



DATE: September 13, 2018
TO: Mayor Bridge and Members of Council
FROM: Michelle Brown, Building Assistant
RE: Zoning Amendment Application - Frey
83 Elora Street North, Harriston, Town of Minto

STRATEGIC PLAN

Ensure growth and development in Clifford, Palmerston and Harriston makes cost effective and efficient use of municipal services, and development in rural and urban areas is well planned, reflects community interests, is attractive in design and layout, and is consistent with applicable County and Provincial Policies.

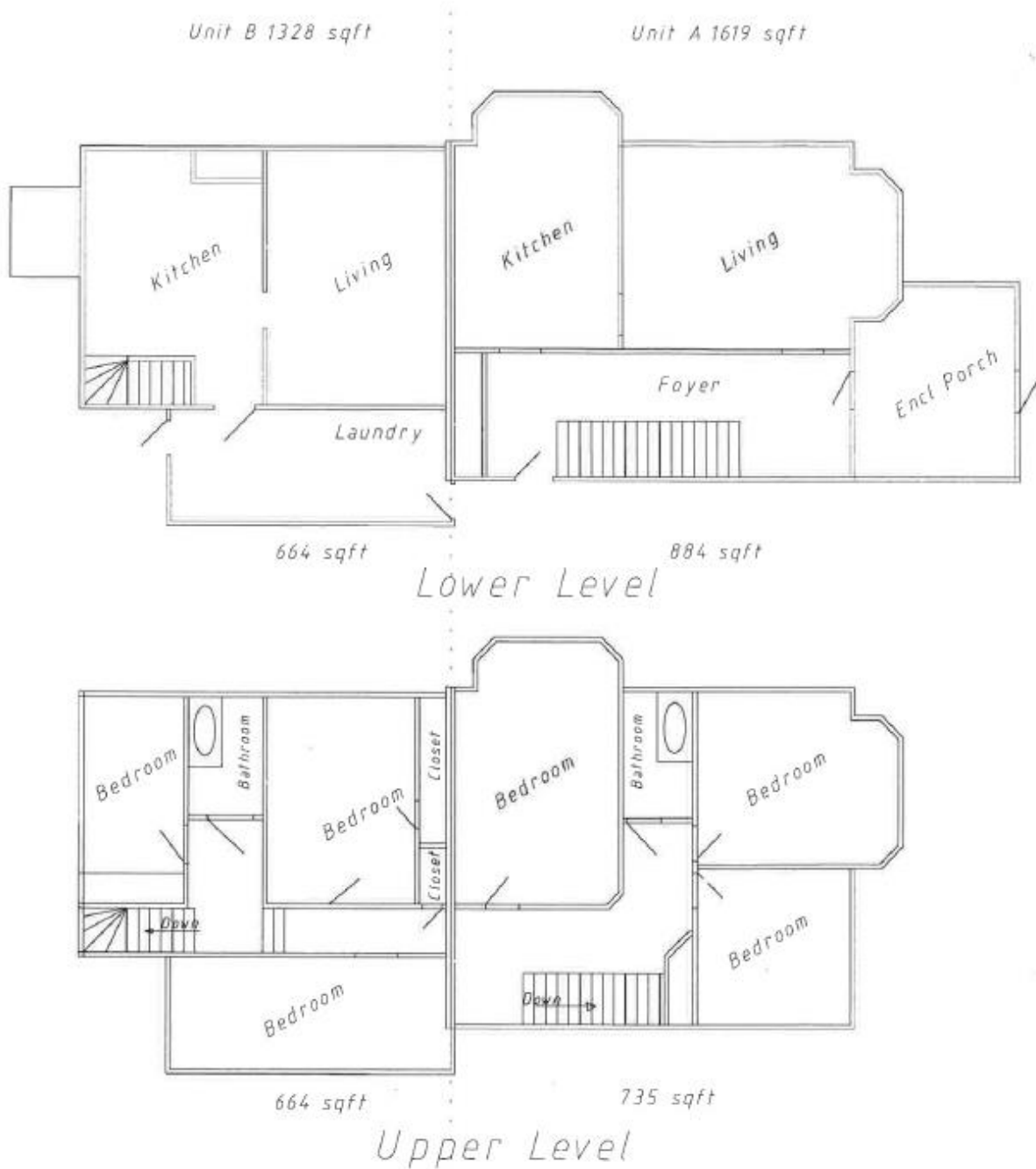
BACKGROUND

The subject property is legally described as PT Lot 33, with legal frontage on Elora Street North. The property is currently zoned R1C – Low Density Residential, with an official plan designation of Residential. The parcel is approximately 850 m² (0.21 ac) in size. Aerial photo provided by the County of Wellington.

The proposed amendment is to alter site and building regulations from R1C – Low Density Residential to R2 – Medium Residential zoning to acknowledge the existing semi-detached dwelling.

The existing 2 units on the subject land are divided by a common wall providing one unit facing the front with the second entrance off the driveway facing the back of the property. The front unit is approximately 1619 sq f and the back unit is approximately 1328 sq f. Design layout provided:





COMMENTS

Town staff reviewed the application and no serious concerns were noted.

Public Works:

The existing parcel has adequate connections to services, as well as satisfactory access and parking.

Building Department:

The proposed building will require a building permit for fire separation and modifications to the dividing wall. Standard building permit fees and development charges will be required prior to the issuance of a building permit.

The existing dwelling meets the Zoning By-law requirements for R2 Zone. Semi-Detached dwellings are a permitted use in the R2 – Medium Density Zone.

RECOMMENDATION

THAT Council receives the Building Assistants report on the proposed rezoning for 83 Elora Street North, Harriston, Town of Minto for information and considers passing a by-law in open session to rezone the subject property to permit the existing semi-detached dwelling.

ATTACHMENTS:

Planners Comments, Curtis Marshall, Senior Planner, County of Wellington

Michelle Brown, Building Assistant