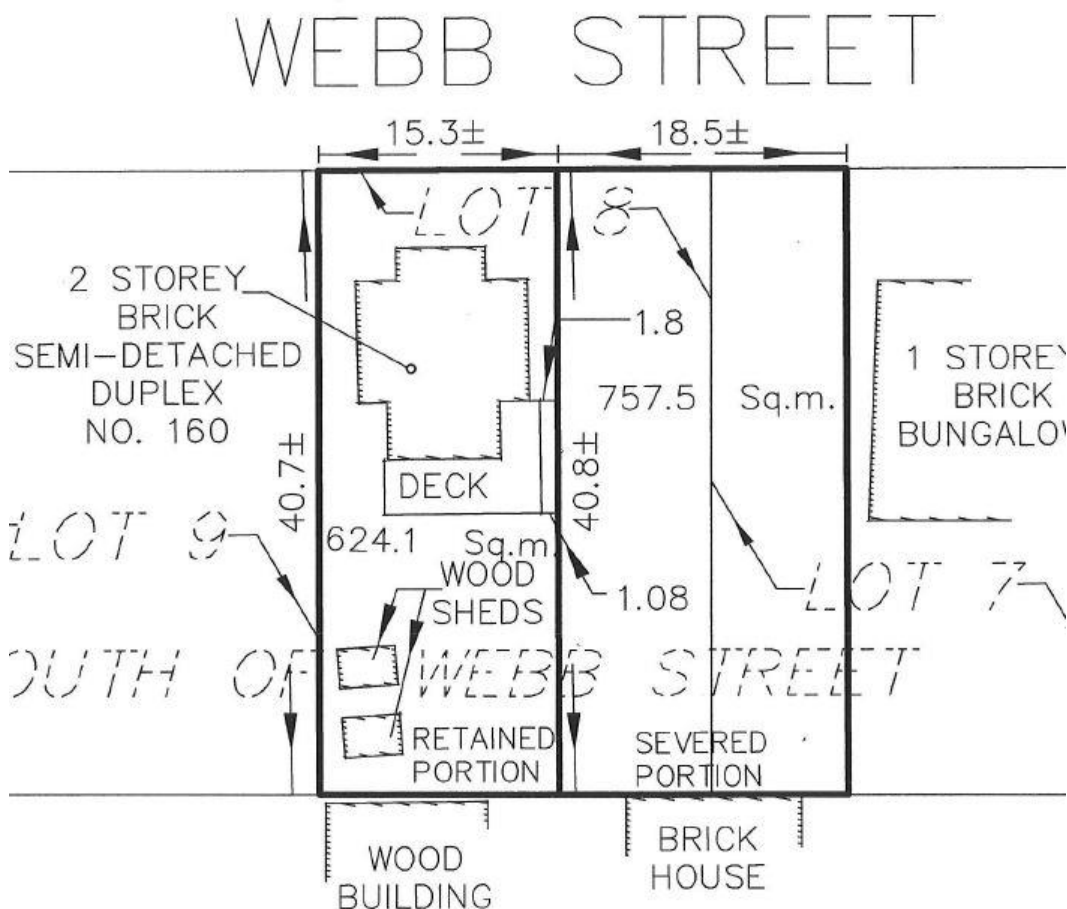


DATE: February 22, 2017
Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2017-01 Jeremy Metzger- 160 Webb Street, Harriston

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.

The subject land fronts on Webb Street. The property is 14,652 Sf (0.336 acres) in size and is shown on survey below. The property contains an existing semi-detached residential dwelling. The lands are zoned R1B – Low Density Residential as per the Town of Minto Zoning By-law 01-86 as amended. The existing semi-detached dwelling has legal non-conforming status. The applicant has submitted an application for severance. The sketch is below.



The intent of this application is to rezone the subject lands allow for increased density. The current R1B zoning permits one single detached residential dwelling. The R2-Medium Density Residential allows for Single Detached, Semi-Detached, Duplex, Triplex, Fourplex, or Street Townhouses. Section 12 regulates Lot Area, Frontage, Front Rear and Side yard setbacks, Lot Coverage and Floor Area based on the type of dwelling unit(s) constructed. The applicant intends to comply with the regulations at the time of construction. The rezoning will also account for reduced frontage, interior side yard setback, and front yard setback (as required) on the proposed retained portion of the property.

COMMENTS

Clerks

The application is consistent with the growth projections and the need for increased density in the Urban centres. Site plan approval may be required prior to the issuance of a building permit dependent on the density of the proposed building. Semi/Duplexes do not require Site Plan Approval.

Building

An engineered drainage plan will be required as per the new building by-law.

Public Works

The severed parcel will require a servicing as a condition of severance.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Jeremy Metzger, 160 Webb Street, Former Town of Harriston, Town of Minto for information and considers passing a by-law.

ATTACHMENTS

Planners Comments, Linda Redmond, Senior Planner, County of Wellington

Stacey Pennington,
Building Inspector