



## TOWN OF MINTO

**MEETING DATE:** June 4<sup>th</sup>, 2024  
**REPORT TO:** Mayor Turton and Members of Council  
**SERVICE AREA:** Building Department  
**SUBJECT:** PLN 2024-021 – Zoning By-law Amendment (ZBA 2024-05) – Finoro Custom Homes Ink  
Plan 61M250, Block 48 and 52, and Lots 4-45  
Harriston, Town of Minto.

### RECOMMENDATION

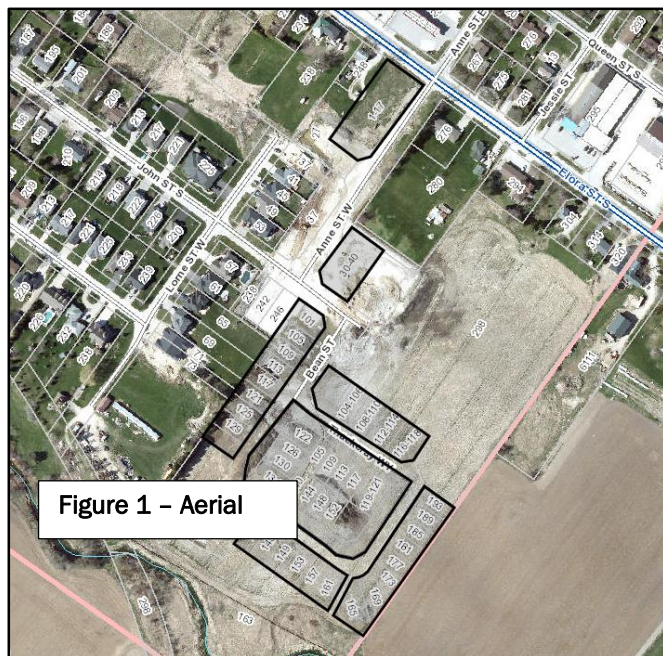
THAT the Council of the Town of Minto receives report PLN 2024-021 for the proposed Zoning By-Law Amendment (ZBA 2024-05) – Finoro Custom Homes Ink, for lands legally described as Plan 61M250, Block 48 and 52, and Lots 4-, 189, 193 Bean Street, Harriston, Town of Minto.

### BACKGROUND

The subject lands are legally described as Plan 61M250, Block 48 and 52, and Lots 4-45, Harriston, Town of Minto. The lands have been designed to permit a variety of development types, including single family detached dwellings, semi-detached units, and Street Town Homes).

### PURPOSE

The purpose and effect of the proposed amendment is to rezone the subject lands from an Residential (R2) and Residential (R3) Zone to Site a Specific Residential zones (R2-xx and R3-xx). This proposed amendment is to allow for a 55% lot coverage for all residential dwelling types (Single Detached, Semi-Detached and Townhouses) to accommodate a covered deck, as well as 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.



### Wellington County Official Plan

The subject lands are currently designated RESIDENTIAL in the Primary Urban Area of Harriston.

Please refer to the attached report by the County of Wellington for additional information pertaining to conformity with the County of Wellington’s Official Plan.

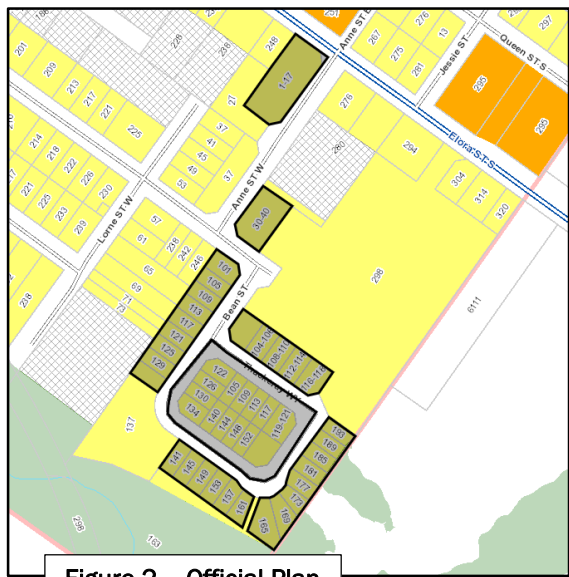


Figure 2 – Official Plan

Source: Wellington County GIS (2020)



Figure 3 – Zoning

Source: Wellington County GIS (2020)

**Town of Minto Zoning By-law**

The subject lands are zoned Residential (R2) and (R3). The applicant is seeking to rezone the subject lands from Residential (R2) and Residential (R3) Zone to Site Specific Residential zones (R2-xx and R3-xx). The following relief is be requested:

Singel Detached Dwelling	Permitted	Proposed	Difference
Day lighting Sight Triangle Section 6.7 d) i) Section 6.37 e)	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
Rear Yard Encroachment Covered Deck 6.37 b) ii)	0 m (0 ft)	3.9 m (12.8 ft)	3.9 m (12.8 ft)
Exterior Side Yard Section 12.2.1.5	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
Lot Coverage Section 12.2.1.8	40%	55%	15%

Semi-Detached Dwellings	Permitted	Proposed	Difference
Day lighting Sight Triangle Section 6.7 d) i) Section 6.37 e)	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
Rear Yard Encroachment Covered Deck 6.37 b) ii)	0 m (0 ft)	3.9 m (12.8 ft)	3.9 m (12.8 ft)

Exterior Side Yard Section 12.2.2.7	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
Lot Coverage Section 12.2.2.10	45%	55%	10%

Townhouse Dwellings	Permitted	Proposed	Difference
Day lighting Sight Triangle Section 6.7 d) i) Section 6.37 e)	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)
Rear Yard Encroachment Covered Deck 6.37 b) ii)	0 m (0 ft)	3.9 m (12.8 ft)	3.9 m (12.8 ft)
Exterior Side Yard Section 13.2.1.5	6 m (19.7 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)

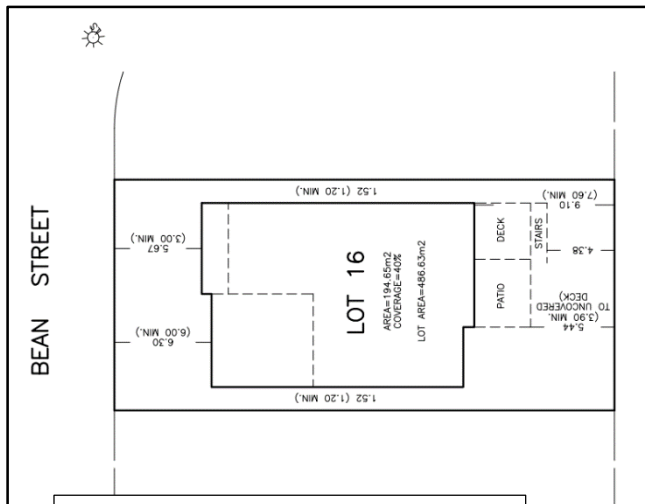


Figure 4 – Rear Yard Encroachment

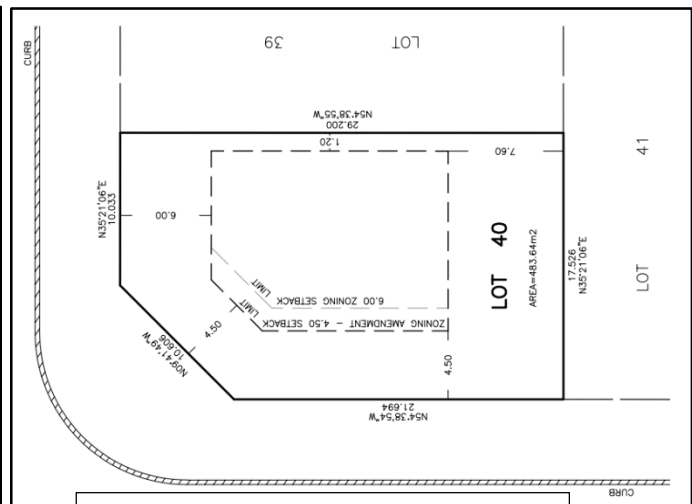


Figure 5 – Day lighting Sight Triangle

## COMMENTS

Town Staff, Wellington County's Planning Department, Source Water Protection, Maitland Valley Conservation Authority, property owners with 120m (400 ft) of the subject property as well as other agencies required by the *Planning Act*, have been circulated the application for review and the following comments were received.

### Wellington County's Planning Department

Planning Staff at the County have reviewed the application and are in support of the application, as it is consistent with the Provincial Policy Statement (PPS) and the County of Wellington's Official Plan. A Draft By-law has been provided for Council future consideration.

### Maitland Valley Conservation Authority (MVCA)

The application is in general conformance with Section 3.1, Natural Hazard Policies of the PPS, 2020; and as such MVCA has no objections. A permit will be required for any

development within the flood fringe and the 15 m flood hazard buffer (15 m extension of the flood fringe).

**Source Water Protection Area:**

Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the *Clean Water Act*.

**Town of Minto Staff**

Town staff have received and reviewed the County's report and support the comments brought forward within it as it is consistent with the County of Wellington's Official Plan and applicable provincial policies.

**Public Works Department**

Public Works note that the Applicant must verify that the proposed increase in lot coverage still conforms with the original SWM/grading design. With the proposed increase in impervious area on each lot, verification it to be provided that there is no impact on the capacity of the storm system.

Staff is aware of Drainage concerns from the houses fronting on Lorne St, and as such is requiring all of the rain leaders to be connected to the Storm Sewer within Bean Street opposed to be discharged to the swale at the rear of these lots.

**Neighbouring Landowners/Residents**

No written submissions or registrations to attend the Public Meeting were received prior to the submission of this report.

**STRATEGIC PLAN**

**Goal 1: Manage Our Infrastructure**

Maintain, renew, and expand our municipally owned infrastructure to enhance healthy growth and our environment.

**PREPARED BY:** Sama Haghighi, Planning coordinator

**RECOMMENDED BY:** Chris Harrow, Interim Chief Administrative Officer  
Mark Potter, Interim Chief Administrative Officer