



Application	B16/17
Location	Part Lot 17, Lot 8, PI Town of Harriston TOWN OF MINTO
Applicant/Owner	Jeremy Metzger

PLANNING OPINION: This application would sever a vacant 757.5 m² (8,154 ft²) residential parcel in the Urban Centre of Harriston. A 624.1 m² (6,718ft²) parcel would be retained with an existing semi-detached duplex and 2 accessory sheds.

This application is consistent with Provincial Policy and generally conforms to the Official Plan. We have no concerns provided that servicing and safe drive access can be provided to the site to the satisfaction of the local municipality.

PLACES TO GROW: The Places to Grow policies place an emphasis on intensification and optimizing the use of existing land supplies. Under section 2.2.2.1 which deals with managing growth it states, “population and employment growth will be accommodated by focusing intensification in intensification areas”. Intensification is defined as “the development of a property, site or area at a higher density than currently exists through,.....b) the development of vacant and/or underutilized lots within previously developed areas; or c) infill development”.

PROVINCIAL POLICY STATEMENT (PPS): No issues.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL in the Town of Harriston. According to Section 10.6.2, new lots may be created in Urban Centres provided that the land will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this Plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available. Staff is satisfied that a plan of subdivision is not required for the development of the property.

The policies of Section 8.3.2 of the Official Plan set out a number of objectives for residential development in Wellingtons Urban areas including, b) to provide a variety of dwelling types to satisfy broad range of residential requirements and ensure that affordable housing is available and g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighborhoods.


The policies of Section 8.3.11 of the Official Plan further 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”.

The matters under section 10.1.3 were also considered, including b), “that all lots can be adequately serviced with water, sewage disposal, storm water management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality.”

WELL HEAD PROTECTION AREA: The subject property is located within a WHPA B and has a Vulnerability Score of 8.

LOCAL ZONING BY-LAW: The vacant severed parcel is currently zoned Residential (R2) and the retained lands are zoned Residential (R2-48). A zone amendment was submitted to the Town concurrently with this consent application to rezone the subject lands to facilitate this proposed development. A reduced lot frontage of 15.3 m (50 ft.) and a reduced interior side yard of 1.8m (5.9 ft) have been permitted under the R2-48 zoning on the retained parcel. As such both the severed and retained lands would comply with the zoning by-law requirements.

SITE VISIT INFORMATION: The subject property has not yet been visited.


Jameson Pickard, Planner
April 3rd, 2017