



## PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

**DATE:** February 27, 2017  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Linda Redmond, Senior Planner  
County of Wellington  
**SUBJECT:** **Metzger**  
**160 Webb Street, Harriston**  
**Zoning By-law Amendment**

### PLANNING OPINION

This amendment would rezone the subject lands from Single Family Residential (R1B) to Residential (R2) to allow medium density residential uses. At this time the applicant has not identified a proposal or dwelling type for the lots and has indicated that the rezoning is requested in order to pre zone the lands for future uses. The subject property is currently occupied by a semi-detached dwelling and is currently under review to sever the parcel in two. The proposal is consistent with the Provincial Policy Statement and conforms to the Official Plan policies which encourage a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. Council should be satisfied that the pre zoning of the vacant portion of the parcel will not presuppose any future development and associated servicing requirements.

### INTRODUCTION

The property subject to the proposed amendment is located on Part Lot 7 and 8, south of Webb Street, with a municipal address of 160 Webb Street, Harriston. The property is occupied by a semi-detached dwelling and is 0.13 ha (0.33 acres) in size (figure 1).

Figure 1

### PROPOSAL

The purpose of the proposed amendment is to rezone the subject lands from Single Family Residential (R1B) to Medium Density Residential (R2) to allow for the possibility of higher density residential development and to recognize the existing semi-detached use of the lands.

### PROVINCIAL POLICY STATEMENT (PPS)

Section 1.1.3.3 of the 2014 PPS states that "planning authorities shall identify appropriate locations and promote opportunities for intensification". Section 1.4.3 encourages Planning Authorities to provide an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents.



## COUNTY OFFICIAL PLAN

The property is located within the Harriston Urban Centre and is designated Residential. The policies of Section 8.3.2 of the Official Plan set out a number of objectives for residential development including, *e) to ensure that an adequate infrastructure 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.*

The policies of Section 8.3.11 of the Official Plan encourage development of “*vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks*”.

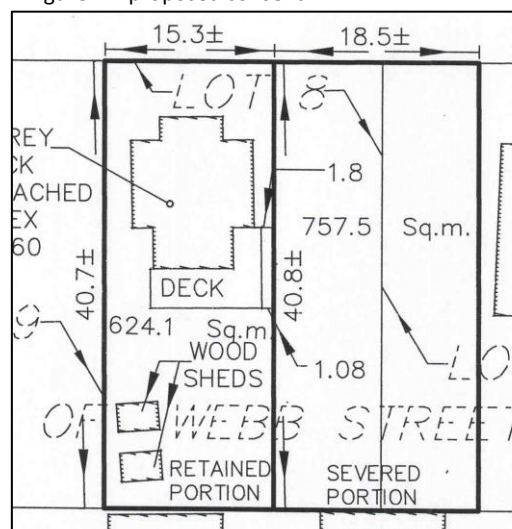
## CONSENT

The property is currently one large parcel. The applicants have also recently submitted an application to the County of Wellington Land Division to sever the parcel in two (figure 2). The semi-detached dwelling will not meet the minimum frontage and interior side yard setbacks for the proposed R2 zone. This will be adjusted in the amending by-law.

## DRAFT ZONING BY-LAW

The subject lands are zoned residential (R1B). This zoning category only permits single family dwellings. The applicant would like to rezone the lands to residential (R2) to allow a variety of medium density uses and to recognize the existing semi-detached dwelling on the lands.

Figure 2 – proposed consent



The retained portion (existing semi) will require a site specific exemption to allow a reduced lot frontage of 15.3 m (50 ft.) whereas the by-law requires 18.3m (60 ft.) as well as a reduced interior side yard setback. The by-law requires that one side yard maintain a 3.7 m (12.1 ft.) interior side yard when there is no attached garage. The current parking for this dwelling is located in front of the dwelling and could be considered legal non-conforming. As such the by-law will address the deficiency by permitting both yards to be a minimum of 1.8m (5.9 ft.). The R2 zoning permits the following residential uses:

- Single detached residential dwelling
- Semi-detached residential dwelling
- Duplex dwelling
- Triplex residential dwelling
- Fourplex residential dwelling
- Three or Four Unit Street Townhouse

The permitted dwelling type is based on the lot frontage and area. In this instance the vacant lot (severed portion) is proposing a frontage of 18.5 m (60.6 ft.) and an area of 754.8 sq.m. (8124.8 sq.ft.). Based on this the properties have the potential to accommodate one of any of the permitted dwelling types. A draft by-law is attached for Councils consideration.

Respectfully submitted

County of Wellington Planning and Development Department

Linda Redmond, Senior Planner