

# **PLANNING REPORT**

**HARRISTON  
TOWN OF MINTO  
COUNTY OF WELLINGTON**

**PREPARED ON BEHALF OF  
Mex Developments Inc.**

**February 19, 2020**

Project No. 1814



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1. **Introduction**

This report has been prepared in support of Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision applications to permit residential development for the property legally described as Part of Lot 88, Concession 'D' (Minto), Part of Park Lots E & F Preston's Survey 'D' (Minto) (Town of Harriston) Part of Lot 88, Concession 'D' (Geographic Township of Minto) Town of Minto, County of Wellington. These applications propose to create 66 single detached lots, 11 semi-detached lots (22 semi-detached dwellings) and 6 townhouse blocks (40 townhouse units). Stormwater management, park, open space, future development blocks and municipal roads are also proposed to be created through these applications. The property has existing frontage on Elora Street South. John Street South is proposed to be extended into the property. The subject property has a total area of 10.369 hectares.

A pre-consultation meeting was held on May 3, 2019 with the County of Wellington and the Town of Minto. This Planning Report was requested in support of the proposal as part of the complete application requirements.

2. **Existing Conditions and Surrounding Land Uses**

The subject property is 10.369 ha in area. The property is vacant of any buildings. The Functional Servicing Report describes the existing conditions as,

*“The original site ground profile has a gentle gradient towards Dredge Creek at the south west end of the property. Currently the site use consists of some agricultural land as well as vacant land slated for future development.”*

Figure 1 – Surrounding Land Use



The surrounding land uses include:

- North Residential lots fronting onto Lorne Street West.
- East A retirement home and single detached dwellings fronting onto Elora Street South.
- South Agricultural lands located outside the Harriston urban boundary.
- West Former railway lands and agricultural lands located outside the Harriston urban boundary.

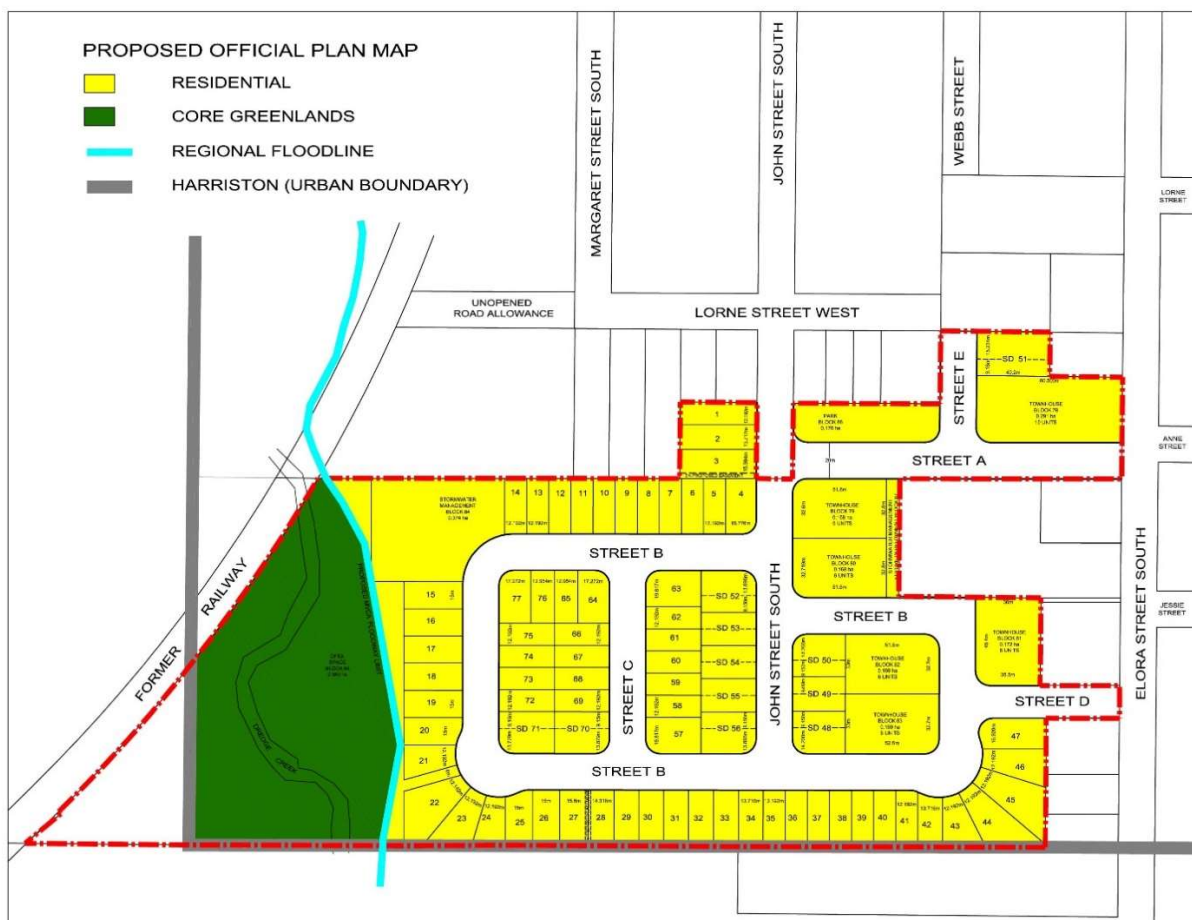
### 3. Development Proposal

The subject lands are located within the Harriston Urban Centre and designated as Residential, Future Development and Core Greenlands by Schedule A5-2 of the County of Wellington Official Plan. This schedule also shows a Regional Floodline and 100 year Floodline on the west portion of the property. The majority of the subject property is within the Greenfield Area with a small portion along Elora Street South frontage included within the Built-up Area. The current Official Plan designations are described further in section 4.3 of this report.

A County Official Plan Amendment is required to include the proposed residential development and the associated stormwater management area within the Residential designation. This application will assist the Town of Minto in meeting the Greenfield Area density target. The minimum Greenfield Density target is 16 units per hectare. The proposal has a density of 16 units per hectare which meets the minimum target in the County Official Plan. Section 8.3.5 of the County Official Plan states that medium density townhouse development should not exceed 35 units per hectare. The proposed townhouse blocks provide a density of 35 units per hectare in accordance with this policy.

The lands associated with the revised Flood Plain are proposed to remain within the realigned Core Greenland designation. The Core Greenland designation appears to correlate with the 100-year flood line limit in the current County Official Plan. The Servicing Brief provided with this submission indicates that portions of the property will be filled in consultation with the conservation authority. The proposed Official Plan designations for the subject property are identified within Figure 2 of this report.

Figure 2 - Proposed Official Plan Map



The subject property is currently within the Future Development FD, Specialized Future Development FD-29, Flood Fringe Overlay Two FF2, Floodway Zone FL and Specialized Institutional IN-13 Zones. The current zoning of the subject property is further discussed in section 4.4 of this report.

A Zoning Amendment application is required to implement the proposed Draft Plan of Subdivision. The R3 High Density Residential, R2 Medium Density Residential, OS Open Space and FL Flood Way Zones are proposed. The portion of the property currently within the Flood Fringe Overlay Two FF2 Zone is intended to be filled in consultation with the conservation authority. The proposed development is intended to comply with all of the zoning regulations in these zones, therefore, no specialized zoning regulations have been requested as part of this application. The proposed zoning of the subject property is identified on Figure 3 of this report.

Figure 3 - Proposed Zoning Map

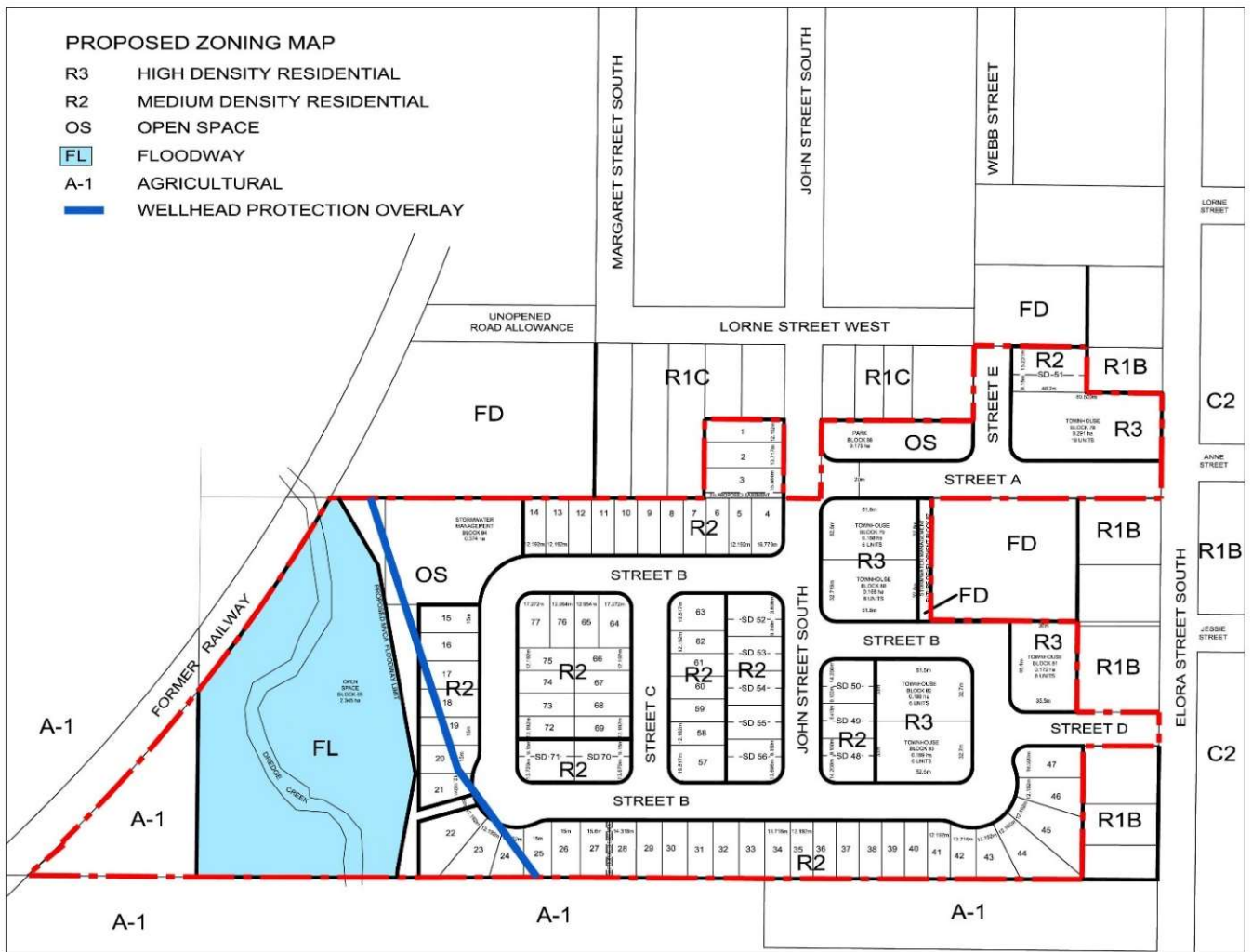


Figure 4 - Zoning Compliance

<b>R2 – Residential Zone (Lots 1-47, 57-69, 72-77)</b>				
Permitted Use: Single detached residential dwelling		Proposed Use: Single detached residential dwelling		
Section	Zoning Regulation	Required	Provided	Compliance
12.2.1.1	Minimum Lot Area	371.6 m <sup>2</sup>	371.6 m <sup>2</sup>	Yes
12.2.1.2	Minimum Lot Frontage	12 m	12.192 m	Yes
12.2.1.3	Minimum Front Yard	6 m	6 m	Yes
12.2.1.4	Minimum Interior Side Yard	1.2 m	1.2 m	Yes
12.2.1.5	Minimum Exterior Side Yard	6 m	6 m	Yes
12.2.1.6	Minimum Rear Yard	7.6 m	7.6 m	Yes
12.2.1.7	Maximum Building Height	10.5 m	10.5 m	Yes
12.2.1.8	Maximum Lot Coverage	40%	40%	Yes
12.2.1.9	Minimum Building Floor Area Less than two storey	83.6 m <sup>2</sup>	83.6 m <sup>2</sup>	Yes
12.2.1.9	Minimum Building Floor Area Two or more storey	102.2 m <sup>2</sup>	102.2 m <sup>2</sup>	Yes
<b>R2 – Residential Zone (Lots 48-56, 70, 71)</b>				
Permitted Use: Semi-detached residential dwelling		Proposed Use: Semi-detached residential dwelling		
Section	Zoning Regulation	Required	Provided	Compliance
12.2.2.1	Minimum Lot Area	550 m <sup>2</sup>	550 m <sup>2</sup>	Yes
12.2.2.2	Minimum Lot Frontage	18 m	18.3 m	Yes
12.2.2.3	Minimum Lot Area per dwelling	275 m <sup>2</sup>	275 m <sup>2</sup>	Yes
12.2.2.4	Minimum Lot Frontage / dwelling	9 m	9.15 m	Yes
12.2.2.5	Minimum Front Yard	6 m	6 m	Yes
12.2.2.6	Minimum Interior Side Yard	1.2 m	1.2 m	Yes
12.2.2.7	Minimum Exterior Side Yard	6 m	6 m	Yes
12.2.2.8	Minimum Rear Yard	7.6 m	7.6 m	Yes
12.2.2.9	Maximum Building Height	10.5 m	10.5 m	Yes
12.2.2.10	Maximum Lot Coverage	45%	45%	Yes
12.2.2.11	Minimum Building Floor Area Less than two storey	70 m <sup>2</sup>	70 m <sup>2</sup>	Yes
12.2.2.11	Minimum Building Floor Area Two or more storey	92.9 m <sup>2</sup>	92.9 m <sup>2</sup>	Yes
<b>R3 – Residential Zone (Blocks 78-83)</b>				
Permitted Use: Street Townhouse		Proposed Use: Street Townhouse		
Section	Zoning Regulation	Required	Provided	Compliance
13.2.1.1	Minimum Lot Area	232 m <sup>2</sup>	232 m <sup>2</sup>	Yes
13.2.1.2	Minimum Lot Frontage (interior)	6.5 m	6.5 m	Yes
13.2.1.2	Minimum Lot Frontage (corner)	14 m	14 m	Yes
13.2.1.3	Minimum Front Yard	6 m	6 m	Yes
13.2.1.4	Minimum Interior Side Yard(end unit)	1.2 m	1.2 m	Yes
13.2.1.5	Minimum Exterior Side Yard	6 m	6 m	Yes
13.2.1.6	Minimum Rear Yard	7.6 m	7.6 m	Yes
13.2.1.7	Maximum Building Height	10.5 m	10.5 m	Yes
13.2.1.8	Minimum Building Floor Area less than two storey	83.6 m <sup>2</sup>	83.6 m <sup>2</sup>	Yes
13.2.1.8	Minimum Building Floor Area Two or more storey	102.2 m <sup>2</sup>	102.2 m <sup>2</sup>	Yes
13.2.1.9	Maximum attached units in a row	6	6	Yes

The Draft Plan of Subdivision proposes the creation of 66 single detached lots, 11 semi-detached lots (22 semi-detached dwellings) and 6 townhouse blocks (40 townhouse units). A total of 128 units are proposed. Stormwater management, park, open space, future development blocks and municipal roads are also proposed to be created through this plan. Access to the property is proposed from the existing road frontage on Elora Street South. John Street South is proposed to be extended into the property. The proposed Draft Plan of Subdivision dated February 3, 2020 is included as Figure 5.

Figure 5 - Proposed Draft Plan of Subdivision (February 3, 2020)

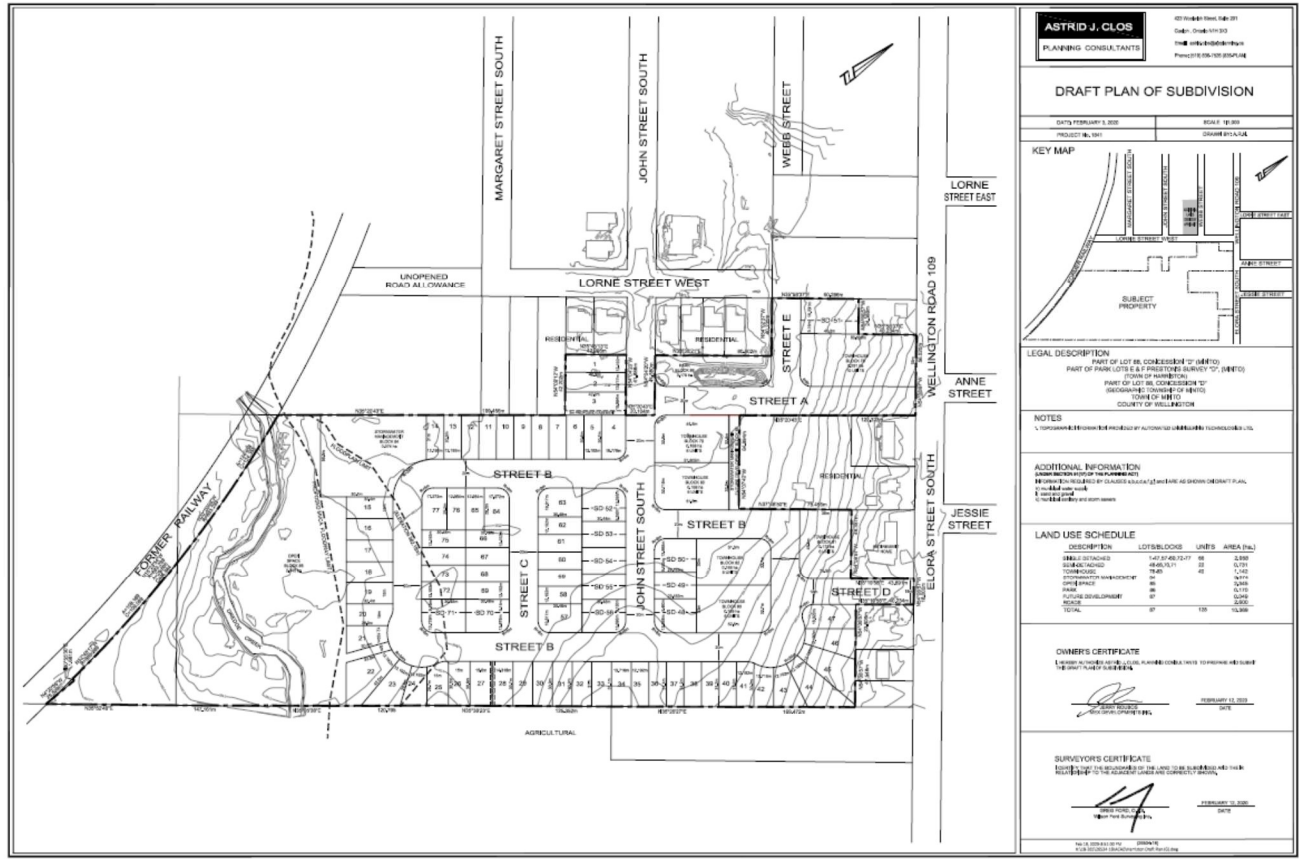


Figure 6 – Land Use

Description	Number of Units	Area (hectares)
Single detached	66	2.958
Semi-detached	22	0.731
Townhouse	40	1.142
Stormwater Management	---	0.374
Park	---	0.170
Open Space	---	2.345
Future Development	---	0.049
Roads	---	2.600
<b>Total</b>	<b>128</b>	<b>10.369</b>

## 4. Planning Framework

### 4.1 Provincial Policy Statement 2014

The Provincial Policy Statement 2014 (PPS) is issued under the authority of Section 3 of the Planning Act and was in effect as of April 30, 2014. Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy, including the implementation and interpretation policies, will assist decision-makers in understanding how the policies are to be implemented.

Provincial plans are to be read in conjunction with the Provincial Policy Statement. They take precedence over the policies of the Provincial Policy Statement to the extent of any conflict, except where the relevant legislation provides otherwise. The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. Excerpts are provided below; (**bolding** added for emphasis)

The subject property is located within the Harriston Settlement Area which is municipally serviced.

“1.1.3 *Settlement Areas*

1.1.3.1 **Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.**

1.1.3.2 *Land use patterns within settlement areas shall be based on:*

a. **densities** and a mix of land uses which:

1. **efficiently use land and resources;**
2. **are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;**”

1.1.3.4 *Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”*

“1.6.3 a) *The use of existing infrastructure and public service facilities should be optimized;*”

“1.6.6.2 **Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible.**”

The Servicing Brief prepared in support of this submission, confirms that development within this settlement area will be serviced with municipal sewage and water services consistent with the Provincial Policy Statement.

The proposed Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision are consistent with the Provincial Policy Statement 2014 in that land use patterns within the Harriston Settlement Area should have a density that efficiently uses land while promoting development in a compact form. The development is proposed within a serviced Settlement Area with appropriate development standards.

## 4.2 A Place to Grow (2019)

A Place to Grow May 2019 was approved by the Lieutenant Governor in Council, Order in Council No 641/2019. *“The Growth Plan for the Greater Golden Horseshoe 2019 was prepared and approved under the Places to Grow Act, 2005 to take effect on May 16, 2019. This Plan applies to the area designated by Ontario Regulation 416/05 as the Greater Golden Horseshoe growth plan area. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. The only exception is where the conflict is between policies relating to the natural environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.”*

Excerpts from the Growth Plan are included in this report. **Bolding** has been added for emphasis.

“2 Where and How to Grow

2.1 Context

*Building more compact **greenfield** communities reduces the rate at which land is consumed.*

*It is important to optimize the use of the existing urban land supply as well as the existing building and housing stock to avoid over-designating land for future urban development while also providing flexibility for local decision-makers to respond to housing need and market demand. This Plan's emphasis on optimizing the use of the existing urban land supply represents an intensification first approach to development and city-building, one which focuses on making better use of our existing infrastructure and public service facilities, and less on continuously expanding the urban area.”*

“2.2.7 **Designated Greenfield Areas**

2. The minimum density target applicable to the **designated greenfield area** of each upper- and single-tier municipality is as follows:

- b) *The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and **Wellington** will plan to achieve within the horizon of this Plan a **minimum density target that is not less than 40 residents and jobs combined per hectare.**”*

The proposal for the subject property will assist the Town in meeting the Growth Plan minimum density target for designated greenfield areas and implementing the Growth Plan provisions by building a more compact greenfield community to reduce the rate at which land is consumed. The proposal is consistent with the Growth Plan's objective to optimize the existing urban land supply making better use of existing infrastructure and public service facilities.

### 4.3 County of Wellington Official Plan

The Wellington County Official Plan was adopted by County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999. The County Official Plan was last updated on August 15, 2019.

The subject property is located within the Urban Centre of Harriston as identified by Minto - Schedule A5 of the Wellington County Official Plan. (see Figure 7) The County of Wellington Official Plan Schedule A5-2 Harriston designates the subject property as Residential, Future Development and Core Greenlands. This schedule also shows a Regional Floodline and 100 year Floodline on the west portion of the property. The majority of the subject property is within the Greenfield Area with a small portion along the Elora Street South frontage included within the Built-up Area. The boundary of the subject property is indicated by a solid red line in Figure 7.

Figure 7 - Schedule A5-2 Wellington County Official Plan



The County Official Plan implements the Provincial Policy Statement and Places to Grow policy goal of directing growth to serviced urban areas and encouraging development to provide a range of housing types in a form that is compatible with existing development.

Section 3 of the County Official Plan allocates growth to the local municipalities. Harriston is anticipated to grow from 2,095 persons in 2016 to 3,240 persons in 2041.

This application will assist the Town of Minto in meeting the Greenfield Area density target. The minimum Greenfield Density target is 16 units per hectare. The proposal has a density of 16 units per hectare which meets the minimum target in the County Official Plan. Section 8.3.5 of the County Official Plan states that medium density townhouse development should not exceed 35 units per hectare. The proposed townhouse blocks provide a density of 35 units per hectare in accordance with this policy.

The following are excerpts from the County of Wellington Official Plan. The County Official Plan policies below are summarized well by section 8.3.11 "**Wellington will encourage the 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.**" The proposed development is compatible with the surrounded by residential development which has similar building form, coverage and setbacks.

### **"3.3 GUIDING GROWTH**

*Wellington has the following objectives for growth:*

*to encourage efficient cost effective development patterns;*

*to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;*

*to encourage growth in urban areas;*

*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;*

*to encourage more efficient use of land through **increased densities in designated Greenfield areas of urban centres;**"*

#### **"3.3.1 Targets**

*Greenfield Density: the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare."*

#### **"4.4.3 Residential Intensification**

*This Plan contains policies encouraging intensification primarily in **urban centres** but also, to a much lesser extent in rural areas and hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:*

- a) *supporting increased densities in newly developing **greenfield areas** with a broader mix of housing types than has been the norm in small towns;*
- i) *encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character."*

**“Designated Greenfield Area** means the area within a settlement area that is not a built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated Greenfield area.”

**“Built-up Area** means all land within the built boundary.”

#### **“4.4.4 Greenfield Housing**

In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

- a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;
- b) require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:
  - i) **strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;**
  - iv) **encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.”**

### **“8.3 RESIDENTIAL**

#### **8.3.1 Overview**

**The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.**

Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.

#### **8.3.2 Objectives**

- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;

#### **8.3.3 Permitted Uses**

**The predominant use of land in those areas designated RESIDENTIAL on Schedule “A” of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.”**

*This plan considers **single-detached, semi-detached and duplex dwellings to be low density housing forms.** The Zoning By-law may provide separate zones for only single detached, semi-detached or duplex dwelling units or a combination of any of the above.*

*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. Section 8.3.11 provides additional consideration in this regard.”*

Figure 8 – Requirements for Medium Density Residential

<p><b>8.3.5 Medium Density Development</b> Multiple residential developments such as <b>townhouses</b> and apartments <b>may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:</b></p>	
County of Wellington Official Plan Policy	Policy Analysis
a) that medium density development on full municipal services <b>should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses</b> , although it may not always be possible to achieve these densities on smaller sites;	There are five townhouse blocks included within the proposed subdivision creating a total of 40 units within an area of 1.142 hectares. This is a density of 35 units per hectare in accordance with the maximum density permitted.
b) 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;	The design of the proposed townhouse units will be in compliance with the zoning regulations regarding height, setbacks and landscape area. The vehicular circulation will ensure that the proposed townhouses will be compatible with existing development on adjacent properties.
c) that the site of the proposed development has a suitable area and shape to provide: i) adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development; ii) on-site amenity areas for the occupants of the residential units; iii) adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and iv) adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.	The proposal has a suitable configuration to ensure that adequate amenity and landscaping are provided. Parking will be provided in accordance with the zoning requirements. The Servicing Brief provided with this submission ensures that grading is designed so that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.
d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;	The Servicing Brief provided with this submission addresses the provision of adequate services and utilities for the development.
e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;	Medium density is proposed along Wellington Road 109 (Elora Street South) for the portion of the property located within the built boundary.
f) that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;	Street townhouses are proposed on local roads within the portion of the plan located within the greenfield area.
g) that a separate zone(s) is established for multiple residential development.	A separate R3 Zone has been applied for where townhouses are proposed.

### **“8.3.11 Compatibility of New Development**

*There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.*

*Wellington will encourage the 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.”*

While intensification is encouraged, the proposed development should also be compatible with the existing community. In this case the proposed Draft Plan of Subdivision has been designed to meet the minimum Greenfield density target of the County Official Plan.

Intensification proposals are to be evaluated using the Official Plan criteria in section 8.3.12 of the Official Plan. Figure 9 outlines these policies and the planning analysis related to this proposal.

Figure 9 - Intensification Criteria

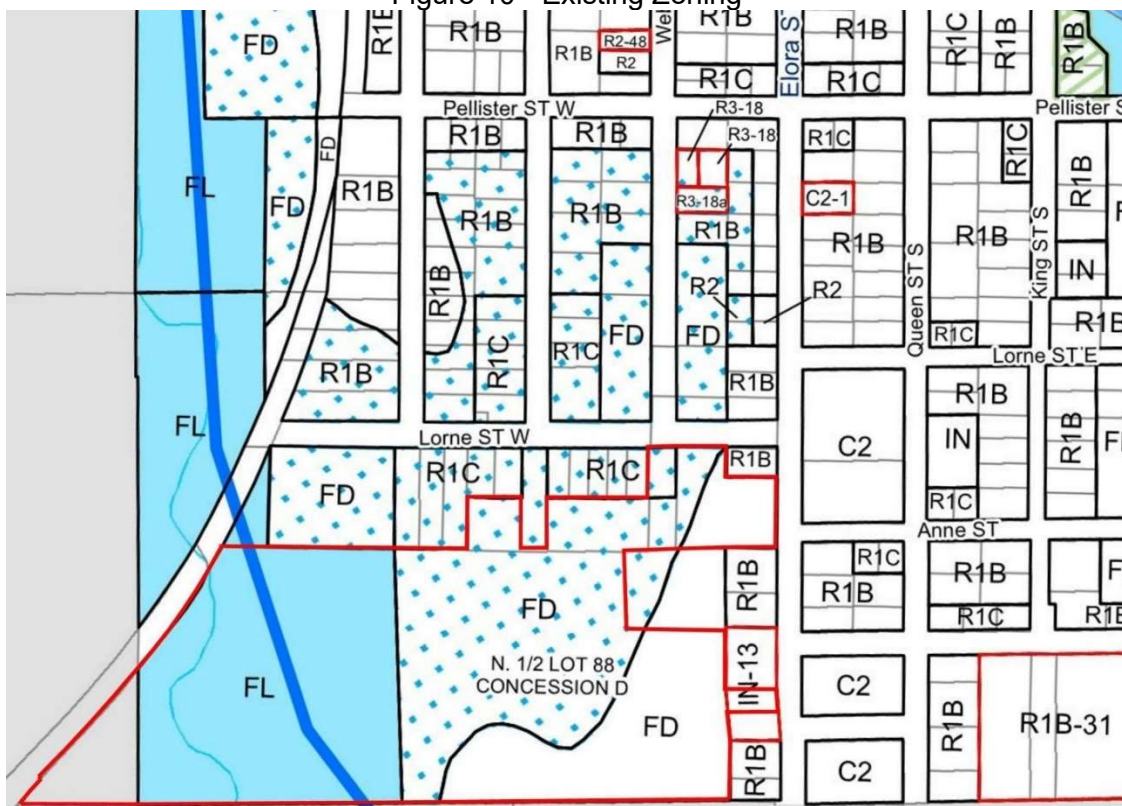
<b>8.3.12 Intensification Criteria</b> <i>Intensification within all residential land use designations shall be evaluated using the following criteria:</i>	
County of Wellington Official Plan Policy	Policy Analysis
<i>a) the compatibility of the proposed development in built form including height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;</i>	The proposed development includes a mix of single detached, semi-detached and townhouse dwellings which will be constructed in compliance with the Town’s zoning regulations. The proposal will be compatible in height, massing, scale, setbacks, orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy with the surrounding uses. The proposal will be able to co-exist with the existing surrounding development while not creating unacceptable adverse impacts.
<i>b) the degree to which building height and massing shall provide a transition between planned and existing development;</i>	The building massing and height will be similar to the surrounding existing homes.
<i>c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;</i>	The existing road and lotting pattern will be maintained and extended into the subject property and is generally consistent and compatible with the predominant character of the area.
<i>d) the ability of roads or municipal infrastructure to accommodate the proposal;</i>	The Servicing Brief and Traffic Impact Study provided in support of these applications indicates that the existing roads and municipal infrastructure are able to accommodate this proposal.
<i>e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;</i>	The development will not impact any existing municipal street trees.
<i>f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing;</i>	The Servicing Brief provided in support of these applications indicates that the grading, drainage and location of service areas will not impact on adjacent properties.
<i>g) the conservation of significant cultural heritage resources</i>	There are no significant cultural heritage resources located on the subject property.

The proposal for the subject property, including the proposed County Official Plan Amendment, has been evaluated and found to be in keeping with the intent of the County of Wellington Official Plan.

#### 4.4 Town of Minto Zoning By-law

The Town of Minto Zoning By-law 01-86 (September 2019 Consolidation) includes the subject property within the Future Development (FD) Zone, Flood Fringe Overlay Zone Two (FF2), Floodway Zone (FL) Specialized Institutional IN-13 Zone and a Wellhead Protection Area Overlay as shown on Figure 10 in this report.

Figure 10 - Existing Zoning



#### Zone Definitions

- AGRICULTURAL
- R1A UNSERVICED RESIDENTIAL
- R1B LOW DENSITY RESIDENTIAL
- R1C LOW DENSITY RESIDENTIAL
- R2 MEDIUM DENSITY RESIDENTIAL
- R3 HIGH DENSITY RESIDENTIAL
- ER ESTATE RESIDENTIAL
- MH MOBILE HOME PARK
- C1 CENTRAL COMMERCIAL
- C2 HIGHWAY COMMERCIAL
- C3 NEIGHBOURHOOD COMMERCIAL
- C4 SHOPPING CENTRE COMMERCIAL
- C5 HAMLET COMMERCIAL
- MU1 MIXED USE
- MU2 MAIN STREET MIXED USE
- AC AGRICULTURAL COMMERCIAL
- M1 INDUSTRIAL
- M2 LIGHT INDUSTRIAL
- RIN RURAL INDUSTRIAL
- EI EXTRACTIVE INDUSTRIAL
- IN INSTITUTIONAL
- OS OPEN SPACE
- FD FUTURE DEVELOPMENT
- NE NATURAL ENVIRONMENT
- FL FLOOD WAY
- FF1 FLOOD FRINGE OVERLAY ZONE ONE
- FF2 FLOOD FRINGE OVERLAY ZONE TWO
- (H) HOLDING PROVISION

#### Legend

- Wellhead Protection Area Overlay
- Site Specific Exception
- Zone Boundary
- Property Line
- ▨ Flood Fringe Overlay Zone One (FF1)
- ▨ Flood Fringe Overlay Zone Two (FF2)
- Floodway
- Natural Environment
- River / Waterbody
- ~ Watercourse

**HARRISTON**  
**Town of Minto**  
 Schedule 'A'  
 Map 3

The following are excerpts related to the existing zones applicable to the subject property;

*“SECTION 29 - FD - FUTURE DEVELOPMENT ZONE*

*29.1 PERMITTED USES*

- *Agricultural uses, except no new buildings, structures or expansions to existing uses buildings and structures.*
- *Uses, building and structures lawfully existing on the date of passing of this By-law*

*29.2 REGULATIONS*

*As existing on the date of passing of this By-law.”*

*“SECTION 33 - (FF2) - FLOOD FRINGE OVERLAY ZONE TWO*

*The "Flood Fringe Overlay Zone Two (FF2)" applies to those lands within the former Town of Harriston that have the potential of flooding during a Regional Storm Flood Event. In the areas zoned FF2, the minimum flood proofing standards required for the Regulatory Flood shall be applied to all new construction and additions to existing buildings and structures. The provisions of the FF2 Zone shall be applied in addition to the regulations of the "underlying" zone which are identified by a zone symbol on Schedule "A"- Map 3 of this By-law.*

*The lands to which the FF2 Overlay Zone applies are identified by a shading pattern on Schedule "A" – Map 3 of this By-law.*

**Explanatory Note:** *Anyone who proposes to undertake development or redevelopment of land which is zoned FF2 on Schedule "A" – Map 3 is reminded that, in addition to the requirements of this By-law, the approval of the Maitland Valley Conservation Authority pursuant to regulations made under the Conservation Authorities Act, S.O, 1980 is required, also.*

*33.1 PERMITTED USES*

*Uses permitted, including additions to existing uses, buildings and structures, shall be in accordance with the applicable "underlying" zoning provisions of this By-law except that the establishment of new uses for the following purposes will not be permitted,*

- i) The manufacturing, storage, disposal and/or use of a hazardous substance;*
- ii) Institutional uses providing human habitation such as hospitals, nursing homes and schools; and*
- iii) Essential municipal services such as police, fire and ambulance and electrical substations.*

*33.2 REGULATIONS*

*The Regulatory Flood shall be used to determine the minimum flood proofing requirements for all new construction including additions to existing uses, buildings and structures in the FF2 Zone.”*

### “33.2.1 FLOOD PROOFING REQUIREMENTS FOR RESIDENTIAL USES

- a) *The main floor of all buildings used for residential purposes shall be above the Regulatory Flood elevation;*
- b) *Openings to living space shall not be permitted below the Regulatory Flood elevation;*
- c) *Foundations, walls and floors located below the Regulatory Flood elevation must be designed to withstand the hydrostatic pressures associated with this flood. Construction materials shall be of a type not subject to deterioration by water or by alternate wetting and drying and shall be certified by a Professional Engineer with expertise in flood proofing;*
- d) *The construction of full basements in areas subject to more than one metre of flooding will not be permitted unless the site can be raised by filling so that the structure will be subject to less than one metre of flooding; and*
- e) *All mechanical and electrical services shall be located above or protected to the Regulatory Flood elevation.*

### “33.2.4 GENERAL FLOOD PROOFING REQUIREMENTS

- a) *In accordance with the "underlying" zone provisions, the change in land use from one permitted use to another permitted use shall satisfy all applicable flood proofing requirements of Section 33.2.*
- b) ***The placement of fill in the Flood Fringe (FF2 Zone) may be permitted subject to the Maitland Valley Conservation Authority's regulations.***
- c) *Access for all new buildings and structures shall be designed to allow for safe vehicular and pedestrian movement during flooding.”*

### “SECTION 31 - (FL) - FLOOD WAY ZONE

*No person shall within any Flood Way Zone use any land, or erect, alter or use any building or structure except in accordance with the following provisions:*

#### 31.1 PERMITTED USES

- a) *A conservation use including structures associated with flood or erosion control;*
- b) *A Park but does not including building or structures;*
- c) *Uses and structures associated with non-essential municipal services and public utilities subject to the provisions of subsection 27.2; and*
- d) *Existing agricultural, residential, commercial or industrial uses, buildings and structures*

#### 31.2 REGULATIONS

- a) *Existing buildings or structures located in the Flood Way Zone north of Margaret Street, if damaged, may be permitted to reconstruct provided flooding did not cause the damage.*
- b) *All reconstruction of existing buildings and structures shall maintain the same ground floor area and gross floor area as the original building or structure and will incorporate appropriate flood proofing measures approved by the Maitland Valley Conservation Authority.*
- c) *No placement of fill will be permitted, except that required for minor landscaping, flood and erosion control, non-essential municipal utilities and services and subject to the prior written approval of the Conservation Authority.”*

*“FLOOD PROOFING, means a combination of structural changes and/or adjustments that are incorporated into the basic design and construction or alteration of buildings, structures or properties that are subject to flooding in order to reduce or eliminate possible flood damages.”*

*“FLOODWAY means the channel of a watercourse and that area of the floodplain required to pass deep, fast flowing flood waters such that it may pose a potential threat to life and damage to property. The appropriate Conservation Authority determines the limits of the floodway. (see illustrations).”*

#### **“6.36 WELLHEAD PROTECTION**

*The purpose of the provisions in this section is to prevent the inadvertent approval of Planning Act applications or the issuance of building permits that may result in the establishment of activities that are significant drinking water threats.*

#### **Explanatory Notes:**

1. *An application for development, redevelopment, or site alteration within a Wellhead Protection Area, where a drinking water threat could be significant, shall only be deemed complete under the Planning Act if submitted with a Section 59 Notice issued by the Risk Management Official, as appointed by the Town, in accordance with the Clean Water Act, 2006, and where applicable in accordance with the applicable Source Protection Plan.*
2. *The Risk Management Official, as appointed by the Town, shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the Clean Water Act, 2006, and whether the use or activity is prohibited or regulated in accordance with the applicable Source Protection Plan.”*

The Specialized Institutional IN-13 Zone may be a minor mapping error on the Zoning Map. The Zone Change application proposes to remove the IN-13 Zone from the subject property.

### **5. Summary of Supporting Reports**

The reports submitted in support of these applications are summarized herein. Please note that these summaries are not complete and the complete reports should be referenced for accuracy.

#### **5.1 Functional Servicing and Stormwater Management Report**

The Servicing Brief prepared by Kim Pilon, P.Eng. February 2020 concluded that;

1. *Existing public roadway access is available to the site, subject to entrance access construction and necessary improvements to the Town’s standards and approval.*
2. *Storm Water Management control provided by a dry pond which controls post development to predevelopment flows. Use of multiple outlets to maintain existing drainage patterns. Storm sewers designed to manage the 5 year post development flows. Overland flow consideration as shown on the grading and drainage plan. Quality control by treatment train approach utilizing swales, overland flow of roof discharge and an OGS for end of pipe control. Sedimentation and erosion control provided during construction. All of which shall be completed in accordance with Town’s Servicing and Design Standards and all necessary agency approvals shall be obtained.*

3. *The sanitary sewers and pump station on Lorne Street have available capacity and will be utilized to provide service for the proposed development. A 200mm diameter sewer will be constructed throughout the development in accordance with Town's Servicing and Design Standards. This is subject to final review by Town staff for adequate pumping station capacity.*
4. *The proposed watermain will be looped to the existing system with connections at the John and Lorne intersection as well on Elora Street at both Anne Street and the new development entrance, Street D. This allows for adequate fire and residential flows and minimizes maintenance on the system. A 150mm diameter watermain complete with valves, fittings and hydrants will be constructed in accordance with Town's Servicing and Design Standards. This is subject to a final review by Town staff for adequate system pressures.*
5. *Utility companies will be notified of the proposed development to confirm servicing requirements and planning for plant upgrades, if necessary, to provide such servicing to the site.*
6. *Meeting with Town officials for detailed discussions regarding the contents of this Servicing Study and to provide direction to complete the final design to meet their approval for this development to proceed."*

## **5.2 Archaeological Study**

Amick Consultants Limited completed Stage 1-2 Archaeological Assessment on December 18, 2019. The report concludes that;

*"As a result of the Stage 2 Property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:*

1. *No further archaeological assessment of the study area is warranted;*
2. *The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;*
3. *The proposed undertaking is clear of any archaeological concern."*

The letter from the Ministry of Heritage, Sport, Tourism, Culture Industries dated February 14, 2020 confirms that this report has been reviewed and entered into the registry.

## **5.3 Traffic Impact Study**

Paradigm Transportation Solutions Limited prepared a Traffic Impact Study dated July 2019. The Traffic Impact Study concluded that;

- *Under existing 2019 traffic conditions, all turning movements at all study area intersections operate within acceptable levels;*
- *The development is forecast to generate 90 and 120 new trips during the AM and PM peak hours, respectively;*

- *Under 2034 background traffic conditions, all turning movements at all study area intersections are forecast to operate within acceptable levels;*
- *Under 2034 total traffic conditions, all turning movements at all study area intersections are forecast to operate within acceptable levels;*
- *Left-turn lanes are not forecast to be warranted on study area roads under 2034 total volumes during the AM or PM peak hours;*
- *Under the scenario with all Phase 1 traffic using the Elora Street and Anne Street intersection to access the development a second access is constructed in Phase 2, all turning movements at all study area intersections are forecast to operate within acceptable levels and left-turn lanes are not warranted; and*
- *The County of Wellington should consider implementing a northbound left-turn lane on Elora Street South at Anne Street, to occupy the space created by the shadow lane opposite of the existing southbound left-turn lane at this intersection. Since a left-turn lane is not forecast to be warranted, this is not a requirement, but a suggestion to be considered. As the left-turn is not forecast to be warranted, any left-turn lane implemented should therefore not be the responsibility of the developer.*
- *Based on the findings of this study, it is recommended that the site be approved as planned with no conditions related to off-site transportation improvements.”*

## 6. **Conclusion**

This Planning Report has been prepared in support of the Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision for the property legally described as Part of Lot 88, Concession 'D' (Minto), Part of Park Lots E & F Preston's Survey 'D' (Minto) (Town of Harriston) Part of Lot 88, Concession 'D' (Geographic Township of Minto) Town of Minto, County of Wellington.

The Official Plan Amendment, Zoning Amendment and Draft Plan of Subdivision applications for the subject lands are consistent with the Provincial Policy Statement 2014 and will assist the Township to build in a compact and efficient form in conformity with Places to Grow. The proposal is in conformity with intent of the County of Wellington Official Plan, is compatible and appropriate development of the land and represents good planning.

This report has been prepared and respectfully submitted by,

[Original Signed and Sealed]

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Astrid Clos, MCIP, RPP

February 19, 2020

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Date