



THE COUNCIL OF THE TOWN OF MINTO
PUBLIC MEETING AGENDA
ZBA-2018-14
Applicant: Quality Developments Inc.
TUESDAY November 6th 2018,
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 Part Park Lots 4, 5 and 6, with a municipal address of 24 George Street North, Town of Minto.

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 Local Planning Appeal 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. Deputy C.A.O. Duff 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 Part Park Lots 4, 5 and 6, with a municipal address of 24 George Street North, Town of Minto

The Purpose and Effect of the proposed amendment will modify the existing Medium Density Residential Site Specific (R2-46) Zone to address lot area and frontage requirements, front yard, rear yard, interior and exterior side yard setbacks. The amendment will also allow tandem parking as well as access off of a private road onto a public street. The effect of this zone amendment will allow the newly created lots/parcels to conform to the requirements of the zoning by-law.

The original layout of the 23 unit townhouse development will be maintained as approved under site plan approval (May 2018) and no changes are proposed. This amendment to the current zoning is required in order to facilitate the submitted Plan of Condominium application (23CD-18002) to create a common element condominium, permit the units and associated parcels to become freehold ownership and permit frontage for each lot to be accessed by a private road.

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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 October 18th, 2018 and posted on the subject property. The following comments were received:

- a) Town of Minto staff, Building Assistant's report attached
 - b) Linda Redmond, Manager of Planning & Environment, County of Wellington, report attached
 - c) Hugh Handy, Senior Associate, GSP Group & Quality Homes – Power Point Presentation
 - d) Brandi Walter, Environmental Planner/Regulations Officer, Maitland Valley Conservation Authority
4. Chair Bridge to call on the County Planner to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
 5. Chair Bridge to call on the Town of Minto Staff member to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
 6. Chair Bridge to call on the applicant or their agent to provide comments regarding the proposed Amendment to the Comprehensive Zoning By-law No. 01-86.
 7. Chair Bridge to call on anyone who wishes to comment in favor of the proposed Amendment.
 8. Chair Bridge to call on anyone who wishes to comment in opposition of the proposed Amendment.
 9. The applicant or agent is given an opportunity for rebuttal.
 10. Chair Bridge to give members of Council an opportunity to ask questions.
 11. 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.
 12. If there are no further comments, Chair Bridge will adjourn this Public Meeting.