



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

Prepared by the County of Wellington Planning and Development Department

**DATE:** September 13, 2017  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Curtis Marshall, Senior Planner  
County of Wellington  
**SUBJECT:** **Corinne Bell**  
**21 William Street E., Harriston**  
**Zoning By-law Amendment**

### **PLANNING OPINION**

The purpose of this zoning amendment is to is to rezone the subject lands to permit a reduced minimum lot area and frontage for a proposed severed lot, and a reduced lot area for the proposed retained portion. This rezoning is a condition of severance application B53/17, which has been granted provisional consent by the Wellington County Land Division Committee. The consent application creates a 426.87 m<sup>2</sup> (4594.8 ft<sup>2</sup>) vacant residential parcel and a 549.36 m<sup>2</sup> (5913.2 ft<sup>2</sup>) retained parcel occupied by an existing residential dwelling.

We have no objections to the zoning amendment. The proposal conforms to the Official Plan, is in keeping with applicable Provincial policies and would satisfy a condition of consent for severance application B53/17.

### **INTRODUCTION**

The land subject to the proposed zoning by-law amendment is legally described as Part Lot 33, S/S Queen Street, with a municipal address of 21 William Street E., Harriston. The property is approximately 976.2 m<sup>2</sup> (10507.7 ft<sup>2</sup>) in size.

### **PROPOSAL**

The purpose of this zoning amendment is to is to rezone the subject lands to permit a reduced minimum lot area and frontage for a proposed severed lot, and a reduced lot area for the proposed retained portion. This rezoning is a condition of severance application B53/17, which has been granted provisional consent by the Wellington County Land Division Committee. The consent application creates a 426.87 m<sup>2</sup> (4594.8 ft<sup>2</sup>) vacant residential parcel and a 549.36 m<sup>2</sup> (5913.2 ft<sup>2</sup>) retained parcel occupied by an existing residential dwelling. An air photo showing the proposed lot is provided below:



Figure 1: Air photo showing proposed lot.

### **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*”.

### WELL HEAD PROTECTION AREA

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

### DRAFT ZONING BY-LAW

The subject lands are zoned residential (R1B) which permits single detached dwellings. The applicant has applied to amend the lot area and frontage standards as follows:

Proposed Severed Lot:

	Required	Proposed
<b>Minimum Lot Area</b> Section 10.2.1	650.3 m <sup>2</sup> (7000.0 ft <sup>2</sup> )	426.87 m <sup>2</sup> (4594.8 ft <sup>2</sup> )
<b>Minimum Lot Frontage</b> Section 10.2.2	20.1 m (66.0 ft)	17.0 m (55.8 ft)

Proposed Retained Lot:

	Required	Proposed
<b>Minimum Lot Area</b> Section 10.2.1	650.3 m <sup>2</sup> (7000.0 ft <sup>2</sup> )	549.36 m <sup>2</sup> (5913.2 ft <sup>2</sup> )

A draft zoning by-law has been prepared for Council's consideration which proposes to apply site specific exceptions to each of the proposed lots to permit the reduced lot area and frontages. The draft by-law is attached to this report.

Respectfully submitted

County of Wellington Planning and Development Department



Curtis Marshall, MCIP, RPP  
Senior Planner

**THE CORPORATION OF THE TOWN OF MINTO**  
**BY-LAW NUMBER \_\_\_\_\_.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86**  
**FOR THE TOWN OF MINTO**

**WHEREAS**, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

**NOW THEREFORE** the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule "A" - Map 3 – Harriston, of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part Lot 33, S/S Queen Street, with a municipal address of 21 William Street E. as shown on Schedule "A" attached to and forming part of this By-law, from **Residential (R1B)** to **Residential (R1B) Exception (35-49)** and **Residential (R1B) Exception (35-50)**.
2. THAT Section 35 Exception Zone 2 – Harriston, is amended by the inclusion of the following new exceptions:

<b>35.49</b> Part Lot 33, S/S Queen Street, 21 William Street E	<b>R1B-49</b> Notwithstanding the provisions of section 10.2.1 a minimum lot area of 549.36 m <sup>2</sup> (5913.2 ft <sup>2</sup> ) is permitted.
<b>35.50</b> Part Lot 33, S/S Queen Street, 21 William Street E	<b>R1B-50</b> Notwithstanding the provisions of section 10.2.1 a minimum lot area of 426.87 m <sup>2</sup> (4594.8 ft <sup>2</sup> ) is permitted.  Notwithstanding the provisions of section 10.2.2 a minimum lot frontage of 17.0 m (55.8 ft) is permitted.

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.

4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

READ A THIRD TIME AND PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**THE TOWN OF MINTO**

**BY-LAW NO \_\_\_\_\_.**

**Schedule "A"**



Passed this \_\_\_\_ day of \_\_\_\_\_ 2017.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**EXPLANATORY NOTE**  
**BY-LAW NUMBER \_\_\_\_\_.**

**THE SUBJECT LAND** is located on Part Lot 33, S/S Queen Street, with a municipal address of 21 William Street E., Harriston. The property is approximately 976.2 m<sup>2</sup> (10507.7 ft<sup>2</sup>) in size.

**THE PURPOSE AND EFFECT** of the amendment is to rezone the subject lands to permit a reduced minimum lot area and frontage for a proposed severed lot, and a reduced lot area for the proposed retained portion. This rezoning is a condition of severance application B53/17, which has been granted provisional consent by the Wellington County Land Division Committee. The consent application creates a 426.87 m<sup>2</sup> (4594.8 ft<sup>2</sup>) vacant residential parcel and a 549.36 m<sup>2</sup> (5913.2 ft<sup>2</sup>) retained parcel occupied by an existing residential dwelling.