



THE COUNCIL OF THE TOWN OF MINTO Public Meeting Agenda

Tuesday, February 6th, 2024
3:00 p.m.

Zoning By-law Amendment (ZBA 2023-09) Joshua, David & Alfred Theissen

A Public Meeting to consider an amendment to the Town of Minto Zoning By-law No. 01-86 for property located on CON D PT PARK LOT 2 RP 61R7235 PART 1, with a municipal address of 24 Minto St N, Clifford, in the Town of Minto.

1. Mayor Turton to act as the Chair of the Public Meeting
2. Chair Turton to call the meeting to order and Clerk McRobb to ensure that any member of the public present is recorded on the attendance record.

Chair Turton to state the following:

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Minto before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Minto to the Ontario Land Tribunal and the person or public body may not be added as a party to the hearing of the appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

3. Clerk McRobb to state the municipal address and legal description of the property, the purpose and effect of the application and date notices were sent.

Location

The property subject to the proposed amendment is located at Concession D Part Park Lot 2 RP;61R7235 Part 1 and municipally known as 24 Minto Street N in the former Village of Clifford, Town of Minto. The subject property is approximately 0.40 ha (0.98 ac) in size.

Purpose & Effect

The purpose and effect of the proposed Zoning By-law amendment will rezone the lands from Residential (R1B) Zone to Site-Specific Holding Residential (R2-XX(H)). The amendment is required in order to facilitate the construction of 4 - 4 unit street townhomes with an reduced lot area of 240 m² per dwelling unit and an increased lot coverage of 55%. Additional relief may be considered at this meeting.

Notices

The Notices were mailed to the property owners within 400 feet or 120 meters of the subject property as well as the applicable agencies and posted on the subject property on January 9th, 2024.

Reports/Comments

The following reports/comments were received and attached for Council to review:

- Jessica Rahim, Senior Planner; Wellington County
- Terry Kuipers, Director of Building & Planning Services; Town of Minto
- Jason Dodds, Environmental Planning Technician; SVCA
- Hailey Till, Planning Technician; UGDSB
- Jim Hill, Clifford Resident
- Triton Engineering, Planning Justification

4. Chair Turton to call on the County Planner to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
5. Chair Turton to call on the Town of Minto's Director of Building & Planning Services, **Terry Kuipers**, to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
6. Chair Turton to call on the owner/applicant to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
 - **Josh Theissen, Owner**
 - **Bill White, Applicant**
7. Chair Turton to request any persons wishing to speak to the application to come forward.
 - **Mark Johnson (registered)**
8. Chair Turton to give members of Council an opportunity to ask questions.
9. Chair Turton to call on the owner/applicant for any response or rebuttal.
 - **Josh Theissen, Owner**
 - **Bill White, Applicant**
10. Chair Turton to state the following:

If you wish to be notified of the decision of the Council of the Town of Minto in respect to the proposed Zoning By-law Amendment application, you must make a written request to the Clerk of the Town of Minto at 5941 Highway 89, Harriston, NOG 1Z0 or by email at annilene@town.minto.on.ca

11. If there are no further comments, Chair Turton will adjourn this Public Meeting.