



DEVELOPMENT SERVICES

Staff Report

REPORT NO: DS 2023-007

TO: Council

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

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

Cameron Miller, MCIP RPP
Planner

REVIEWED BY: Sharon Chambers, CAO

DATE: May 29, 2023

SUBJECT: ZCA-02/23, St. George's Anglican Church, 11 Byron Street, New Hamburg

RECOMMENDATION:

THAT Council approve Zone Change Application 02/23 made by St. George's Anglican Church, affecting Part of Lot 2, Smith's Plan, to rezone a portion of the subject property from Zone 3 (Residential) to Zone 12 (Institutional) and to reduce the required rear yard setback from 7.5 metres to 2.7 metres.

SUMMARY:

The subject property is designated Urban Residential in the Township Official Plan and is zoned Zone 3 (Residential) within the Township Zoning By-law 83-38, as amended. The property contains a residential building, which is also owned by the Diocese of Huron and has historically operated as the parish house for St. George's Anglican Church.

This application proposes to amend the zoning to formalize use of the rear of the property as part of St. George's Anglican Church as it has operated for decades, and to facilitate a future consent application that would see 11 Byron Street sold independently from remaining property.

The Urban Residential designation is intended to provide for a range of residential and accessory uses. As such, rezoning a portion of a residential property for continued use as part of an existing Place of Worship 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 May 1, 2023. The following is a summary of comments received prior to the Public Meeting.

Public

No comments received.

Agencies

GRCA – indicating no comments as the property is not regulated.

Region of Waterloo – indicating no concerns.

REPORT:

The subject property is designated Urban Residential in the Township Official Plan and is zoned Zone 3 (Residential) within the Township Zoning By-law 83-38, as amended.

This application would formalize the historical use of 11 Byron Street, New Hamburg as part of St. George's Anglican Church. The dwelling has been under the same ownership as St. George's Anglican Church since 1962. During that time, the entire property has been used as an extension of the Church, with the house previously used as a parish house and office space. The congregation has expressed an interest in retaining a portion of the property for recreational use. This application would facilitate a future consent application which would allow for the Church to realize its ultimate goal of selling the dwelling located on 11 Byron Street.

This application would also reduce the rear yard setback from 7.5 metres to 2.7 metres. As shown on the provided site plan, the reduction is to a small one-storey addition on the rear of the building. As proposed, the remaining residentially zoned portion of the property would exceed all other requirements for a lot within Zone 3, namely the minimum lot area requirement.

There are currently no proposed changes to the rear of 11 Byron Street. The applicants have expressed a desire to add a small strip of parking along Nelson Street. Should the applicants proceed, they would be required to obtain necessary approvals from the Township's Infrastructure Services Dept. concerning the modification of existing access off Nelson Street.

No concerns or comments were received through circulation of the application. Staff are of the opinion that proposal reflects the historic land use and in conformity with the Township Official Plan.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Public meetings and engagement in development application processes promotes an engaged 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