

The Corporation of the Town of Minto
By-Law 2018-83

To amend Zoning By-law 01-86, as amended regarding 24 George Street
N, Harriston

WHEREAS Section 34 of The Planning Act, R.S.O. 1990, as amended, authorizes the council of a municipality to pass a zoning by-law for the use of land; and

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 Section 35, Exception Zone 2 – Harriston, is amended by deleting the text of site specific 35.46 – R2-46 in its entirety and replacing it with the following:

35.46	R2-46																					
Part of Park Lot 4,5 & 6, RP 61R- 20210, parts 9 & 10.	<p>The following site and building regulations shall only apply to units constructed pursuant to Minutes of Settlement (PL160711- Feb 10/17) for which a site plan agreement was signed between the Town of Minto and the owner of the land (May 4, 2018) for which a common element condominium (23CD-18002) is to be established. Should the condominium not proceed the site and building regulations set out in the R2-46 zone and minutes of settlement (PL160711) shall apply to the development of the lands zoned R2-46.</p> <p>Notwithstanding Section 5 – definitions, the townhouse development on the subject lands shall be considered a street townhouse as defined in Section 5 of this by-law and further the regulations under Sections 6 and 12.2.6 shall apply, save and except the following provisions:</p> <table><tr><td>i)</td><td>Lot Area, Minimum /dwelling unit</td><td>252m² (2712.5 ft²)</td></tr><tr><td>ii)</td><td>Front Yard, Minimum</td><td>5.9 m (19.3 ft)</td></tr><tr><td>iii)</td><td>Exterior Side Yard, Minimum</td><td>4.25 m (13.9 ft)</td></tr><tr><td>iv)</td><td>Interior Side Yard-End Unit Minimum</td><td>1.5 m (4.9 ft)</td></tr><tr><td>v)</td><td>Rear Yard, Minimum</td><td>5.0 m (16.4 ft)</td></tr><tr><td>vi)</td><td>Building Height, Maximum</td><td>1 Storey</td></tr><tr><td>vii)</td><td>Maximum number of units</td><td>23</td></tr></table> <p>And further, notwithstanding section 6.10 (Frontage on Public Street), the common element access road on the subject lands shall be considered a public street and the following provision will apply:</p> <p>No person shall erect any building or structure or use any lot in any zone unless such lot meets the following requirement:</p> <p>viii) The lot is legally tied to a condominium having frontage on a future condominium common element roadway that is currently being constructed pursuant to a Condominium Agreement or other Development agreement with the</p>	i)	Lot Area, Minimum /dwelling unit	252m ² (2712.5 ft ²)	ii)	Front Yard, Minimum	5.9 m (19.3 ft)	iii)	Exterior Side Yard, Minimum	4.25 m (13.9 ft)	iv)	Interior Side Yard-End Unit Minimum	1.5 m (4.9 ft)	v)	Rear Yard, Minimum	5.0 m (16.4 ft)	vi)	Building Height, Maximum	1 Storey	vii)	Maximum number of units	23
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	Town of Minto or County of Wellington, that provides direct access to a public road or which connects with another condominium common element roadway having access to a public street.
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- 2. 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.
- 3. 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 finally passed in open Council this 6th day of November 2018.

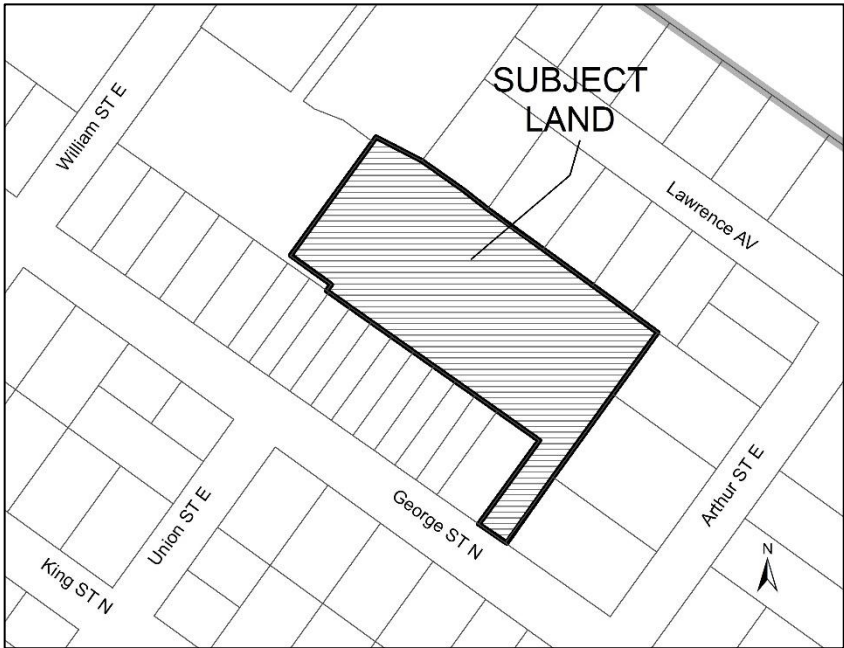
Mayor – George Bridge

Deputy C.A.O. Clerk –Gordon Duff

THE TOWN OF MINTO

BY-LAW NO 2018-83

Schedule "A"



Passed this 6th day of November 2018.

MAYOR

DEPUTY CLERK

EXPLANATORY NOTE

BY-LAW NUMBER 2018-83

THE SUBJECT LAND is located on Part of Park Lot 4,5 & 6, RP 61R-20210, parts 9 & 10, with a municipal address of 24 George Street North, Harriston. The property is 0.86 ha. (2.12 ac.) and is currently zoned site specific Residential (R2-46).

THE PURPOSE AND EFFECT of the amendment is to modify the existing Medium Density Residential Site Specific (R2-46) Zone to address lot area, front yard, rear yard, interior and exterior side yard setbacks. The amendment will also allow 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.