



## **PLANNING REPORT for the TOWN OF MINTO**

Prepared by the County of Wellington Planning and Development Department

**DATE:** August 29, 2017  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Linda Redmond, Manager of Planning & Environment  
County of Wellington  
**SUBJECT:** **Will**  
**James Street, Palmerston**  
**Proposed Official Plan and Zoning By-law Amendment**

### **PRELIMINARY PLANNING OPINION**

This proposal to redesignate the subject property from Recreational to Residential meets the intent of the Official Plan policies which encourages the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses. The subject lands are located within an existing established residential neighbourhood. A future residential dwelling will be compatible with the surrounding area and represents a logical infilling within an existing residential area.

At this time staff have no concerns with this proposal provided Council is satisfied. A draft by-law will be prepared for Council consideration following the public meeting and Official Plan adoption.

### **Site and Surrounding Area**

The property is 640 m<sup>2</sup> (0.15 acres) and is centrally located in the Urban Centre of Palmerston. The property has frontage on James Street and is legally described as Part Lot 6 & 7 West Side James Street, Lot 7 East Side Henry Street, Morrison's Survey, Pt Lot 19, Concession 11 (Figure 1 adjacent). The surrounding land uses include residential and open space. The property is currently vacant and is currently zoned Open Space (OS1) and designated Recreational in the Town of Minto Zoning By-law and County of Wellington Official Plan respectively.



### **Purpose of Proposal**

The purpose of the applications is to re-designate the property from Recreational to Residential in the County Official Plan, and to rezone a portion of the property from Open Space (OS) to Residential (R2) to allow for the construction of a single detached home. The amendment applications fulfill conditions of consent application B70/16 to create a residential lot.

## **Places to Grow (PTG) and Provincial Policy Statement (PPS)**

The proposal is located within the urban boundary of the Palmerston Urban area. The proposal is in conformity with both the Places to Grow and Provincial Policy Statement.

## **Agency and Public Comments**

The application was circulated by the County to agencies in June 2017. No comments or concerns were received.

## **Current Planning Status**

The subject lands are currently designated RECREATIONAL. An official plan amendment is being considered to redesignate the land to RESIDENTIAL. A draft official plan amendment has been prepared and circulated for consideration and is appended to this report. The permitted uses of the Residential Area include single-detached, semi-detached dwellings, townhouses, and apartments. Bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the zoning by-law. The applicants are proposing a single family dwelling.

## **POLICY FRAMEWORK**

### **Intensification**

The policies of Section 3 of the Official Plan outline the general strategies for guiding growth within the County. Section 3.3 sets out objectives for growth and encourages growth in urban areas. It further seeks to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes.

Section 3.3.1 identifies targets and states “by the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area”. This application is located within the built boundary of Palmerston and will contribute and support this target.

Section 4.4.3 of the Official Plan encourages intensification in urban centres and further states in subsection b) that the plan “supports appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields”.

### **Residential Designation**

The policies of Section 8.3.2 of the Official Plan sets out a number of objectives for residential development including, b) “to provide a variety of dwelling types to satisfy a broad range of residential requirements, e) to ensure that an adequate level of municipal services 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”.

**Land Use Compatibility**

In considering new locations for Residential Areas, the Official Plan requires such uses to be compatible with surrounding properties and not create adverse impacts on existing uses. The subject lands are located in a primarily residential area that is characterized by urban sized lots on full municipal services. The residential use would be desirable and would represent a logical infilling within this existing residential area.

**Related Applications**

In addition to the Official Plan amendment application, a separate zoning amendment has been submitted to the Town of Minto for the purpose of rezoning the parcel of land from Open Space to Residential (R2). Consent application B70/16 received provisional approval to sever the subject lands with an area of 640 m<sup>2</sup> (0.15 acres) and frontage of 16 m (53 ft). The consent is conditional on obtaining the OPA and ZBA as submitted.

**Zoning**

The property is currently zoned Open Space. The proposal is to rezone the subject land to Residential (R2) which would permit a variety of residential housing types. In this instance the applicants are proposing a single family dwelling. A draft zoning by-law amendment will be presented to Council for their consideration in October.

**Conclusion**

This proposal to redesignate the subject property from Recreational to Residential meets the intent of the Official Plan policies which encourages the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses.

Staff have no concerns with the Official Plan amendment or zone amendment at this time. The proposal represents logical infilling of the existing built up area. If Council is in support of the amendment, a resolution in support of it should be passed by Council after the public meeting and forwarded to the County along with required records. A separate draft zoning amendment will be presented in October.

Respectfully submitted  
County of Wellington Planning and Development Department



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Linda Redmond  
Manager of Planning & Environment

## Attachment 1

Excerpt from Proposed County Official Plan Amendment \_\_\_\_  
File OP-2017-01

### PART B - THE AMENDMENT

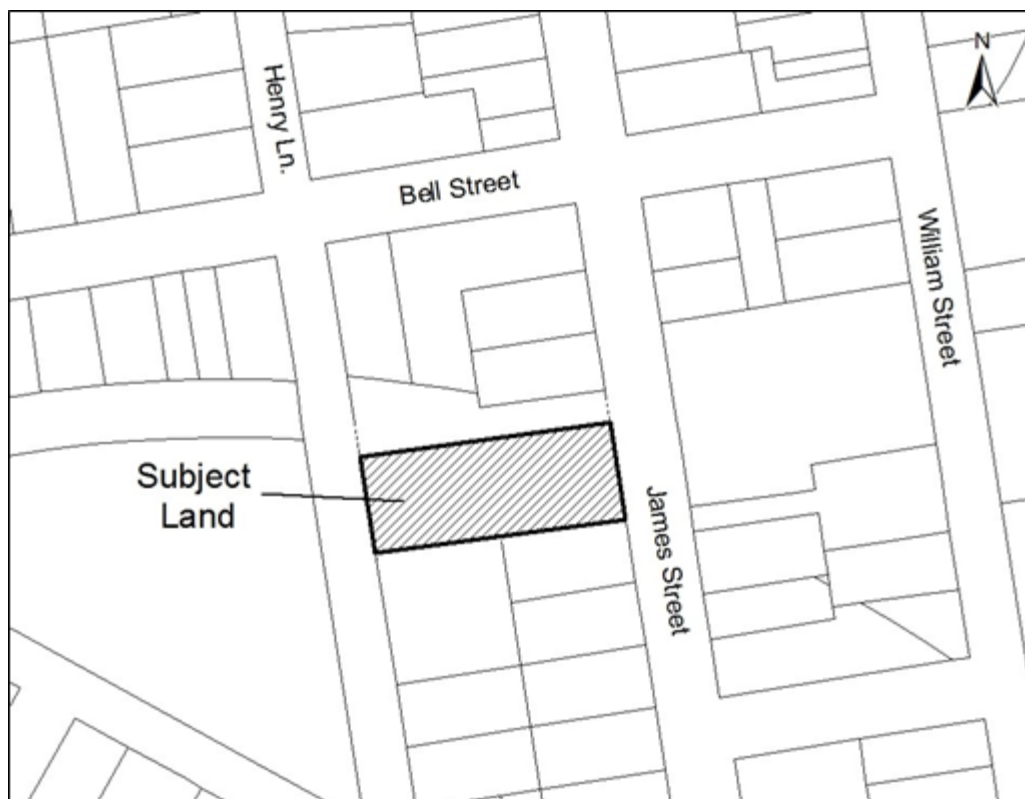
All of this part of the document entitled Part B - The Amendment, consisting of the following text constitutes Amendment No. \_\_\_\_ to the County of Wellington Official Plan.

### DETAILS OF THE AMENDMENT

The Official Plan of the County of Wellington is hereby amended as follows:

1. THAT **SCHEDULE A5-3 (Palmerston)** is amended, as it relates to the subject land, by redesignating the land described as Part Lot 7 West Side James Street, Lot 7 East Side Henry Street, Morrison's Survey, Pt Lot 19, Concession 11, Palmerston, as identified on Schedule "A" of this amendment, from **"Recreational"** to **"Residential"**.

#### SCHEDULE 'A' OF OFFICIAL PLAN AMENDMENT NO. \_\_\_\_



**Redesignate from "Recreational" to "Residential"**