

The Corporation of the Town of Minto
By-law 2017-76

To Amend Zoning By-law Number 01-86
For the Town of Minto

WHEREAS, the Council of the Corporation of the Town of Minto deems it necessary to amend By-law Number 01-86;

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

1. THAT Schedule “A” - Map 3 – Harriston, of the Town of Minto Zoning By-law 01-86 is amended by rezoning Part Lot 33, S/S Queen Street, with a municipal address of 21 William Street E. as shown on Schedule “A” attached to and forming part of this By-law, from **Residential (R1B)** to **Residential (R1B) Exception (35-49)** and **Residential (R1B) Exception (35-50)**.
2. THAT Section 35 Exception Zone 2 – Harriston, is amended by the inclusion of the following new exceptions:

35.49 Part Lot 33, S/S Queen Street, 21 William Street E	R1B-49 Notwithstanding the provisions of section 10.2.1 a minimum lot area of 549.36 m² (5913.2 ft²) is permitted.
35.50 Part Lot 33, S/S Queen Street, 21 William Street E	R1B-50 Notwithstanding the provisions of section 10.2.1 a minimum lot area of 426.87 m² (4594.8 ft²) is permitted. Notwithstanding the provisions of section 10.2.2 a minimum lot frontage of 17.0 m (55.8 ft) is permitted.

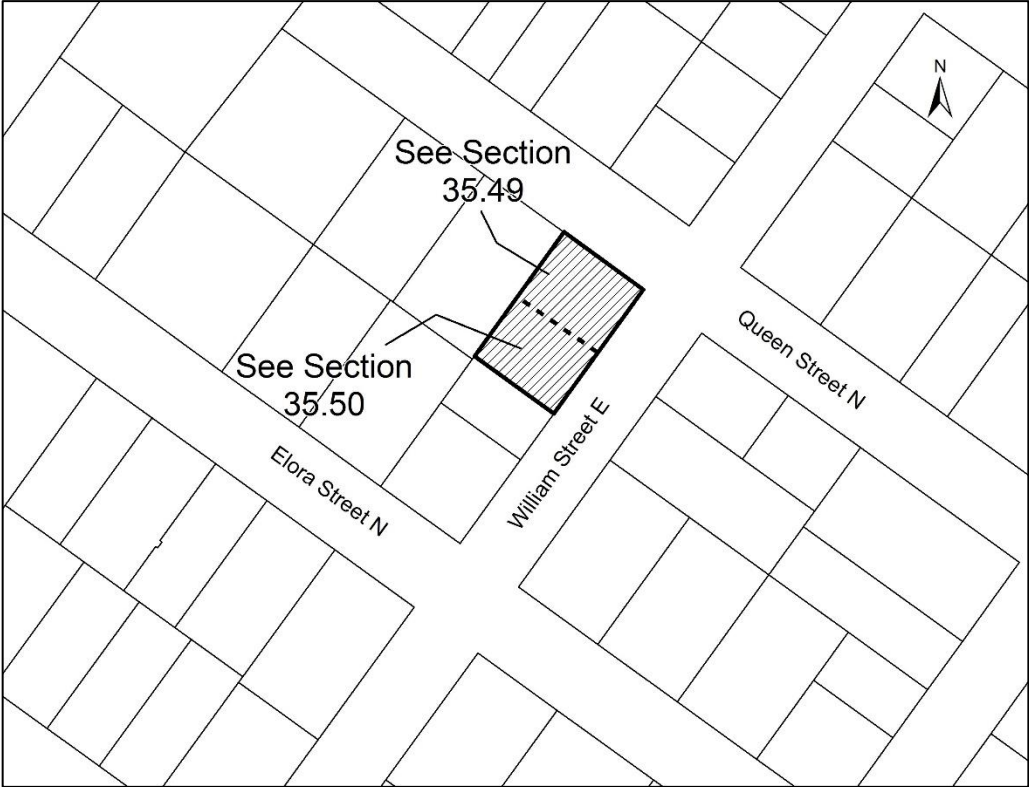
3. THAT except as amended by this By-law, the land as shown on the attached Schedule 'A' shall be subject to all applicable regulations of Zoning By-law 01-86, as amended.
4. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

Read a first, second, third time and passed in open Council this 19th day of September, 2017.

Mayor George A.Bridge

Deputy C.A.O. Clerk Gordon Duff

Town of Minto
BY-LAW NUMBER 2017-76
SCHEDULE "A"



Passed this 19th day of September 2017

MAYOR

DEPUTY CAO CLERK

EXPLANATORY NOTE
BY-LAW NUMBER 2017-76

THE SUBJECT LAND is located on Part Lot 33, S/S Queen Street, with a municipal address of 21 William Street E., Harriston. The property is approximately 976.2 m² (10507.7 ft²) in size.

THE PURPOSE AND EFFECT of the amendment is to rezone the subject lands to permit a reduced minimum lot area and frontage for a proposed severed lot, and a reduced lot area for the proposed retained portion. This rezoning is a condition of severance application B53/17, which has been granted provisional consent by the Wellington County Land Division Committee. The consent application creates a 426.87 m² (4594.8 ft²) vacant residential parcel and a 549.36 m² (5913.2 ft²) retained parcel occupied by an existing residential dwelling.