



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
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GUELPH, ONTARIO
N1H 3T9

June 16, 2016

Bill White, CAO / Clerk
Town of Minto
5941 Highway 89
Harriston, Ontario N0G 1Z0

Dear Mr. White:

**Re: Metzger Multi-Residentials
George Street and William Streets – Harriston
Zoning By-law Amendment**

I have provided two amending by-law options for Council's consideration. Provided stormwater management can be satisfactorily addressed, I don't have any concerns with either option.

Option # 1 – No Minto Open Space Included in Development

In this option, none of the parkland owned by the Town is included in the development.

The purpose of the amendment is to provide zoning relief for the following deficiencies:

- Interior side yard setback – 3.0m proposed, 6.0m required (section 13.2.2.5)
- Rear Yard Setback – 5.64m proposed, 7.6m required (section 13.2.2.4)
- Distance between sides of townhouse blocks – 3.0m proposed, 9.1m required. (section 13.2.2.9 c))

The above exceptions are being added to the lands currently zoned Residential (R2-46).

Option # 2 – Small Amount of Minto Open Space Included in Development

Option # 2 provides the applicants with only part of the Open Space area currently owned by the Town – reduced from 0.45 acres down to 0.29 acres (approximately). The redesign still allows the applicants 23 units, the same total as before.

The new design will result in mainly parkland behind 50 George Street North. While there is a small overlap of property boundaries on the east side, this will be within the required 3 metre interior side yard of the townhouse development, which will be landscaped (e.g. grass, shrubs and trees).

The above setback exceptions under Option # 1 are also required in Option # 2.

Sincerely,

A handwritten signature in black ink, reading "Mark Van Patter". The signature is fluid and cursive, with the first name "Mark" being more prominent and the last name "Van Patter" following in a similar style.

Mark Van Patter, RPP, MCIP
Manager of Planning and Environment
519.837.2600 Ext. 2080

Option # 1 – No Minto Open Space Included in Development

**THE CORPORATION OF THE TOWN OF MINTO
BY-LAW NUMBER _____.**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86
FOR THE TOWN OF MINTO**

WHEREAS Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule "A" - Map No. 3 (Harriston) of the Town of Minto Zoning By-law 01-86 is amended by revising the regulations for Part of Park Lots 4 and 5, George Street, Harriston, Town of Minto, zoned **Residential R2-46**, as shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 35.46 – Exception Zone 2 – Harriston, Town of Minto is amended by the deleting the last sentence of the regulations for the lands zoned **Residential R2-46** and replacing it with the following text:

The cluster townhouse use shall meet all of the regulations of Section 13.2.2 of the Residential R3 Zone, save and except the following provisions:

- | | | | |
|----|---|----------|--------------|
| a) | Minimum Interior Side Yard Setback | – | 3.0m |
| b) | Minumum Rear Yard Setback | – | 5.64m |
| c) | Minimum Distance Between Side Townhouse Blocks | – | 3.0m |

3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME AND PASSED THIS _ DAY OF _____,2016.

MAYOR

CLERK

THE TOWN OF MINTO
BY-LAW NO _____.

Schedule "A"



Revise Regulations for Residential Exception (R2-46)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2016.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The property subject to the proposed amendment are located on Part Park Lots 4 and 5, George Street, with municipal addresses of 24 George Street N, Harriston.

PURPOSE

The purpose of the amendment is to provide zoning relief for the following deficiencies:

- Interior side yard setback – 3.0m proposed, 6.0m required (section 13.2.2.5)
- Rear Yard Setback – 5.64m proposed, 7.6m required (section 13.2.2.4)
- Distance between sides of townhouse blocks – 3.0m proposed, 9.1m required.
(section 13.2.2.9 c))

The above exceptions are being added to the lands currently zoned Residential (R2-46).

Option # 2 – Small Amount of Minto Open Space Included in Development

THE CORPORATION OF THE TOWN OF MINTO BY-LAW NUMBER _____.

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 01-86 FOR THE TOWN OF MINTO

WHEREAS Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

NOW THEREFORE the Council of the Corporation of the Town of Minto enacts as follows:

1. THAT Schedule “A” - Map No. 3 (Harriston) of the Town of Minto Zoning By-law 01-86 is amended for Part of Park Lot 6, George Street, Harriston, Town of Minto, by rezoning an area from **Open Space (OS)** to **Residential Exception (R2-46)**, as shown on Schedule “A” attached to and forming part of this By-law.
2. THAT Section 35 – Exception Zone 2 – Harriston, Town of Minto is amended by the deleting the last sentence of the regulations for the lands zoned **Residential R2-46** and replacing it with the following text:

The cluster townhouse use shall meet all of the regulations of Section 13.2.2 of the Residential R3 Zone, save and except the following provisions:

- | | | | |
|----|---|---|--------------|
| a) | Minimum Interior Side Yard Setback | – | 3.0m |
| b) | Minumum Rear Yard Setback | – | 5.64m |
| c) | Distance Between Side Townhouse Blocks | – | 3.0m |
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
 4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2016.

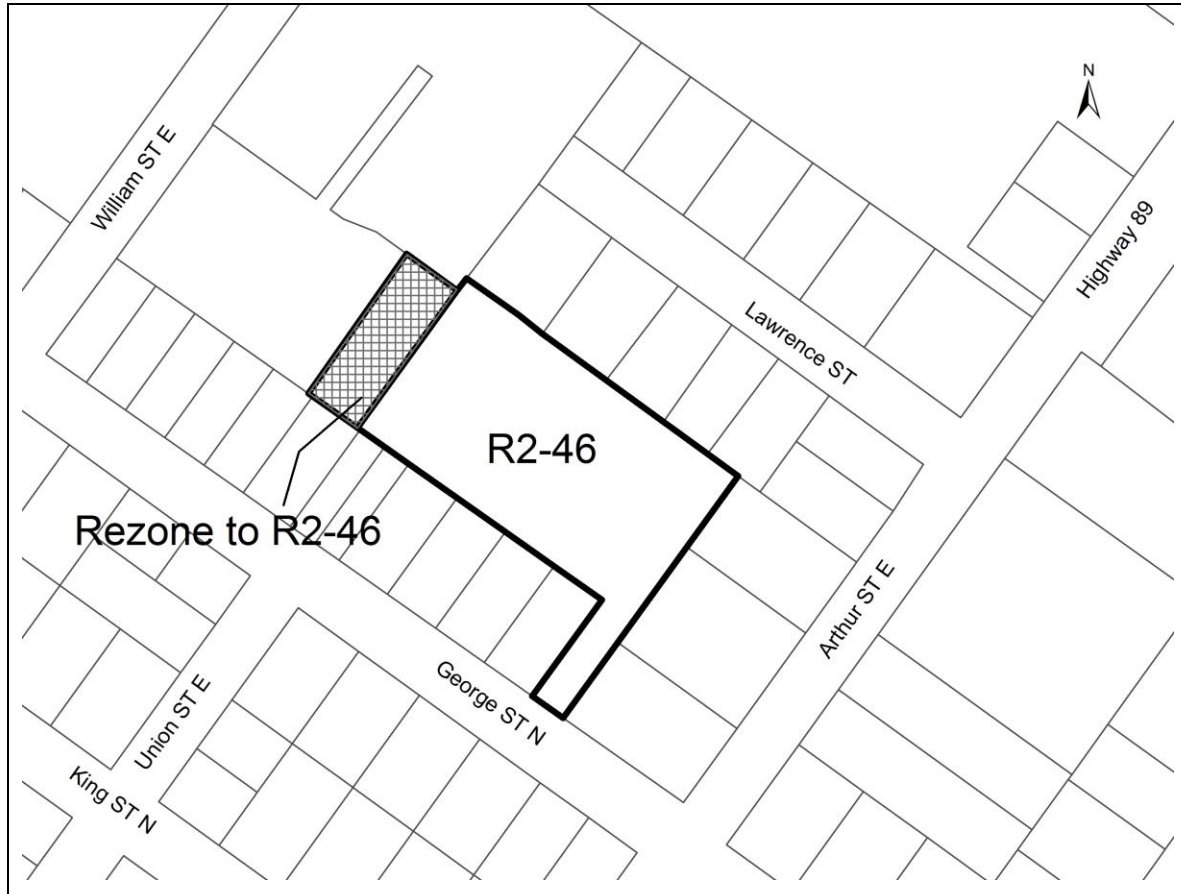
READ A THIRD TIME AND PASSED THIS __ DAY OF _____, 2016.

MAYOR

CLERK

THE TOWN OF MINTO
BY-LAW NO _____.

Schedule "A"



Rezoned from Open Space (OS) to Residential Exception (R2-46)
Revise Regulations for Residential Exception (R2-46)

This is Schedule "A" to By-law _____.

Passed this ____ day of _____ 2016.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

SUBJECT LAND

The properties subject to the proposed amendment are located on Part Park Lots 4, 5 and 6 George Street, with municipal addresses of 24 George Street N, Harriston.

PURPOSE

The purpose of the amendment is to rezone approximately 0.29 acres of parkland owned by the Town of Minto from Open Space (OS) to Residential Exception (R2-46).

In addition the text of the R2-46 zone is being revised to provide zoning relief for the following deficiencies:

- Interior side yard setback – 3.0m proposed, 6.0m required (section 13.2.2.5)
- Rear Yard Setback – 5.64m proposed, 7.6m required (section 13.2.2.4)
- Distance between sides of townhouse blocks – 3.0m proposed, 9.1m required. (section 13.2.2.9 c))