



Town of Minto

DATE: February 22, 2017
 Mayor Bridge and Members of Council
FROM: Stacey Pennington, Building Inspector
RE: ZBA 2017-02 Jeremy Metzger– 218 & 222 Elora St. S, Harriston

STRATEGIC PLAN

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.

BACKGROUND

The subject lands contain two vacant parcels fronting on Elora Street. Each parcel is 66' x 132' (0.2 acres) in size and is shown on aerial photo below. The property is currently zoned R1B/FF2 – Low Density Residential/Flood Fringe Overlay Zone 2 as per the Town of Minto Zoning By-law 01-86 as amended. The rear half of each property is governed by Maitland Valley Conservation Authority.



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.

COMMENTS

Clerks

The application is consistent with the growth projections and the need for increased density in the Urban centers. 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.

Public Works

Both parcels of land are serviced with a 1" waterline. There is one 4" sewer service to the center lot line.

Building

A permit from Maitland Valley Conservation Authority and an engineered drainage plan will be required prior to the issuance of a building permit. It should be noted that this single sewer service would not allow for construction of a single family dwelling on each parcel.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for Jeremy Metzger, 218 & 222, Elora St S, Former Town of Harriston, Town of Minto for information and defers the application to allow for the servicing details and approval to be fine-tuned.

ATTACHMENTS

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

Stacey Pennington,
Building Inspector