



Application	B129/16
Location	Lots 35 & 36, Survey Caswell & Clement's Part Park Lot 3, Pt Land, Survey Borthwick's TOWN OF MINTO (Palmerston)
Applicant/Owner	Evergreen Apartment Company Inc.

Preliminary PLANNING OPINION: This application would sever a 0.16 ha (0.4 ac) vacant parcel within the urban centre of Palmerston. The retained parcel is 0.19 ha (0.48 ac) and contains an existing 12 unit, three storey apartment building.

The severed lands are proposed for a 5 unit cluster townhouse development. There are some zoning deficiencies with the proposal as well as with the retained lands which contain the existing apartment building. The existing 22 ft. access is proposed to be divided between both uses and as proposed is undersized and inefficient. There are some options available to the applicant such as:

- Maintaining the existing 22 ft. access as a shared driveway via easements. This option would not require the installation of an additional driveway.
- A second option would be to include the driveway completely on the severed lands which would provide this lot with an adequate 20 ft. access and relocate the apartment access to the easterly side yard.

As currently proposed a barrier could be installed down the driveway dividing the properties further, which would pose problems for the apartment and create a very tight and awkward turning radius for vehicles pulling in and out of their parking areas on the townhouse site. Also snow clearing and storage could be difficult to maintain.

It should further be noted that although the current R3 zoning would permit a cluster townhouse use, the design of the current proposal would require zoning variances to proceed. Council may wish to consider the variances prior to the consent application. This would provide an opportunity for a public consultation on the final development and offer an opportunity to redesign the severance if needed.

Staff would recommend deferral until the details of the driveway access can be addressed and site plan approval in principal can be obtained. This option could ensure the townhouse proposal can function independently and appropriately as a separate parcel. Additionally through a more detailed review of the site plan it may be determined that a lot reconfiguration may be appropriate and the severance application could be amended prior to a decision. This option would allow the applicants an opportunity to ensure the proposed and severed lands will work for their needs.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, “population and employment growth will be accommodated by focusing intensification in intensification areas”. Intensification is defined as “the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development”.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated as RESIDENTIAL within the Palmerston URBAN CENTRE. According to Section 10.6.2, new lots may be created in Urban Centres provided that the land will be appropriately zoned.

The matters under Section 10.1.3 were also considered, including, d) that all lots will have safe driveway access to an all-season maintained public road and... l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses.”

Regarding item d) above, the driveway access into the site is currently 22 ft wide. Although the zoning by-law does not provide provisions for access width, the standard in most by-laws is 6m (20 ft). The severance line is proposing to reduce the existing access to 2.75m (9ft), which is the required width of a parking stall size. This would only provide enough space for one vehicle at a time. Furthermore the access on the proposed site is 3.9m (13ft). The applicants have not proposed an easement to allow both lots to utilize the access which would allow adequate ingress and egress from both sites.



WELL HEAD PROTECTION AREA: The subject property is located within a WHPA C with a Vulnerability Score of 4.

LOCAL ZONING BY-LAW: The subject property is zoned Residential (R3) which permits apartments and townhouse developments. The proposal as submitted creates some deficiencies on the retained lands. The minimum lot area for the existing apartment building is based on number of units and therefore at 12 units the required lot area is 2123.69 sq.m. (0.52 ac.), whereas 1942.55 sq.m. (0.47 ac.) is proposed.

Although the severed parcel is currently vacant we are aware that the lands are proposed for a 5 unit townhouse development (the concept is attached). The proposal meets the minimum lot frontage requirements; however there appears to be some zoning siting deficiencies such as lot area and interior side yard setback. This is not a complete review as buffering, garbage storage, parking, and amenity areas have to be further determined.

SITE VISIT INFORMATION: The subject property has not been visited to date.

Linda Redmond, Senior Planner
January 31, 2017