

The Corporation of the Town of Minto  
By-law No. 2024-034

Being a By-law to Amend Zoning By-law Number 01-86  
for the Town of Minto for Block 48 and 52, and Lots 4-45, Harriston

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86; as amended pursuant to Section 34 of the Planning Act, R.S.O. 1990, as amended.

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

1. THAT Schedule 'A' Map 3 to By-law 01-86 is amended by changing the zoning on the lands described as Plan 61M250, Block 48 and 52, and Lots 4-45, Harriston, Town of Minto, as shown on Schedule "A" attached to and forming part of this By-law from:
  - Residential (R2) to Residential Site Specific (R2-35) Zone; and
  - Residential (R3) to Residential Site Specific (R3-52) Zone.
2. THAT Section 35, Harriston Exception Zone, is hereby amended by deleting exception in its entirety and adding the following exceptions:

<b>35.35</b> Bean St, Thackeray Way	<b>R2-35</b>	Notwithstanding any other section of the by-law to the contrary, for the lands zone R2-35 the following uses are permitted: <ul style="list-style-type: none"><li>• Minimum Exterior side yard setback of 4.5m (14.8ft)</li><li>• Maximum lot coverage of 55%</li><li>• Maximum rear yard encroachment for a covered unenclosed deck is 3.7m (12.1ft)</li><li>• Minimum Day lighting (sight) triangle of 4.5m (14.8ft)</li></ul>
<b>35.52</b> Anne St W	<b>R3-52</b>	Notwithstanding any other section of the by-law to the contrary, for the lands zone R3-52 the following regulations shall apply: <ul style="list-style-type: none"><li>• Minimum Exterior side yard setback of 4.5m (14.8ft)</li><li>• Maximum rear yard encroachment for a covered unenclosed deck is 3.7 m (12.1ft)</li><li>• Minimum Day lighting (sight) triangle of 4.5 m (14.8ft)</li></ul>

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 become effective from the date of passage by Council and come into force in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended.

Read a first, second, third time and passed in open Council this 18<sup>th</sup> day of June 2024.

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Dave Turton, Mayor

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Annilene McRobb, Clerk

The Corporation of the Town of Minto  
By-law No. 2024-034  
Schedule "A"



This is Schedule "A" to By-law 2024-034

Passed this 18<sup>th</sup> day of June 2024

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MAYOR

\_\_\_\_\_  
CLERK

The Corporation of the Town of Minto  
By-law No. 2024-034  
Explanatory Note

**THE LOCATION OF THE SUBJECT LANDS** is legally described as Plan 61M250, Block 48 and 52, and Lots 4-45 and municipally know as 1-17 Anne St W, 30-40 Anne St W, 100-102, 104-106, 108-110, 112-114, 116-118, 119-121 Thackeray Way and 101, 105, 109, 113, 117, 121, 122, 125, 126, 129, 130, 134, 140, 141, 144, 145, 148, 149, 152, 153, 156-158, 161, 165, 169, 173, 177, 181, 185, 189, 193 Bean Street, Harriston, Town of Minto. The subject property is approximately 2.44 ha (6 ac) in size and is currently zoned Residential R2 and Residential R3 zone.

**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. This amendment is to allow for a 55% lot coverage for single and semi-detached dwellings. This amendment is also to permit 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 rear yard encroachment of 3.7 m (12.1 ft) for an unenclosed covered rear yard deck.