



# THE COUNCIL OF THE TOWN OF MINTO

## Public Meeting Agenda

Tuesday, September 3<sup>rd</sup>, 2024  
3:00 p.m.

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### Zoning By-law Amendment (ZBA 2024-08) W.T Land LP

A Public Meeting to consider an amendment to the Town of Minto Zoning By-law No. 01-86 for property located Concession 1 Part Lot 19, Palmerston, 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 Concession 1 Part Lot 19, Palmerston, in the Town of Minto. The subject property is approximately 0.66 ha (1.64 ac) in size.

#### Purpose & Effect

The purpose and effect of the proposed Zoning By-law amendment is to rezone the subject lands from Highway Commercial (C2) to Highway Commercial Site Specific (C2-X) Zone to facilitate the construction of a 4-storey mixed-use development (commercial and residential apartment uses). Site specific zoning is requested to provide relief from the maximum building height, required parking space setbacks to a residential use (west and south sides), minimum residential unit floor area requirements and required loading space regulations.

#### 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 August 14th, 2024.

#### Reports/Comments

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

- Jessica Rahim, Senior Planner; Wellington County

- **Sama Haghghi, Planning Coordinator; Town of Minto**
  - **Hailey Till, Planning Technician, Upper Grand District School Board**
  - **Danielle Walker – Source Protection Coordinator, Wellington Source Water Protection**
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 Planning Coordinator, **Sama Haghghi**, 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.
    - **W.T Land LP, Owners**
    - **Dana Kieffer, Land Use Planner, Cobide Engineering Ink**
  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.
    - **W.T Land LP, Owners**
    - **Dana Kieffer, Land Use Planner, Cobide Engineering Ink**
  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.