



PLANNING SERVICES PUBLIC ADVISORY PANEL

Municipal Planning Strategy and Land Use Bylaw Plan Review

**Town Hall – Council Chambers
Monday, February 22, 2016
7:00 pm**

AGENDA

1. Call to Order
2. Approval of the Agenda
3. Approval of Minutes
4. Review: Generalized Future Land Use Map
5. Review: MPS Sector/Land Use Policies.
6. MPS-LUB Plan Review Critical Path
7. Next Meeting – March 14, 2016
8. Adjournment

Middleton MPS/LUB Review
Introduction and Process Overview
February 8, 2016

Existing Middleton Municipal Planning Strategy, Housing Policies		
Part 2.4		
Policy		Comment
H1, Generalized Future Land Use	The area indicated on Map A, the Future Land Use By-law Map, shall be designated as the Residential area. It is intended to provide an area in which a wide range of housing types may be located, along with limited home occupations which are secondary to a residential use and located on a residential lot.	
H2, Restricted Residential	The area indicated on Map A, the Future Land Use Map, shall be designated as the Residential Restricted area. It is intended that only single detached dwellings be located in this area, with very restricted home offices being permitted, in order to provide an area which is substantially residential.	
H3, Rezoning	Areas indicated as Residential on Map A, the Future Land Use Map, may be rezoned to Residential Restricted by an amendment to the Land Use By-law Map.	

H4, Infill	Council shall encourage Residential infilling on existing serviced vacant lots in the established residential areas of Town.	
H5, Unserved Development	<p>In areas designated Residential on Map A, the Future Land Use Map, residential development may occur before municipal services are available provided that:</p> <ul style="list-style-type: none"> (a) later provision of full municipal services will not be jeopardized by the layout and construction of the development; (b) the requirements for unserved lots set out in the residential zone of the Land Use By-law are met; and (c) lots shall be developed with sufficient sideyards to enable resubdivision of lots at such time as central services become available. 	
H6, Subdivision	<p>Council shall ensure, in new residential subdivisions:</p> <ul style="list-style-type: none"> (a) that where water, sanitary sewer and storm drainage are to be provided, it shall be in accordance with the requirements of the Town Subdivision and Sewer By-laws; and 	

	(b) that new roads and right-of-ways are constructed in accordance with the standards set out in the Town Subdivision and Sewer By-laws.	
H7, Converted Dwellings	<p>Existing single detached dwellings may be converted to a maximum of four dwelling units within the Residential zone, provided they are located in areas where the following criteria are met:</p> <ul style="list-style-type: none"> (a) Municipal services are available in the area; and (b) adequate parking, as set out in the Land Use By-law, is available and all other criteria for converted dwellings are met. 	
H8, Rooming and Boarding Houses	<p>Rooming/boarding houses shall be permitted within the Residential Zone only by Development Agreement in accordance with the evaluative criteria set out in the policies in Part 3.6., provided that the following additional criteria are met:</p> <ul style="list-style-type: none"> (a) adequate parking, set out in the Land Use By-law, shall be provided; and (b) the owner, owners or manager of the rooming or boarding house shall live on the premises. 	

H9, Townhouse	Rowhousing shall not contain more than six attached units.	
H10, Multiple Unit Dwellings	<p>Multiple unit dwellings and rowhousing containing more than three (3) units shall be permitted within the Residential Zone only by Development Agreement in accordance with the evaluative criteria set out in the policies in Part 3.6., provided that the following additional criteria are met:</p> <ul style="list-style-type: none"> a) the development shall be serviced by municipal water and sewer and an approved storm drainage system; b) parking space shall be provided at the side or rear of the structure or in the front if adequate landscaping is provided; and c) the development containing six (6) units or greater and clustered rowhousing shall be located on an arterial or collector street. 	
H11, Mobile Homes	Mobile homes and mini homes shall be permitted within the Town only by rezoning land to the Residential Mobile Home Zone provided the area being rezoned has a minimum area of 150,000 sq. ft. The Residential Mobile Home (MH) Zone shall have development standards which shall enable conversion of the mobile home subdivision to a single detached dwelling subdivision without the need to redevelop water and sewer servicing and	

	other infrastructure.	
H12, Home Occupations	Home occupations shall be conditionally permitted in dwellings in any zone except the Restricted Residential Zone and the conditions established in the Land Use By-law may be waived or varied by Development Agreement for dwellings located on parcels abutting Main Street, Commercial Street or Bridge Street.	
H13, Group Dwellings	It is the intention of Council to consider applications to develop grouped dwellings in the Residential(R) Zone only by development agreement in accordance with the evaluative criteria set out in the policies in Part 3.6. In considering such agreements, Council shall also have regard to the criteria and policies of Part 3.7. In the Residential (R) Zone, grouped dwellings are intended to be developed only on unusual or hard to develop sites in excess of 0.8 ha (2 acres). In considering grouped dwellings, additional emphasis should be paid to the impact the proposed development will have on surrounding neighborhood uses, particularly the adjacent residential uses, and the existing development pattern of the area in terms of architectural compatibility, parking, traffic circulation, road capacity, site access, landscaping, setbacks and the provision of municipal services.	

Land Use By-law Provisions		
Part 10, Residential		
10.1, Permitted Uses	<p>No development permit shall be issued in a Residential (R) zone except for one or more of the following uses:</p> <p>Agriculture</p> <p>Art Gallery and Picture Framing Studio (1998 Civic Addressing Map, 393 Main Street)</p> <p>Converted Dwelling containing to a maximum of four (4) units</p> <p>Homes for Special Care</p> <p>Horticultural uses</p> <p>Manses and rectories</p> <p>Multiple Unit Dwellings containing less than four (4) Units</p> <p>Nurseries and day care centre</p> <p>Nurses' residences</p> <p>Nursing, rest and convalescent homes</p> <p>Parks and recreation areas</p> <p>Professional Offices (1998 Civic Addressing Map, 7-9 Bridge Street)</p> <p>Rowhousing containing less than four (4) units</p> <p>Thompsons Transfer Salvage and Sales (1998 Civic Addressing Map, 47 Victoria Street)</p> <p>Valley Veterinarians Ltd. (1998 Civic Addressing Map, 26 Main Street)</p>	

	<p>Semi-detached and single detached dwellings</p> <p>Sewage treatment plant (1998 Civic Addressing Map, 194 Main Street)</p> <p>Warren T. Roop Funeral Home (1998 Civic Addressing Map, 398 Main Street)</p>	
10.2, Uses Permitted with Conditions	<p>10.2.1 Converted Dwellings, to a maximum of four dwelling units, provided that Municipal services are available in the area.</p> <p>10.2.2 Bed and breakfasts, inns and boarding houses provided the following criteria are met:</p> <ul style="list-style-type: none"> (a) parking space, in accordance with Part 6 of this By- law, shall be provided at the side or rear of the building; and (b) the owner, owners or manager of the bed and breakfast, inn or boarding house shall live on or adjacent to the property. <p>10.2.3 Home Occupations</p> <p>Within a residential dwelling; or in an accessory building on the same lot within the Residential zone, provided that the following criteria are met;</p> <ul style="list-style-type: none"> (a) home occupation uses occupy less 	

	<p>than twenty-five percent of the total floor area of the dwelling unit, to a maximum of 65 m² (699.7 sq. ft.);</p> <p>(b) no more than three persons, including the residential tenant, are employed;</p> <p>(c) home occupation uses do not produce excessive noise, odour or hazard to the public;</p> <p>(d) two home occupation uses shall be permitted in a single dwelling unit provided that at least one use is owned or operated by the residential tenant, the total floor area of both uses is less than twenty-five percent of the total floor area of the dwelling unit and no more than three persons including the residential tenant, are employed;</p> <p>(e) when only one home occupation use is operated within any dwelling unit, it must be owned or operated by the residential tenant;</p> <p>(f) the exterior appearance of the residence is not substantially altered;</p> <p>(g) adequate parking is provided as set out in the Land Use By-law; and</p>	
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	(h) no outdoor storage or display is permitted.	
10.3, Alternate Requirements	<p>Alternate requirements for properties abutting Main Street, Commercial Street or Bridge Street</p> <p>The requirements for home occupations may be waived or varied for residential dwellings abutting Main Street, Commercial Street or Bridge Street provided that a Development Agreement is entered into.</p>	
Part 11, Restricted Residential (RR) Zone		
11.1, Uses Permitted	<p>No development permit shall be issued in a Restricted Residential (RR) zone except for one or more of the following uses:</p> <p>Manses and rectories Neighborhood parks and playgrounds Single detached dwellings</p>	
11.2, Conditional Uses Permitted	Home offices not exceeding 25% of the ground floor area of the dwelling to a maximum of 25 m ² (269 sq. ft.).	
11.3, Zone Requirements	<p>Minimum Lot Area</p> <p>525m² (5,651.24 sq. ft.)</p>	

	Minimum Lot Frontage	22 m (72.17 ft.)	
	Minimum Lot Depth	23 m (75.45 ft.)	
	Minimum Front Yard Setback	8 m (26.25 ft.)	
	Minimum Rear Yard	6 m (19.68 ft.)	
	Minimum Side Yards	1.5 m (4.92 ft.)	
		one side; 3 m	
		(9.84 ft.) other	
		side	
	Maximum Height of Structures	10 m (32.80 ft.)	