



THE COUNCIL OF THE TOWN OF MINTO

PUBLIC MEETING AGENDA

ZBA-2017-10

Applicant: Evergreen Apartment Company Inc.

TUESDAY December 19th 2017,

5:00 pm in the Council Chambers

A Public Meeting to consider an amendment to the Town of Minto Zoning By-law No. 01-86 for property located on Lots 35 & 36, Survey Caswell and Clements's Part Park Lot 3, Pt Lane, Survey Borthwick's, municipally known as 260 Mary Street, Palmerston.

1. Mayor Bridge to act as the Chair of the Public Meeting
2. Chair Bridge to call the meeting to order and request any member of the public present to please sign the attendance record. Chair Bridge 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 Municipal Board and the person or public body may not be added as a party to the hearing of the appeal before the Board unless, in the opinion of the Board, there are reasonable grounds to do so.

3. C.A.O. Clerk White to state the municipal address and legal description of the property, the purpose and effect of the application and date notices we sent.

The property subject to the proposed amendment is located on Lots 35 & 36, Survey Caswell and Clements's Part Park Lot 3, Pt Lane, Survey Borthwick's, municipally known as 260 Mary Street, Palmerston.

The Purpose and Effect of the proposed amendment is to alter site and building regulations in the current R3 zoning of the subject lands to permit a reduced minimum lot area and side yard setback for the existing 12 unit apartment building. This relief is required as the vacant land adjacent to the apartment was severed off to create a new building lot for a multi residential development. In addition to the proposed changes to site and building regulations for the existing apartment building, the proposed rezoning may also consider reduced setbacks, including relief to certain site and building regulations, to permit a 5 unit multiple residential dwelling on the recently created vacant parcel. This rezoning is a condition of severance application B129/16 that has been granted provisional approval by the Wellington County Land Division Committee.

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to the Town of Minto Zoning By-law No. 01-86 for property
located on Lots 35 & 36, 260 Mary Street Former Town of Palmerston, Town of Minto
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The Notices were mailed to the property owners within 400 feet or 120 meters of the subject property as well as the applicable agencies November 28th , 2017 and posted on the subject property. The following comments were received:

- a) Town of Minto staff
 - Building Assistant's report attached
 - b) Curtis Marshall, Senior Planner, County of Wellington, report attached
 - c) Chris Clark , Triton Engineering Services Limited, conceptual site plan attached
4. Chair Bridge to call on the applicant or his agent to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
 5. Chair Bridge to call on anyone who wishes to comment in favour of the proposed Amendment.
 6. Chair Bridge to call on anyone who wishes to comment in opposition of the proposed Amendment.
 7. The applicant or his agent is given an opportunity for rebuttal.
 8. Chair Bridge to give members of Council an opportunity to ask questions.
 9. Chair Bridge to state 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 Bwhite@town.minto.on.ca.
 - 10.If there are no further comments, Chair Bridge will adjourn this Public Meeting.