## 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:

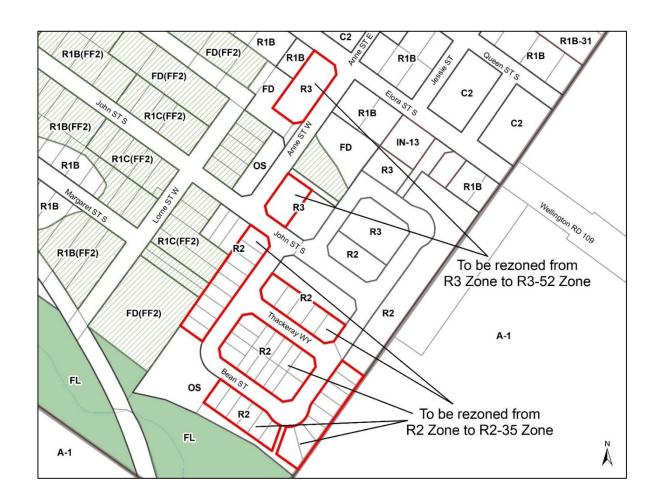
		·
35.35	R2-35	Notwithstanding any other section of the by-law to the
Bean St,		contrary, for the lands zone R2-35 the following uses
Thackeray		are permitted:
Way		Minimum Exterior side yard setback of 4.5m (14.8ft)
		Maximum lot coverage of 55%
		Maximum rear yard encroachment for a covered
		unenclosed desk is 3.7m (12.1ft)
		Minimum Day lighting (sight) triangle of 4.5m (14.8ft)
35.52	R3-52	Notwithstanding any other section of the by-law to the
Anne St W	113-32	contrary, for the lands zone R3-52 the following
741110 00 11		regulations shall apply:
		Minimum Exterior side yard setback of 4.5m (14.8ft)
		Maximum rear yard encroachment for a covered
		unenclosed deck is 3.7 m (12.1ft)
		Minimum Day lighting (sight) triangle of 4.5 m
		(14.8ft)

- 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 18th day of June 2024.

Dave Turton, Mayor
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 18th day of June 2024

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, 1,45, 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.