

**CAO/Clerk, Bill White  
Town of Minto  
5941 Highway 89  
Harriston, ON N0G 1Z0**

**RE: Proposed amendment to rezone 160 Webb St Harriston from R1B to R2**

Dear Sir:

I would like to thank you for your letter dated February 13<sup>th</sup>, 2017 that brought my attention to a proposed zoning change for 160 Webb Street Harriston. I would first like to share with you and council that I am a very big supporter of development in the Town of Minto. I believe growth is very important, and alongside with that planning is even more important. This letter is not to either support or oppose the proposed zoning but to share my concerns that I think should be taken into consideration.

As this property currently has a multi-family duplex, it would appear that re-zoning is required as a duplex is not covered in the current R1B zoning. However my concerns are the very broad scope of what R2 zoning could allow in the future. With R2 zoning this could allow up to a four plex or townhouse development. It would be my opinion that anything over the current duplex constructed would not be a good fit for this location. My concerns are as follows:

1. Construction of a massive triplex or four plex would certainly affect land values and potential attraction to my neighbouring rental property located at 170 Webb Street. Although new housing is needed in the town, increasing it in one area to hinder another does not seem practical.
2. This area of town already has, in my opinion, severe grading issues. Many of which surrounding residents have had to make provisions for in the past. Future construction of a building or increasing the current building size would create water issues for myself and surrounding properties.
3. Storm sewers are another concern as well in the area. Currently there is already safety issues at the corner with water getting on the road on its way to the corner storm sewer and freezing at the stop sign. Water runoff from any larger building would have no option but to be drained onto the street as you cannot drain onto a neighbouring property. If this was to happen it would create increased safety issues.
4. With the size of the property and its infill status, anything larger than what is on the property would not fit in aesthetically with the current surrounding homes.

As council reviews the application I would like them to consider placing restrictions on the zoning if granted. My proposed restrictions would be as follows:

1. That a restriction be placed that the property would only be permitted for a single detached residential dwelling or duplex dwelling.
2. That a restriction be placed if the current double wide lot was ever to be severed that the severed lot only have R1B zoning available to it.
3. A restriction stating if any future new building was to be commenced on either the current lot or any future severed lot, that along with a grading plan for the lot, a master grading plan of the entire block be prepared to ensure that grading is favourable for the entire block.

I appreciate the opportunity to share my opinion and concerns on this proposed zoning change.

Best Regards

Allan Williamson  
Proud resident, residential developer, and investor in the Town of Minto!