



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

Prepared by the County of Wellington Planning and Development Department

**DATE:** October 31, 2018  
**TO:** Bill White, C.A.O.  
Town of Minto  
**FROM:** Linda Redmond, Manager of Planning & Environment  
County of Wellington  
**SUBJECT:** **Quality Homes**  
**George St. No, Harriston**  
**Zoning By-law Amendment**

### **PLANNING OPINION**

This amendment to the current zoning is required in order to facilitate the submitted Plan of Condominium application (23CD-18002) to create a common element condominium, permit the units and associated parcels to become freehold ownership and permit frontage for each lot to be accessed by a private road. The original layout of the 23 unit townhouse development will be maintained as approved under site plan approval (May 2018) and no changes are proposed. This amendment meets the intent of the Official Plan policies, is appropriate and represents good land use planning.

### **LOCATION**

The land subject to the proposed amendment is legally described as Part of Park Lot 4,5 & 6, RP 61R-20210, parts 9 & 10, with a municipal address of 24 George Street North, Harriston. The property is 0.86 ha. (2.12 ac.) and is currently zoned site specific Residential (R2-46) in the Town of Minto Zoning By-law 01-86 and designated Residential by the County of Wellington Official Plan. The lands are located on the east side of George Street (see Figure 1) and are within the built boundary of the Harriston Urban area and the surrounding land uses include residential.



Figure 1

### **PROPOSAL**

The proposed amendment will modify the existing Medium Density Residential Site Specific (R2-46) Zone to address lot area and frontage requirements, front yard, rear yard, interior and exterior side yard setbacks. The amendment will also allow access off of a private road onto a

public street. The effect of this zone amendment will allow the newly created lots/parcels to conform to the requirements of the zoning by-law.

The original layout of the 23 unit townhouse development will be maintained as approved under site plan approval (May 2018) and no changes are proposed. This amendment to the current zoning is required in order to facilitate the submitted Plan of Condominium application (23CD-18002) to create a common element condominium, permit the units and associated parcels to become freehold ownership and permit frontage for each lot to be accessed by a private road (Figure 2).

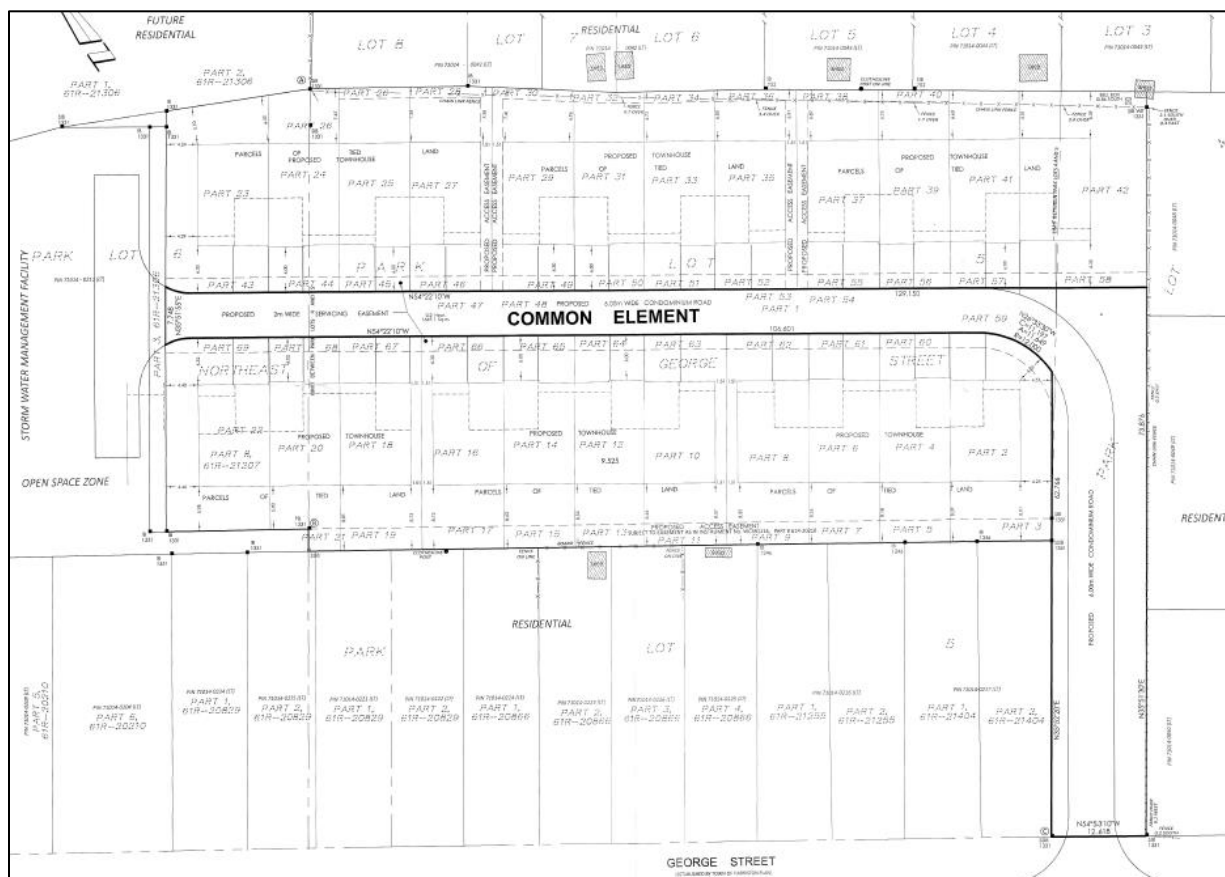


Figure 2 Condominium Plan (Source, Van Harten Surveying Inc.)

## POLICY FRAMEWORK

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

The proposal is located within the urban boundary of the Harriston Urban area. This area is considered a designated settlement area under both the PTG and PPS. The proposal is in conformity with both the Places to Grow and Provincial Policy Statement.

## **County Official Plan**

### **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 Harriston and contributes and supports 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 and ensure that affordable housing is available, 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 Plan further provides direction that a minimum of 25% of new housing units are affordable. This townhouse development as proposed delivers a 100% affordable unit target.

Further the policies of Section 8.3.5 of the Official Plan sets out a number of objectives for medium density development in areas designated Residential, such as density, size and scale of the development and services. In particular section b) states that “the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties”. Site plan approval was obtained in May 2018 for the development.

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”.

### **Related Applications**

In addition to the zone amendment application, a Plan of Condominium application (23CD-18002) to create a common element condominium, which will permit the units and associated parcels to become freehold ownership and permit frontage for each lot to be accessed by a

private road, has also been submitted to the County of Wellington. This application is currently being circulated to agencies for comment. Once Draft Plan of Condominium has been obtained, lifting of part lot control will be used to create the 23 residential dwelling units. These lots will become "Parcels of Tied Land" (POTL's) to the common element plan of condominium.

#### **DRAFT ZONING BY-LAW**

The property is currently zoned Site Specific Residential (R2-46) and is located within the flood fringe 1 zone. The proposal is to rezone the subject land to address lot area, frontage requirements, front yard, rear yard, interior and exterior side yard setbacks. The amendment will also allow access off of a private road onto a public street. The effect of this zone amendment will allow the newly created lots/parcels to conform to the requirements of the street townhouse section of the zoning by-law. A draft by-law is attached.

Respectfully submitted  
County of Wellington Planning and Development Department



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Linda Redmond  
Manager of Planning and Environment