto. All the new roadways will be local streets with 20-metre-wide right-of-ways. The land-use arrangement of the subdivision blocks are shown below:

Land Use Description	Block Numbers	Proposed Zone	Max. Dwelling Units	Area (ha)
Single-Detached Residential	1-11	R2-#, R2-X	117	5.1
Street Townhouses	12-21	R3-#	72	1.9
Park	22	OS		0.37
Walkway	23	OS		0.03
Stormwater Management	24	OS		0.92
Roads				2.33
TOTAL	24		189	10.65



Proposed Draft Plan of Subdivision

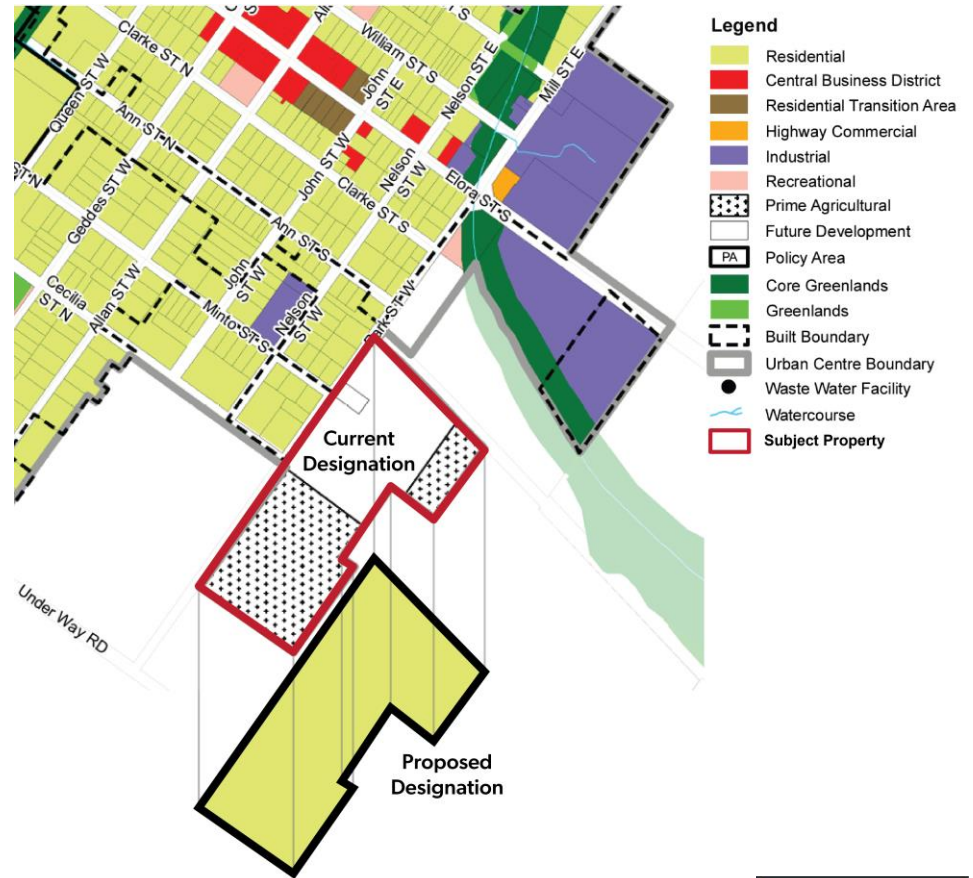


Proposed Official Plan Amendment

To facilitate the construction of the Proposed Development, an Official Plan Amendment is required. The Official Plan Amendment includes:

- Redesignating the Subject Property to “**Residential**” from “Future Development” and “Prime Agricultural”

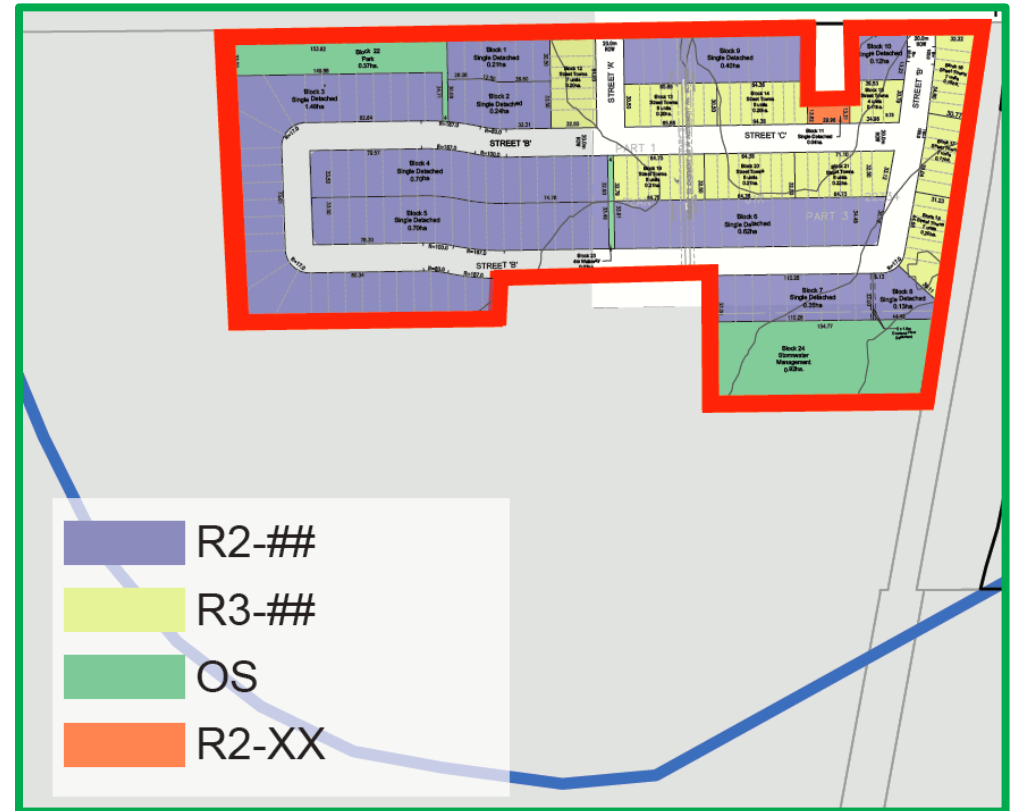
The County of Wellington adopted OPA 123 on October 31, 2024 which will redesignate the entire site Residential. OPA 123 is now before Ministry for final decision. This Official Plan Amendment is being brought forward separately and outside of the Municipal Comprehensive Review process.



Proposed Zoning By-law Amendment

Rezone the Subject Property from “Agricultural Site-Specific (A-1)” and “Future Development (FD)” to:

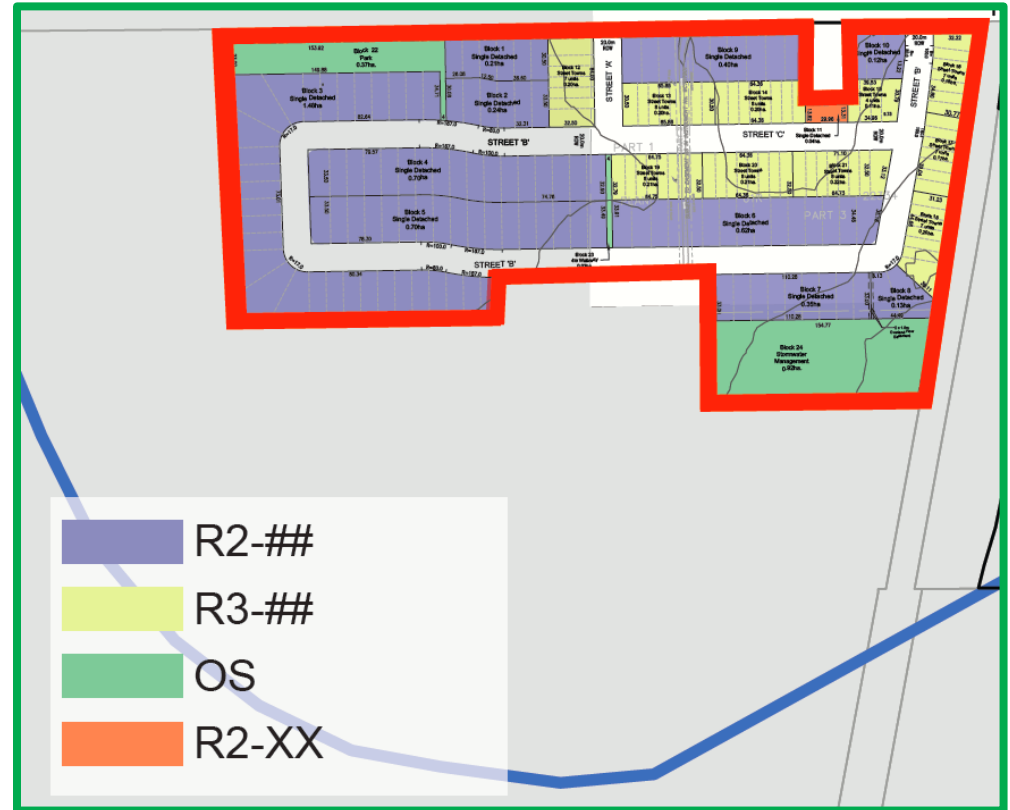
- **“Residential Two Site-Specific (R2-##)”** to permit the single-detached dwellings
- **“Residential Two Site-Specific (R2-XX)”** to permit the single-detached dwellings
- **“Residential Three Site-Specific (R3-##)”** to permit the townhouse dwellings
- **“Open Space (OS)”** to permit the park and SWM blocks



Proposed Zoning By-law Amendment

Site-specific zoning standards include:

- Reduced minimum lot area for select single-detached lots
- Reduced lot frontage for corner townhouse lots
- Reduced side and rear yard setbacks
- 8 townhouse units in a row per block
- Increase in maximum lot coverage for single-detached lots
- Yard encroachments for bay windows
- No buffer strips between R2 and R3 zones
- Reduced daylight (sight) triangles for corner lots
- Alternative locations for air conditioner units



Thank you!

We welcome your questions! | Michael Witmer, MCIP RPP | mwitmer@gspgroup.ca

