



Application	B53/17
Location	Part Lot 33, South of Queen St. TOWN OF MINTO
Applicant/Owner	Corinne Bell

PLANNING OPINION: This application would sever a 426.9 m² (4,594 ft²) residential lot in the Urban Centre of Harriston. A 549.3 m² (5,913 ft²) residential lot would be retained with existing dwelling and two sheds.

This application is consistent with Provincial Policy and would generally conform to the Official Plan. We would have no concerns, provided the following can be addressed as conditions of approval:

- a) That zoning compliance is achieved for the severed and retained lands to the satisfaction of the local municipality;
- b) That servicing be provided to the severed parcel to the satisfaction of the local municipality; and
- c) That safe driveway access be provided to the severed parcel to the satisfaction of the local municipality.

PLACES TO GROW: The Places to Grow policies place an emphasis on encouraging growth within existing settlement areas and optimizing the use of existing land supplies. Under section 2.2.1 which deals with managing growth states, “The vast majority of growth will be directed to settlement areas... and will be focused in areas with existing and planned services.”

PROVINCIAL POLICY STATEMENT (PPS): Section 1.1.3 of the Provincial Policy Statement directs growth and development to occur within settlement areas. The proposed lot creation is located within the Harriston Urban Centre and is consistent with the PPS which encourages development in areas with existing servicing and infrastructure.

WELLINGTON COUNTY OFFICIAL PLAN: The subject property is designated RESIDENTIAL and is located within the Urban Centre of Harriston. Section 10.6.2, states that new lots may be created in Urban Centres provided that the lands are 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 provisions of full urban services, wherever such services are available. We are satisfied that a plan of subdivision is not necessary for the creation the proposed lots.

The matters under section 10.3.1 were also considered including I) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding use.

Regarding item, I) above, the proposal would establish both a severed and retained parcel that would be undersized from the required zone provisions of the R1B zone. The location of the subject property in Harriston can be characterized as a low density residential neighbourhood with dwellings of various sizes and styles and on lots of differing sizes. Further, within the immediate area there are two other zone categories (R1C and R2) with smaller lot requirements than the R1B zone which lends to the varying character of the neighbourhood.



The Official Plan encourages the development of vacant under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling types, building form, site coverage and setbacks. The proposal would be for a single detached dwelling that will be required to build in accordance with the applicable setbacks of the R1B zone. The proposed development represents a compatible form of development which is consistent with the varying character of the area and immediate surrounding properties.

WELL HEAD PROTECTION AREA: The subject property is located within a Wellhead Protection Area (WHPA) B, with a Vulnerability Score of 8.

LOCAL ZONING BY-LAW: The subject property is currently zoned R1B. Both the severed and retained parcel will require zoning relief as a result of this application. The relief required is as follows:

Severed Parcel

- Relief for a reduced lot area of 426.8 m², whereas section 10.2.1 requires a minimum lot area of 650 m²,

Pg.2...B53/17

- Relief for a reduced frontage of 17 m, whereas section 10.2.2 requires a minimum lot area of 20.1 m.

Retained Parcel

- Relief for a reduced lot area of 549 m², whereas section 10.2.1 requires a minimum lot area of 650 m²,
- Relief to recognize the existing shed located in the exterior side yard with no setbacks provided from the rear or exterior side yard, whereas section 6.1.2 b) requires a minimum 1 m setback from lot lines and does not permit an accessory building in the exterior sideyard.

It is our understanding that the applicants will be required to rezone the property to address the resulting deficiencies.

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

A handwritten signature in cursive script that reads "Jameson Pickard".

Jameson Pickard, Planner
June 14th, 2017