



## THE COUNCIL OF THE TOWN OF MINTO Public Meeting Agenda

Tuesday, June 4<sup>th</sup>, 2024  
3:00 p.m.

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### Zoning By-law Amendment (ZBA 2024-05)

Finoro Custom Homes Ink.

A Public Meeting to consider an amendment to the Town of Minto Zoning By-law No. 01-86 for property located on Plan 61M250 Block 48 & 52, Lots 4-45 Anne St W, Bean St, Thackeray Wy, Harriston, 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 Plan 61M250 Block 48 & 52, Lots 4-45 Anne St W, Bean St, Thackeray Wy, Harriston, in the Town of Minto. The subject property is approximately 2.44 ha (6 ac) in size.**

#### Purpose & Effect

**The purpose and effect of the proposed amendment is to rezone the subject lands from Residential (R2) and Residential (R3) Zone to Site Specific Residential zones (R2-xx and R3-xx). This amendment is to allow for a 55% lot coverage for all residential dwelling types (Single Detached, Semi-Detached and Townhouses). This amendment is also requesting a reduced exterior side yard setback of 4.5 m (14.8 ft), a reduced day lighting (sight) triangle of 4.5 m (14.8 ft), and a reduced rear yard setback of 3.9 m (12.8 ft) to the unenclosed covered rear yard deck. 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 May14th, 2024.**

#### Reports/Comments

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

- Jessica Rahim, Senior Planner; Wellington County
  - Sama Haghighi, Planning Coordinator; Town of Minto
  - Ethan Dykstra, Environmental Planner/Regulations Officer, Maitland Valley Conservation Authority
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.
    - **Danny Finoro, Owners**
  7. Chair Turton to request any persons wishing to speak to the application to come forward.
  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.
    - **Danny Finoro, Owners**
  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](mailto:annilene@town.minto.on.ca)

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