

The Corporation of the Town of Minto
By-law No. 2016-20

To amend zoning for Ann Street between Queen Street and Park Street,
Clifford from Residential (R1B) to Residential Exception (R1B-28) and
Open Space (OS)

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 Schedule "A" - Map No. 2 (Clifford) of the Town of Minto Zoning By-law 01-86 is amended by rezoning both sides of Ann Street, between Queen Street and Park Street, from **Residential (R1B)** to **Residential Exception (R1B-28)**, as shown on Schedule "A" attached to and forming part of this By-law.
2. THAT Section 34 – Exception Zone 1 – Clifford, Town of Minto is amended by the inclusion of a new subsection as follows:

"34.28 R1B-28 Uses permitted in the Residential R1B zone shall be permitted on a property, subject to the regulations of Section 10.2. In addition, a second residential unit shall also be permitted in the form of a semi-detached dwelling, subject to the regulations of Sections 12.2.2, 12.3 and 12.4.
3. THAT Schedule "A" - Map No. 2 (Clifford) of the Town of Minto Zoning By-law 01-86 is amended by rezoning the southern portion of the former rail lands between Queen Street and Park Street, from **Residential (R1B)** to **Open Space (OS)**, as shown on Schedule "A" attached to and forming part of this By-law.
4. 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.
5. 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 29th day of March, 2016.

Mayor George A. Bridge

C.A.O. Clerk Bill White
THE TOWN OF MINTO

BY-LAW NO 2016-020

Schedule "A"



Rezone from Residential (R1B) to Residential Exception (R1B-28) and Open Space (OS)

This is Schedule "A" to By-law 2016-020

Passed this 29th day of March 2016.

George A Bridge, MAYOR

Bill White, CAO/Clerk

EXPLANATORY NOTE

BY-LAW NUMBER 2016-20

LOCATION

The subject lands are the former rail lands along Ann Street in Clifford, between Queen Street and Park Street. Also being considered are the lands to the north across Ann Street, which includes 7 vacant lots / potential severances, based on the 2015 air photos.

PURPOSE

The purpose of the proposed zoning by-law amendment would be to rezone the subject lands as follows:

- Rezone most of the rail land lots from Residential (R1B) to a Residential Exception (R1B-28) to permit either single or semi-detached dwellings;
- Rezone a linear strip within the rear portion of the rail land lots to Open Space (OS) for a trail; and,
- Rezone the lots on the north side of Ann Street from Residential (R1B) to Residential Exception (R1B-28) to permit either single or semi-detached dwellings.

Single detached dwellings are subject to the regulations of Section 10.2. Semi-detached dwellings are subject to the regulations of Sections 12.2.2, 12.3 and 12.4.