



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**
218 & 222 Elora Street
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 vacant. There is an Official Plan “overlay” designation, REGIONAL FLOODLINE on the property. The current zoning on the property reflects this overlay as the property is also zoned – FLOOD FRINGE TWO zone. Development in this zone is subject to flood proofing regulations. 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 these lands will not presuppose any future development and associated servicing requirements.

INTRODUCTION

The land subject to the proposed zoning by-law amendment is legally described as Part Lots 1 & 88, Concession D, 60R-2916 Parts 2 & 3 with a municipal address of 218 & 222 Elora Street, Harriston. Each property is vacant and has an area of 809 sq.m (8712 sq.ft.) (figure 1).

PROPOSAL

The purpose of the proposed amendment is to rezone the subject lands to permit a range of residential types from small to medium density. The property is currently zoned residential (R1B) which only permits single family dwellings. The proposal is to zone the lands residential (R2) which would permit higher density residential development.



Figure 1

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”.*

DRAFT ZONING BY-LAW

The subject lands are zoned residential (R1B) with a flood fringe overlay zone 2 (FF2). The FF2 zoning is located at the back half of the lots. 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. 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 property is located within the flood fringe area of the Maitland River. Within this area of the floodplain, land may be developed subject to specific building requirements including proper flood proofing as outlined in the Town of Minto Zoning By-law. This zoning overlay will remain on the lands.

The permitted dwelling type is based on the lot frontage and area. In this instance each lot has a frontage of 20m (66ft.) and an area of 809 sq.m. (8712 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