



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

Tuesday, November 19<sup>th</sup>, 2024  
7:00 p.m.

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### Zoning By-law Amendment (ZBA 2024-09)

Cachet Homes Inc

A Public Meeting to consider an amendment to the Town of Minto Zoning By-law No. 01-86 for property located Part of Lot 61, Concession D, Clifford, 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 Part of Lot 61, Concession D, Clifford, in the Town of Minto. The subject property is approximately 10.65 ha (26.3 ac) in size.

Purpose & Effect

The purpose and effect of the proposed zoning by-law amendment is to rezone the subject lands from Agricultural site specific (A-1) and Future Development (FD) Zone to Residential site specific (R2-x), Residential site specific (R3-x) and Open Space (OS) Zone to facilitate the proposed Draft Plan of Subdivision (23T-20202).

The Proposed Draft Plan of Subdivision will consist of 117 single detached dwellings and 72 street townhouses dwellings. The OS zone is requested to apply to the park block, a walkway block and a stormwater management block.

Site specific exceptions are being requested to the R2 and R3 zones to permit a reduced minimum lot area for select single detached lots, reduced lot frontage for corner townhouse lots, reduced side and rear yard setbacks, to permit additional townhouse units in a row per block, and an increase in maximum lot coverage for single detached dwelling lots.

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 October 21st, 2024.

#### Reports/Comments

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

- Curtis Marshall, Manager of Development Planning; 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.
  - Clifford (Park St) Development Inc, Owners
  - Micheal Witmer, Planner, GSP Group Inc
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.
  - Clifford (Park St) Development Inc, Owners
  - Micheal Witmer, Planner, GSP Group Inc
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.