



## DEVELOPMENT SERVICES

### *Staff Report*

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REPORT NO: DS 2022-023

TO: Council

SUBMITTED BY: Harold O'Krafka, MCIP RPP  
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP  
Manager of Planning and Economic Development

REVIEWED BY: Sharon Chambers, CAO

DATE: September 26, 2022

SUBJECT: Zone Change Application 10/22, Norman Harrison, 136 Main Street, New Dundee

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#### RECOMMENDATION:

THAT Council approve Zone Change Application 09/22 by Norman Harrison affecting Part of Lot 1, Plan 628, to amend the zoning of the property to permit residential units to exist on the property without a commercial use.

#### SUMMARY:

The subject property is designated Settlement Core in the Township Official Plan and is zoned Zone 5 (Commercial) within the Township Zoning By-law 83-38, as amended. The property contains a mixed use building with one residential unit and one vacant commercial unit.

This application proposes to amend the zoning to permit residential units to exist in the building without a commercial use.

The Settlement Core designation is intended to provide for a full range of residential, commercial, institutional and other service uses. As such, providing flexibility within the current

zoning that reserves the ability for mixed uses within the building is appropriate and is supported by the policies of the Township Official Plan.

### BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on August 31, 2022. The following is a summary of comments received prior to the Public Meeting.

#### Public

No comments received.

#### Agencies

GRCA – indicating no concerns.

Region of Waterloo – indicating no concerns.

### REPORT:

The subject property is designated Settlement Core in the Township Official Plan and is zoned Zone 5 (Commercial) within the Township Zoning By-law 83-38, as amended.

The current zoning of the property, Zone 5, permits residential units above a permitted commercial use along with one residential unit on the main floor attached to a commercial use.

The property currently contains a mixed use building with one (1) residential unit and one (1) commercial unit. The commercial unit, formerly the New Dundee Library, is vacant with no demand for rental. As such, the applicant wishes to utilize the entire building as one residential unit by converting the commercial unit into additional living space. Existing parking is provided at the rear of the property off of North Street.

No concerns or comments were received through circulation of the application. Staff are of the opinion that proposed building conversion is an appropriate land use and in conformity with the Township Official Plan.

### ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

The approval of infilling residential uses maximizes the use of existing infrastructure and reduces the demand for additional greenfield lands to accommodate all residential development which are both strategies in achieving the Township's goal to protect the natural environment.

**ACTIONS TOWARDS UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS:**

Goal 11: Sustainable Cities and Communities – providing a range of housing options enhances the sustainability of the community.

**FINANCIAL CONSIDERATIONS:**

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

**ATTACHMENTS:**

Attachment A      Site Plan