



PLANNING REPORT for the TOWN OF MINTO

Prepared by the County of Wellington Planning and Development Department

DATE: October 31st, 2018
TO: Bill White, C.A.O.
Town of Minto
FROM: Jessica Rahim, Junior Planner
County of Wellington
SUBJECT: **The Diocese of Huron c/o Paul Rathbone**
35 Young Street West, Harriston
Zoning By-law Amendment

PLANNING OPINION

The purpose and effect of the proposed amendment is to rezone the subject lands from Institutional (IN) to Low Density Residential Exception (R1C 35.51) to permit the conversion of the existing church into a single detached dwelling with a reduced side yard setback. This rezoning is a condition of severance application B7/18, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 512 m² (5511.1 ft²) parcel with an existing dwelling from the retained 512 m² (5511.1 ft²) parcel with an existing church to be converted into a dwelling.

Planning Staff have no concerns with the application to convert the church into a single detached dwelling with a reduced side yard setback. It is consistent with the Provincial Policy Statement and meets the criteria of the County Official Plan. The property is currently operating as two separate parcels. 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 35 Young Street West, Harriston. The proposed severed and retained parcel have an area of 512 m² (5511 ft²) with an existing dwelling and shed on the severed parcel and an existing church on the retained parcel as shown in Figure 1.

PROPOSAL

The purpose and effect of the proposed amendment is to rezone



the retained parcel from Institutional (IN) to Low Density Residential (R1C) to permit the conversion of the existing church into a single detached dwelling with a reduced side yard setback. This rezoning is a condition of severance application B7/18, which has been granted provisional consent by the Wellington County Land Division Committee. The consent will sever a 512 m² (5511.1 ft²) parcel with an existing dwelling from the retained 512 m² (5511.1 ft²) parcel with an existing church to be converted into a dwelling.

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. Single 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. The applicants have indicated the church is to be converted into a single detached dwelling. Both the severed and retained lots have existing buildings and are operating as separate lots.

ZONING BY-LAW

The subject lands are currently zoned Institutional (IN). The applicant has requested to rezone the subject lands to Low Density Residential (R1C) zone to convert the existing church into a single detached dwelling with a reduced side yard setback of 3.5m (11.5 ft). The Residential (R1C) zone permits single detached dwellings and accessory uses, buildings and structures. The lot appears to meet the minimum frontage and area requirements of the R1C zone for a single 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 Low Density Residential Exception (R1C 35.51) with a reduced side yard setback.

Respectfully submitted

County of Wellington Planning and Development Department



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ul Rathbone

October 31st, 2018

Jessica Rahim, Junior Planner