



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: September 10, 2018
TO: Bill White, C.A.O.
Town of Minto
FROM: Jessica Wilton, Junior Planner
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County of Wellington
SUBJECT: **Keon Rodney Frey**
83 Elora Street North, Harriston
Zoning By-law Amendment – Recognize an Existing Semi-Detached Dwelling

PLANNING OPINION

The purpose and effect of the proposed amendment is to rezone the subject lands from Low Density Residential (R1C) to Medium Density Residential (R2) to recognize the existing semi-detached dwelling (2 units) on the subject lands.

Planning Staff have no concerns with the application to permit a semi-detached dwelling as it is consistent with the Provincial Policy Statement and meets the criteria of the County Official Plan. The property is currently used as a 2 unit semi-detached dwelling and sufficient parking is available for both units. The design and construction of the unit including fire separations will be reviewed through the subsequent building permit process. A draft zoning by-law amendment is attached to this report for public viewing and Council's consideration.

INTRODUCTION

The property subject to the proposed amendment is described as 83 Elora Street North, Harriston and is approximately 850 m² (0.21 ac). An air photo showing the property and the existing dwelling is provided in **Figure 1**.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone the subject lands from Low Density Residential (R1C) to Medium Density Residential



Figure 1: Aerial Photo

(R2) to recognize the existing semi-detached dwelling (2 units) on the subject lands. The property is occupied by a 2 unit semi-detached dwelling. The units are divided by a common vertical wall front to back. One unit faces Elora St. N. (front half) and the second unit is located at the rear (back half). There is also an existing detached garage on the property. The units are proposed to remain under one ownership (on one lot).

PROVINCIAL POLICY STATEMENT (PPS)

The subject property is located within the settlement area of Harriston. Section 1.1.3.1 of the Provincial Policy Statement states that “settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.” Settlement areas are encouraged to include a mix of densities and land uses.

The Provincial Growth Plan directs the majority of growth to settlement areas as a better use of land and infrastructure while prioritizing intensification in strategic growth areas, including urban growth centres, major transit station areas, brownfield sites and greyfields.

WELLINGTON COUNTY OFFICIAL PLAN

The property is located within the Harriston Urban Centre and is designated RESIDENTIAL. Duplex dwellings are permitted in the Residential designation as a form of low density residential development. The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged.

According to Section 7.5.5 of the County Plan, urban centres: “shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing” Furthermore, the plan states: “Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex, townhouse and apartment units”.

ZONING BY-LAW

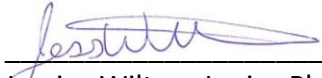
The subject lands are currently zoned Low Density Residential (R1C). The applicant has requested to rezone the subject lands to Medium Density Residential (R2) zone to recognize the existing semi-detached dwelling on the subject lands. The Residential (R2) zone permits single detached, semi-detached, duplex, triples and fourplex residential dwellings. The lot appears to meet the minimum frontage and area requirements of the R2 zone for a semi-detached dwelling.

Draft Zoning By-law

A draft zoning by-law amendment has been attached to this report for public review and Council's consideration which rezones the property to Medium Density Residential (R2).

Respectfully submitted

County of Wellington Planning and Development Department



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